

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 8th April 2026 4pm

Attendees

Paul Herber, Sue Herber, Sue Newey, Sky Curry, David Delany, Andrea Locke, Doreen Cummins

1. Conflicts of Interest

None

2. Apologies

None

3. Matters arising from Previous Minutes

- Creaking Roof - Status Ongoing - since 8th January 2025
This continues to disturb residents of apts 43 & 44 (which now has an inspection hole in the bedroom ceiling).
Also Apt 40 and probably 41 (unoccupied)
Please read the minutes of 4th February for the full history of this.
Update 25/2/26 – Wayne visited with the structural engineer. The engineer is to produce a report on his findings.
Action: Pegasus Management
- Fire Alarm Incident Friday 28th February 2025 approximately 20:00 -
Status Ongoing - since 5th March 2025
The question still remains as to how the “safe to leave” instruction is communicated to residents in the case of a false alarm. We believe the Fire Service will respond to this.
Please read the minutes of 4th February for the full history of this.

The Pegasus Health & Safety Adviser is liaising with the Primary Fire Authority over how this needs to be addressed.

Update 9/2/26 Sue O'B has chased this with the Health & Safety Advisor for Pegasus Homes.

Update 18/2/26 – Pegasus issued the Emergency Evacuation Information (dated 17/2/26). This is misleading and confusing.

** Update from Alan Scott 12/3/26 - I have followed up with our Health & Safety Adviser to see if they have heard from the Primary Fire Authority on this topic.

** Update from Alan Scott 13/3/26

I have now heard from our Health & Safety Manager regarding **3.0 Fire Alarm Incident, Friday, 28th February 2025** and they have advised the following: -

I understand the concern here. As you say, with stay put the sounding of a communal alarm is an alert, but not necessarily an evacuation command unless the resident is in the communal areas or feels at risk.

When the alarm is silenced and the panel is reset, this indicates that the Fire Service or site team has investigated the cause of the activation and deemed the building safe to return to "normal status." If the alarm keeps sounding, assume residents should remain in their apartments.

While the Fire Service cannot realistically knock on every door, the lack of alarm sounding serves as the functional "all clear." If a fire were still in progress or the situation escalated, the alarm would either continue to sound or be reactivated. At that point, the "Stay Put" instructions remain the primary guidance.

It's also important to reassure residents that the Fire Service manages the scene dynamically. If an uncontrolled fire or a risk to life required residents to leave, the Fire Service would initiate a tactical evacuation. They would not leave the site or allow the alarm to be silenced if an active threat remained. Therefore, silencing the alarm is a controlled action taken only after the risk has been mitigated. I suggest communications emphasise that the cessation of alarm means the incident has ended, but they should always proceed with caution if they choose to enter communal areas immediately afterward.

Our reply to Alan Scott

Since the alarm only sounds on the ground floor, residents on other floors may only become aware that there has been an "incident" if/when they hear the fire doors banging shut, or if they leave their apartment and see that the fire doors have shut. They are not able to hear if the alarm continues to sound or if/when the alarm has been silenced to indicate "all clear".

If the alarm were to be audible on every floor then your response would be more appropriate.

Action: Pegasus Management – this action has now been in place for over a year!!!!

- Water coming down external walls and turning surface green in apts 9, 30, 31 - Status Ongoing - since 2nd April 2025
Apt 28 has now also reported the same problem. Also Apt 10.
Please read the minutes of 4th February for the full history of this.

Update 9/2/26 The response to this issue from the Pegasus Homes COO - *going to get senior management from Amiri to site so we can run through this in detail. We will try and inspect some of the worst locations, and may need to access balconies to inspect under decking. We will share more information once we have fixed a date. Please can you pass on an update to concerned residents acknowledging that we recognise the issue, and are meeting with the contractor's senior team to discuss resolution*

Update 4/3/26 – The Management Teams from Pegasus and Amiri visited this week. We await their report.

** Update 18/3/26 – Newsletter 20/3/26 will say that Amiri will carry out work on the balconies and clean the walls starting 7th of April.

** Update 8/4/26 – Now happening 13th/14th/15th April. Residents please note that access to affected apartments will be required. Cleaning will need to be done on a regular basis. Some work will also be done (at some stage) to the balconies which might lessen the water damage.

Action: Pegasus Management

- Apt 40 reports that stones, moss and felt are coming off the roof onto the balcony. Status Ongoing – since 5th Nov 2025
Pegasus are aware and say it's the gulls attacking the green roof.
Update 13/1/26. Apt 44 also had a large pebble from the roof on their balcony. Probably caused by gulls. Reported to Amiri.
** Update from Alan Scott 13/3/26 - We are investigating possible solutions with a contractor. The first consideration is netting to prevent debris blowing across the roof, up the pitched roof and

down the other side. Sue will liaise with the contractor and discuss whether this is viable.

** Update 18/3/26 – Pegasus Pest control company have been contacted. Although they don't perform this work themselves, they have a sub contractor who maybe able to help. Sue O'B is discussing things with them.

Action: Pegasus Management to try and find a solution as some debris is quite large

- No sign of a wild garden yet? Status Ongoing – since 5th Nov 2025
Response from Alan Scott 4/12/25
Sue and I will liaise with Pegasus Homes Development Team over the initial intention and expectation with this area.
Update 9/2/26 - Pegasus Homes has confirmed a Wild Garden has been planted and that it is seasonal in its bloom. It will recover in the spring/summer months and the gardeners have been reminded of its existence.

PS. Just to add from Sue O'B:

Wild Garden - I have already spoken with Dawns Lawns re the wild garden and they will start work on this early spring in March when its slightly drier.

** Update 18/3/26 – Sue O'B will speak to Dawn's Lawns again w/e 20/3/26.

Action: Pegasus Management

- Apt 28 reports an intermittent knocking noise in the kitchen/living area. Status Ongoing – since 5th Nov 2025
Rendesco have investigated and said it's not their system that is causing it.
Alan Scott has been made aware (20/11/25).
Response from Alan Scott 4/12/25
I have inspected the plans for this area in terms of mechanical services. There are various soil vent pipes, ducting and pipework in the rear corner of the kitchen. This area also backs on to the Dry Riser stack which is accessed via the stairwell landing. Sue O'B has raised this with Amiri as, whilst the cause may not be related to Rendesco, there could be an issue within opening/closing of taps or valves that is causing this.
Update 4/2/26 – No other apartments have reported this.

Update 9/2/26 - The noise in the apartment is intermittent and does not synchronize with activities either in adjoining apartments or the use of equipment within the building. In these circumstances it is very difficult to investigate a noise when it is not known where it is coming from or what causes it. Pegasus Homes is committed to finding the cause, however, without more information it is difficult to know where to focus the investigation. I
It would help if the resident recorded the noise.

PS. Just to add from Sue O'B:

Barbara reported to me last week, that the noises are far less and last weekend she didn't hear any. I'm not sure why this is, it still doesn't make any sense.

Action: Pegasus Management to investigate urgently

- Mud from the roof is being deposited on the balcony of Apt 40. Status ongoing since 4/2/26 – Status Closed see above comment re netting
- The garden fence is falling apart. Status Ongoing – since 4th March 2025
Paul Dent has held the fence up with a batten. The fence apparently belongs to the neighbours and will be repaired when their building work is complete.
Action: Pegasus Management
- Apt 29 – Dangerously uneven floor in hallway. Status Ongoing – since 4th March 2025
Muno looked at the uneven floor last week and agreed that it needs to be fixed. Sue O'B will keep on top of following up with him on this. Sue O'B has followed up on the ventilation noise several times. The ventilation has been altered twice already by ABS. It has not been forgotten. She will ask about the pull cord idea, but feels this may not be acceptable.
Action: Pegasus Management

- Apt 29 – Loud droning noise in bedroom. Reported months ago. No action seem to be forthcoming. Status Ongoing – since 4th March 2025

Sue O'B has followed up on the ventilation noise several times. The ventilation has been altered twice already by ABS. It has not been forgotten. She will ask about the pull cord idea, but feels this may not be acceptable.

Action: Pegasus Management

4. Matters Raised by Residents

- Apt 29 – Water turning cold when using shower
Reported to Pegasus previously, but no action taken. Situation is intermittent. PH has asked Su to monitor the water temperature before and after using shower.

Action: Pegasus Management

- The dead tree was removed but what happened about the replacement possibility of one from Christchurch Jan 7th?
Also there is a dead ornamental tree (near apt 12). This needs replacing.

Action: Pegasus Management

- Some ventilation fans are quite noisy. Possibly the bearings are wearing. Can all fans please be checked?

Action: Pegasus Management

- The low tables and chairs on the patio are not used as residents find them difficult to sit in. Can they please be replaced by higher level tables and chairs?

Action: Pegasus Management

- Another small (glass) occasional table in the lounge would be useful.

Action: Pegasus Management

- Pegasus Gate Branding.

Is the correct address for the apartments not "Pegasus Gate"? Deliveries have not arrived as the signage outside refers to Lymington Gate. Also, paperwork received from Pegasus e.g. service charge, budgets etc refers to Pegasus Lymington Gate. This should this not be Pegasus Gate or Pegasus Gate, Lymington?

Action: Pegasus Management

- The collar on several kitchen taps keeps working loose. Can they all please be checked.

Action: Pegasus Management

- Cover in Sue O'B's absence. Sue provides cover for Holmwood, but rarely does anyone cover for Sue. Why is this?

Action: Pegasus Management

- Budget Meeting 11/3/26. Alan ran out of time. Can the high cost £2,500 for the Office Telephone please be explained?

Action: Pegasus Management

- Residents currently pay 4 separate bills: service charge, car parking, cage storage & Im heat. Why can we just pay one bill?

Action: Pegasus Management

5. A.O.B.

- Apt 11: The roof has been repaired and decorating is complete. It has now being monitored to see if any further water comes through next time we have rain.
- Happy Hour Friday 24th April 6pm

6. Date of Next Meeting

Wednesday 6th May 4pm in the residents' lounge.
Meeting closed 16:45 pm

** Updates added this month