

# Pegasus Gate Resident's Committee

## Minutes of Committee Meeting 2<sup>nd</sup> December 2025 4pm

### Attendees

Paul Herber, Sue Herber, Sue Newey, Sky Curry, David Delany

### 1. Conflicts of Interest

None

### 2. Apologies

Andrea Locke, Doreen Cummins

### 3. Matters arising from Previous Minutes

- Creaking Roof - Status Ongoing - since 8<sup>th</sup> January 2025  
This continues to disturb residents of apts 43 & 44.  
\*\* Update - Also Apt 41  
\*\* Update - A hole has been made in the ceiling of apt 44.in an attempt to find the source. It is believed that the creaking may be caused by the metal struts rubbing against each other when the building moves in the wind. Amiri is to discuss with the architects.  
**Action:** Pegasus Management
- Fire Alarm Incident Friday 28<sup>th</sup> February 2025 approximately 20:00 -  
Status Ongoing - since 5<sup>th</sup> 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.

Statement from Alan Scott:

*"There is no safe to leave instruction given from the fire service (who ultimately will be silencing the alarm and inspecting the zone that was activated) as they cannot practically knock on everyone's door to inform them. Whilst the communal fire alarm may be audible to a number of residents the rest of the building will be unaware. An element of common sense is required in so much as if the fire alarm is heard and time has passed, a resident who decides to leave should proceed with caution as the corridor doors will be closed and the lift grounded. In circumstances where a member of staff is on site then it may be prudent to update residents in the immediate vicinity via phone or a door knock, however, we cannot expect or ask this of the fire service when these situations occur out of hours. Always remember that if there was a genuine emergency that would affect you, the fire service would ask you to evacuate."*

From Sue O'B:

*We also have a Fire Risk Assessment coming up next week and will raise this question with them. I will get back to you when I have more information.*

My Response to Alan & Sue:

*Thank you for this.*

*However, this is in contradiction to the "Stay Put" instructions on Page 31 of the Home User Guide which states that:*

*If you hear the alarm in another part of the building, but not in your apartment, you should remain in your apartment unless you feel at risk or are told to leave by the Fire Services.*

*When residents hear an alarm, or in the case of those not on the lower floors hear the fire doors shutting, they are not aware whether it is a real fire or a false alarm. Your suggestion "An element of common sense is required in so much as if the fire alarm is heard and time has passed, a resident who decides to leave should proceed with caution ....." is not a Stay Put instruction.*

*Therefore, as a minimum, I think Pegasus should issue a formal statement to all current and future residents that this is the case.*

**Action:** Pegasus Management

- Water coming down external walls and turning surface green in  
apts 9, 30, 31 - Status Ongoing - since 2<sup>nd</sup> April 2025  
Apt 28 has now also reported the same problem.  
The newsletter of 13/6/25 says that Muno (the Development  
Manager) is in discussions with Amiri for a solution.  
Apt 31 has had a mould cleaner sprayed on. This has cleaned it up  
but the source of the problem remains.

**Action:** Pegasus Management

- Gate to rear car park – Status Ongoing – since 4<sup>th</sup> June 2025  
The gates now close – but the moving of the aerial so that the  
remote fobs work more efficiently is still to be done.

**Action:** Pegasus Management

- Dead tree round the side – Status Ongoing - since 12<sup>th</sup> August 2025  
Sue O'B will talk to the gardeners. PMN Sept 2025 - Should be  
addressed during the Autumn

**Action:** Pegasus Management

- Category – Not to be forgotten (NTBF) – Status Ongoing – since 1<sup>st</sup>  
Oct 2025

These are items that have been on lists or reported or recorded  
many months ago or just neglected.

Hob/Kitchen fan discharge system

There is no kitchen fan discharge system although the kitchen  
supplier provided a connection. It should have been piped through  
the outside wall.

At present the fan vents above the cupboards under the ceiling  
gradually building up grease, dirt etc which will only get worse as  
time goes by depending on how much cooking is done. There does  
not appear to be any scheduled maintenance or cleaning to  
compensate. Can Pegasus Management please comment.

**Action:** Pegasus Management to comment

- Residents would like Alan Scott to please provide a run down on the latest service charges figures issued. – Status Ongoing – since 1<sup>st</sup> Oct 2025  
 \*\* Update - A meeting was held 20/11/25, but not everyone had brought the relevant paperwork. A further meeting is planned for December.
- Solar Panels – Status Closed  
 Alan Scott (20/11/25) said that this would not happen .
- Flooding Incident of Monday 29<sup>th</sup> September 2025 – Status Ongoing – since 1<sup>st</sup> Oct 2025  
 We are told this seemed to be caused by rubbish/debris in the system blocking the valve. Yet, Rendseco supposedly flushed the system only recently. **The residents would therefore:**
  - a) like a status report on this incident as to why there should still be rubbish/debris in the system
  - b) like to know the likelihood of anything similar occurring again.

**Action:** Pegasus Management to urgently address this with Rendesco

It was fortuitous that the incident was discovered during the evening as if it had gone on overnight, it is more than likely some permanent damage would have occurred.

\*\* Update – the dehumidifier has gone and so has the noise.

\*\* Update – more flushing occurred 24<sup>th</sup> Nov - 2<sup>nd</sup> Dec. Rendesco are working mainly outside for this.

- Apt 40 reports that stones, moss and felt are coming off the roof onto the balcony. Status Ongoing – since 5<sup>th</sup> Nov 2025  
 Pegasus are aware and say it's the gulls attacking the green roof.
- What about a roof camera? This way the roof plants could be checked up on. Status Closed  
 Alan Scott (20/11/25) said no.

- No sign of a wild garden yet? Status Ongoing – since 5<sup>th</sup> Nov 2025  
**Action:** Pegasus Management to comment
- Apt 28 reports an intermittent knocking noise in the kitchen/living area. Rendesco have investigated and said it's not their system that is causing it. Status Ongoing – since 5<sup>th</sup> Nov 2025  
\*\* Update - Is this affecting any other apartments?  
\*\* Update - Alan Scott has been made aware (20/11/25).  
**Action:** Pegasus Management to investigate urgently

#### 4. Matters Raised by Residents

- Balancing Invoices received by purchasers  
Residents are disappointed that this extra charge was not made clear during the meeting with Alan Scott on 20<sup>th</sup> November 2025. We trust that those residents who are renting will have retrospective rent increases applied to them as they have enjoyed the same benefits and services as residents that purchased.  
**Action:** Pegasus Management to comment

The residents would like to know if there is to be a further balancing invoice due from 1<sup>st</sup> April to 31<sup>st</sup> December (say).

**Action:** Pegasus Management to comment

Another meeting is scheduled with Alan Scott for December (10<sup>th</sup>?) to discuss the accounts. Residents would like a resumé of the meeting to be provided and made available to those who were unable to attend the meeting.

**Action:** Alan Scott

**Action:** Committee members to comment to David D on the Service Charge statement received 26<sup>th</sup> November about what we should be paying for and what Pegasus should be paying.

**Action:** David D to write to Alan Scott and ask for a breakdown of the Service Charge statement as to who is paying what.

- Should we have a box for small change that can you to charity RNLI, Lymington Hospital friends or Oakhaven?  
Please let the Committee know your thoughts.
- Outside lighting  
Why does this come on so early (6am)? If we are overspent, should Pegasus not be more careful about our electricity costs.  
**Action:** Pegasus Management to comment
- Provide a paper copy for those who don't read emails? Perhaps Sue O'B could put a copy on their post box or just put a copy in the lounge.  
**Action:** Pegasus Management to comment

## 5. **A.O.B.**

- Happy Hour **Wednesday Dec 31<sup>st</sup> 6pm**

## 6. **Date of Next Meeting**

Wednesday 7<sup>th</sup> January 4pm in the residents' lounge.  
Meeting closed 16:42 pm

\*\* Updates added this month