

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 4th February 2026 4pm

Attendees

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

1. Conflicts of Interest

None

2. Apologies

Doreen Cummins

3. Matters arising from Previous Minutes

- Creaking Roof - Status Ongoing - since 8th January 2025
This continues to disturb residents of apts 43 & 44.
Also Apt 40 and probably 41 (unoccupied)
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.
Response from Alan Scott 4/12/25
This is a matter for the main contractor. Pegasus Homes Development Team are in liaison with the contractor (Amiri) and requesting a solution to the cause is dealt with. Whilst the investigative holes in the ceiling are not ideal, it is a means-to-an-end to ensure the issue is addressed and a satisfactory solution sought.
7/1/26 - Amiri and Architect visiting Tuesday 13th

** Update 7/1/26 Wayne visited with the architect. The architect heard the creaking and, having inspected the roof void through the inspection hatch in the bedroom, is puzzled by it. He said he'd never come across this before. They think it might be an effect caused by airflow over the parapet wall causing pressure variations which makes the roof move like an aerofoil. Next step is that Wayne is to visit with the Engineer.

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.

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.

Response from Alan Scott 4/12/25

Your comments are noted and this was recently raised with our Health & Safety Adviser as they too were led to believe the Fire Service would notify each resident that apartments were safe to leave. The reality is that they will not go to every door and inform residents who a) may be asleep and don't need to be woken and b) may not have heard the alarm. Our Health & Safety Adviser is liaising with the Primary Fire Authority over how this needs to be addressed.

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.
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.
Response from Alan Scott 4/12/25:

Pegasus Homes are compiling a report to submit to Amiri to evidence the rainwater run off. This will be submitted to Amiri (by Muno) and a request made to ensure this is mitigated. In the meantime Sue and I will ensure the exterior of the building is cleaned every 6 months to maintain its appearance.

7/1/26 – Sue H supplied photos to Alan Scott as evidence

** Update Newsletter 16/1/26 Pegasus Chief Operating Manager will be inviting the Senior Team of Amiri to visit the site to inspect the walls and balconies. Date TBD

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 cause by gulls. Reported to Amiri.
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.
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.

Action: Pegasus Management to investigate urgently

4. **Matters Raised by Residents**

- Mud from the roof is being deposited on the balcony of Apt 40

Action: Pegasus Management

- Water coming through ensuite ceiling in Apt 39

Roof leakage has caused ceiling damage in several apartments now

Action: Pegasus Management to urgently investigate

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

- Happy Hour Friday 27th February 6pm

6. **Date of Next Meeting**

Wednesday 4th March 4pm in the residents' lounge.

Meeting closed 16:14pm

** Updates added this month