

# Pegasus Gate Resident's Committee

## Minutes of Committee Meeting 4<sup>th</sup> March 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 8<sup>th</sup> 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 4<sup>th</sup> 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 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.  
Please read the minutes of 4<sup>th</sup> 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.

**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 2<sup>nd</sup> April 2025  
Apt 28 has now also reported the same problem. Also Apt 10.  
Please read the minutes of 4<sup>th</sup> 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.

**Action:** Pegasus Management

- 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.  
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 5<sup>th</sup> 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.

**Action:** Pegasus Management

- Apt 28 reports an intermittent knocking noise in the kitchen/living area. Status Ongoing – since 5<sup>th</sup> 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  
\*\* Update 9/2/26 Pegasus Homes requests that photos of the debris are shared with Sue O'B and photos of the balcony. Pegasus Homes is limited in its ability to control wildlife.  
**Action:** Pegasus Management
- Water coming through ensuite ceiling in Apt 39. Status Closed  
Roof leakage has caused ceiling damage in several apartments including 11 & 44.  
\*\* Update 9/2/26 – Sue O'B to log this on the internal software which records issues and Pegasus Homes to press Amiri for attendance and resolution.  
**PS. Just to add from Sue O'B:**  
I have already seen and reported the damp area in the bathroom. Wayne is on leave this week, so I expect action to be taken next week.  
\*\* Update 4/3/26 – Amiri believes the cause was due to the gully on the roof not being sealed.  
Apt 39 walls have been repainted. Apt 44 needs ceiling repairs and wall & ceiling painted. Amiri is aware.

This action is closed for the present but will be raised again should leaks re-occur.

#### 4. Matters Raised by Residents

- The garden fence is falling apart  
**Action:** Pegasus Management
- Apt 29 – Dangerously uneven floor in hallway. Resident reported uneven surface in the apartment as soon as moved in. Already resident has slipped. No action seems to be forthcoming.  
**Action:** Pegasus Management
- Apt 29 – Loud droning noise in bedroom. Reported months ago. No action seem to be forthcoming.

Although it appears to come from the heating unit, the noise is actually caused by the ventilation fan in the utility room. One (simple) solution would be to change the switch unit to a pull cord system, so that the resident can switch it off at night.

**Action:** Pegasus Management

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

- Budget Meeting with Alan Scott 11/3/26 10:00am
- Happy Hour Friday 27<sup>th</sup> March 6pm

**6. Date of Next Meeting**

Wednesday 8<sup>th</sup> April 4pm in the residents' lounge.  
Meeting closed 16:20pm

\*\* Updates added this month