

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 7th January 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.
** Update - Also Apt ~~41~~ 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.
** Update - 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.
** Update 7/1/26 - Amiri and Architect visiting Tuesday 13th
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.

**** Update - 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

- 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.

**** Update - 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.

**** Update 7/1/26 - Sue H supplied photos to Alan Scott as evidence**

Action: Pegasus Management

- Gate to rear car park - Status Closed
**** Update - Response from Alan Scott 4/12/25**

The movement of the aerial has been booked in for 11/12/25

** Update 7/1/26 – All is working now

Action: Pegasus Management

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

** Update - Response from Alan Scott 4/12/25

I will take a look at the tree to ensure there are no preservation orders attached and a cost effect solution is sought.

** Update 7/1/26 – Dead tree has been removed. Possibility of a spare one coming from Christchurch

Action: Pegasus Management

- Category – Not to be forgotten (NTBF) – Status Closed
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.
** Update - Response from Alan Scott 4/12/25
I believe the situation with the hob/fans is with Amiri to provide a response. Whilst the hoods provide a fan/extract facility I'm not aware it was intended to be utilised. Please note that there will be no scheduled maintenance or cleaning within residents apartments as we are only responsible for cleaning the communal areas.
- Residents would like Alan Scott to please provide a run down on the latest service charges figures issued. – Status Closed
** Update - A meeting was held December 10th to discuss.
- Flooding Incident of Monday 29th September 2025 – Status Closed

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.

** Update - Response from Alan Scott 4/12/25

a) Pegasus Homes are informed that the flushing of the system caused the debris to become agitated and this caused the blockage. Since then the debris has been cleared and the valves replaced. b) because of this we are advised that the likelihood of this happening again is very minor.

- 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.
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
** Update - 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.
Is this affecting any other apartments?
Alan Scott has been made aware (20/11/25).
** Update - 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.

Action: Pegasus Management to investigate urgently

- Balancing Invoices received by purchasers – Action Closed
Residents are disappointed that this extra charge was not made clear during the meeting with Alan Scott on 20th 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.
** Update - Response from Alan Scott 4/12/25
The intention with the meeting on 20th November was to discuss the accounts and explain the situation behind the deficit for the financial year. This was subsequently addressed in the meeting on 10th December.
- The residents would like to know if there is to be a further balancing invoice due from 1st April to 31st December (say). - Action Closed
** Update - Response from Alan Scott 4/12/25
Further balancing invoices will be issued at the end of the financial year. The current balancing invoices are for the period 1st May 2024 - 30th March 2025. Referred to as Y/E 2025. We are currently still in the Y/E 2026 financial year, which will end on 30th March 2026. Following which we will issue balancing invoices for that financial period.

Another meeting is scheduled with Alan Scott for December 10th 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.

** Update - Response from Alan Scott 4/12/25

Commentary to the accounts has already been provided, however, if questions are raised at the meeting which require investigation and a response then Sue and I will provide these for sharing with everyone.

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

Action Completed & Closed

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

Action Completed & Closed

- Should we have a box for small change that can you to charity RNLI, Lymington Hospital friends or Oakhaven?- Action Closed
Box for Lymington Hospital in lounge.
- Outside lighting – Action Closed
Why does this come on so early (6am)? If we are overspent, should Pegasus not be more careful about our electricity costs.
** Update - Response from Alan Scott 4/12/25
Whilst there is a cost for lighting the exterior of the building the overspend in electricity has come from the GSHP system. Modern LED lighting is very low cost in comparison to using the lift, or an automatic door, or a communal heating system, for instance.
- 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 Closed
** Update - Response from Alan Scott 4/12/25
If a resident does not have a printer and would like a paper version then please ask Sue O'B for a print out.

4. Matters Raised by Residents

- None

5. A.O.B.

- If a resident feels poorly and needs medication or food help please contact a neighbour or ring one of the committee who will help. A residents contact list is available from Paul.
- Happy Hour 30th Friday January 6pm

6. Date of Next Meeting

Wednesday 4th February 4pm in the residents' lounge.
Meeting closed 16:20 pm

** Updates added this month