

**AEOBhousepeople Limited**  
**c/o Quaker Meeting House**  
**300 Gloucester Road**  
**Bristol**  
**BS7 8PD**



**Minutes of Annual General Meeting held at 11.00am 22 June 2024  
at Friends Meeting House, Champion Square, Bristol and by Zoom**

**Present:** Randi Berild, Fran De'Ath, Joan Reeves, Jac Solomons, Tim Southall, Paul Whitehouse and 5 members by Zoom

**In Attendance:** Paul Smith

1. Paul Whitehouse (in the Chair) welcomed everyone to the meeting and reported that there were six members present in person, 5 attending by video conference, and that the Chair held 27 proxies. **The meeting was therefore quorate.**

**2. Secretary's Report**

Paul Whitehouse reported that following the previous AGM Elim Housing Association had continued their due diligence, and commenced managing the property from 12 December 2023. This involved taking all responsibility for compliance and maintenance and tenant management. Our property was allocated one Housing Officer, who had full responsibility for dealing with tenants.

**3. Annual Reports and Accounts 2023**

Paul Whitehouse pointed out the grant from the Triodos Foundation which had enabled the completion of the decontamination works. Some of the cost of those works was held over into 2024. It was his intention to consult a firm of solicitors about taking action on this matter with a no win, no fee agreement

**Resolved that the Annual Report and Accounts 2023 be accepted.**

**4. Questions**

There were questions about the amount of rent overdue from tenants. The position at the end of 2023 was that tenants owed £2,800. At the end of March 2024 that figure had reduced to £2,200. Elim's designated Housing Officer was keeping a close eye on this. Paul Smith reminded those present that it was better to allow tenants to catch up on their rent rather than run the risk of a property being void for several months.

5. There being no further business the meeting closed at 1240.