



Minutes of the Annual General Meeting of Brixton Energy Solar 1

Held between 6pm-7pm on Monday 17th July 2017 at Edmundsbury Hall, 171 Ferndale Road, Brixton SW9 8FQ

Attendees

BES1 Directors

Will Walker (WW), (*Chair*)
Will Anderson (WA)
Agamemnon Otero (AO)
Andre Pinho (AP)

Secretary

Becky Payne (BP) (*Minutes*)

BES1 Shareholders

Afsheen Rashid (AR)
Sue Bell (SB)

Observer

Josefine Hintz

Apologies

Jason Neylon (JN)
Jesse Scharf (JS)
Taylor Roark (TR)
Brigid Clarke (BC) Acting Treasurer
Rowena Parsons (RP)

1. Welcome and Introductions

WW welcomed everyone to the fifth AGM of Brixton Energy Solar 1.
Everyone introduced themselves.

2. Minutes of the previous BES1 AGM held on 27th June 2016

Minutes for previous AGM held on 27th June 2016 were approved by all those who had been present at that meeting.

It was confirmed that the 2015 payment had been paid.

2.1 Matters arising

Item 3: 2015 Director's Report.

Carried over: SB and AO to arrange to meet to discuss developing a PR strategy around community involvement.

Item 9: Q & A 2015 Director's Report *The Directors will undertake research into the proposal to repay the share capital back earlier to our shareholders*

AP reported that no shareholder of BES1 has requested this, but we are paying back some shareholders of BES2 their investment early after receiving special requests which have been agreed by directors. We have sufficient funds to do this for a few individuals and it means that the interest payments they would have received over future years are saved for the project.

3. Directors' Report

AP introduced the Directors' Report.

It was noted that there had been a slight reduction in the amount of energy generated and thus income compared to 2015. However, this was the case across all three BESs and so it was likely to be down to the weather and not a failure of the system. The good news was that despite this, the BES1 panels had still performed in line with our expectations for the year.

Further to the information provided in the report it was also noted:

As part of the Brixton Energy programme funded by **Power to Change** we are developing a model for supplying rooftop solar generation to residents of the building. This would be transformational for community energy groups as it would improve the financial viability of projects while increasing the benefit to local residents by directly reducing energy costs. There are a number of regulatory barriers and commercial challenges which we are working through, while engaging with local residents and the energy regulator Ofgem. In order to work through these issues, we submitted a proposal with EDF and a consortium of partners to Ofgem's '[Regulatory Sandbox](#)' that allows trials to take place outside of the regulatory framework. We are one of five organisations whose application was successful. We are working through the details and will update members on progress.

As part of collecting information and evidence, BES and Repowering volunteers have been undertaking resident surveys: undertaking detailed energy surveys and offering energy audits on Elmore House and Style Gardens.

Felix Wright, Repowering has installed meters on the BES1 and BES3 systems to monitor overall consumption of electricity by the residents which we can compare to generation of our solar energy to see to what degree we could meet the demand.

Action: *The Director's report was approved by those present. Proposed by WA and seconded by BP.*

A copy of the Directors' Report is attached in Appendix 1.

4. Financial Accounts

AR presented the accounts for BES1 for the year ending 31 December 2016 which are attached as a separate Excel document. She explained that the accounts had been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective 2008) and that the aim of the Directors had been to apply the highest standard of good practice in compiling the accounts and to provide shareholders with as much information as possible and as clearly as possible.

She clarified the following points:

- That income is slightly down from last year, due to the reduction in energy generated as explained in the Directors' Report.
- BES1 is now building up healthy cumulative reserves which this year reached £1,744.00
- 16% of investors have opted to waive their interest payments in favour of CEEF.
- The proposal is that of the remaining surplus 20% is put in the CEEF and 80% given to shareholders.

5. Approval of the Directors' Report and accounts for the year ending 31st December 2016

Proposed by AP and seconded by SB, the meeting approved unanimously the BES1 Accounts and the Directors' Report for the year ending 31st December 2016.

Action:

The Directors to undertake the following:

- *pay 3% interest to BES1 shareholders*
- *to pay £710.00 into CEEF*

6. Appointment of Auditors

AR explained that those present should decide whether an audit of the accounts and balance sheet of the Co-operative is required in accordance with Section 84 of the Co-operative and Community Benefit Act 2014 (the Act). This could cost £1,500.

AR proposed that this was not necessary. This was seconded by WA. No objections were received.

Action: *It was therefore agreed that there was no need to audit the BES1 accounts*

7. Election of Directors

AR explained that every year a third of the directors have to stand down in rotation and another director is elected. As BES1 has five directors, two directors have to stand down.

WA explained that he wished to stand down from BES1 entirely as he was no longer able to commit sufficient time to the project.

Those present thanked WA for his valuable contribution over the last few years which had been crucial to the development of BES1, the first project undertaken by Brixton Energy.

WW also stood down.

Nominations were invited. None were received from the floor and so it was suggested that WW be asked to stand again.

WW was proposed by WA and seconded by AR. There were no objections.

Action: *WW was duly re-elected as a Director of BES1.*

8. CEEF proposals

The report on the CEEF included in the Annual Report was noted.

The Directors said that they were continuing to explore new ideas and would welcome any suggestions for activities.

A discussion took place around a request that had been received from a former resident of the Loughborough Estate who had approached Brixton Energy at one of the Energy Advice Drop-in Sessions they had run at the Lambeth Council's Customer Advice Centre on Brixton Hill. The individual had asked for help with paying a heating bill received while he was in temporary accommodation.

It was agreed that we would help pay this bill as a commitment had been made to this individual. His situation did meet one of the original criteria behind BES1 which was to alleviate fuel poverty. However, the following conditions were agreed:

- that his specific situation is raised with Lambeth Council and a solution found;
- that the particular situation - where tenants are stuck with a heat tariff which comes from district heating or a centralised boiler/CHP) and is having to pay extra towards boiler expenses and maintenance rather than the landlord - is also raised with Lambeth Council;

- that we develop a way of helping and advising others who find themselves in a similar situation eg: a check list of actions to take, where to find support. We could use some of the CEEF money to do this.

Actions:

- *We will continue to work with LEMB to identify opportunities and projects.*
- *Agreed that the Directors will meet to set principles to determine the allocation of the CEEF*
- *Agreed that AP proceeds with the agreed payment to the individual referred to above*
- *Agreed that the Directors take forward the proposal to find a way of helping those who find themselves on the heating tariffs described above.*

9. Q and A

AO raised the question of how we get more involvement from our members. All agreed that we needed get more members actively engaged.

AR reported that Brixton Energy had had a stall at the Transition Town Brixton Stand at the Lambeth County Show. 7-8 people had signed up as interested.

Last autumn, Brixton Energy had also had several meetings at the Brixton Impact Hub. Lots of people had attended and participated in discussions. It had been difficult to capture this interest as of yet there were no concrete projects for them to sign up to.

The following suggestions were made:

- We send round a survey to find out what would make members become more involved. This might be around identifying particular problems we have and challenges we are facing and asking for specific help.
- We send round more e-newsletter explaining some of the new projects we are undertaking and especially some of the new areas of research we are helping with in partnership with other organisations. This would include working to try and enable the supply of the generated energy directly to residents.

Action:

The Directors to take forward the two proposed actions.

10. AOB

SB said how much she appreciated the amount of hard work that the directors' put in to keeping BES1 operating so efficiently and effectively.

11. Date of the next AGM meeting

It was agreed that the next AGM would take place in May 2018.

The meeting closed at 7pm.

BP

23rd July 2017



Annual Report 2016

In 2016 Brixton Energy Solar 1 successfully delivered its objectives of generating local renewable energy, engaging with the local community and inspiring others.

Generating renewable energy

In 2016, the Brixton Energy Solar 1 array on Elmore House generated a total of 28,644 kWh of electricity, enough to power 8.4 average UK homes for 1 year. This represents a system efficiency of 769 kWh per installed kW peak per year compared to 852 in 2015.

Since commissioning BES1 renewable energy output avoided 82.3 tonnes of CO₂ emissions.

Engaging with the local community

During the last year, to meet the aims of the Community Energy Efficiency Fund, the following activities were organised:

As included in last year's 2015 report the following activities took place in 2016

- 2nd April 2016: a one day free solar panel workshop combined with energy bill advice sessions was held at the Loughborough Estate Community Centre. 11 people attended, a mix of local residents and members of the Loughborough City Farm with people from a variety of backgrounds and age groups.
- The attendees assembled two fully working solar powered phone chargers which they were able to take home. Martin Abraham provided energy efficiency advice and supplier switching support to the participants.
- 6th April 2016: a second solar panel workshop was organised at the Marcus Lipton Centre on the Loughborough Estate, with the aim of working with about 15 of their 'Girls Group'. However, unfortunately, the girls were unable to attend the event.
- June 2016: Sebastien Van Parys, a volunteer at the Loughborough City Farm was supported to take up a place on a Renewable Energy Solutions course with the European Energy Centre.

- Following feedback from attendees of the 2nd April workshop who specifically requested another event with a stronger focus on the energy switching activity, a second workshop was organised on the 9th of July at Woolley House Undercroft.

Update on projects since the report given at the AGM held on 27th June 2016:

- Following the success of the Brixton Energy Solar 1, Solar 2 and Solar 3 projects, Repowering London has secured funding from Power to Change to set up a further 5 community-owned energy projects in Brixton based on our award winning model including looking at diversified technologies. Funding was awarded in April 2016 and the programme was initiated from June 2016.
- Repowering London has been working closely with Brixton Energy, Transition Town Brixton, Brixton Pound, and Loughborough Junction Works to design projects, share learning and promote activities.
- Through the programme we have also continued our engagement with local residents on the Loughborough Estate and the Estate Management Board.
- 5 Brixton Energy meetings have been held (October to December 2016) at the Impact Hub to understand the needs of the community, technical viability, market research and financial viability for business models for energy efficiency and Anaerobic Digestion.
- Loughborough Farm that is adjacent to BES2 (Style Gardens) has been awarded over £1.6m from the Mayor of London's London Regeneration Fund. Lambeth Council are providing the land at a peppercorn rent for 20 years. The Loughborough Junction Works (LJ Works) project is now going ahead and it already has backing from a wide range of local partners. We are in discussions with LJ works regarding the installation of a 15kWp solar PV array. LJ works are keen to include a solar energy project as part of the scheme. Repowering has completed an initial assessment and the site has the potential for a 15kWp solar PV array. <http://love.lambeth.gov.uk/funding-boost-for-loughborough-farm/>
- Repowering have been working with Community by Design, who are experts on small scale Anaerobic Digestion (AD) systems to assess the opportunity at the LJ Works site in Brixton for energy recovery from local food waste. This would be a significant development for the wider community sector as it would introduce a new technology that can be deployed at a community scale, particularly in urban areas.
- Repowering continues to explore opportunities for roof top solar for schools in Brixton. We welcome members' involvement in the above activities and particularly in encouraging their school governors and Head Teachers to develop community-owned solar projects.
- Please do contact info@repowering.org.uk if you would like to get involved.

Financial accounts and shareholder payments

The financial accounts which accompany this report show that:

- The co-operative received an income of £5817 (2015: £6,491) from the electricity generated by the array from the feed-in tariff and deemed export tariff.
- Including interest, the total income for the year was £5,823 slightly lower than in 2015 (£6,508).

After meeting direct operating and administrative costs, a surplus of £2,664 was generated for the year. The Directors propose that £500 of this surplus is retained as profit for the year so that the co-operative can start to build up a small cushion of reserves for the future.

It is proposed that the remaining £2,164 is split 80% to pay shareholders interest and 20% to the Community Energy Efficiency Fund (CEEF). This equates to an interest rate on share capital of 3% for the year (£1,731)

The CEEF will get a contribution of £433 from the Co-operative and a further £277 from the 16% of shareholders who have waived their interest payments in favour of CEEF. During the year £2,488 was spent to deliver the community engagement and energy efficiency activities outlined above. At the end of the year, including these amounts, the CEEF stands at £9,080.

Any questions?

If you have any questions about this report and the accompanying accounts, please email info@brixtonenergy.co.uk.

Agamemnon Otero
Andre Pinho
Jesse Scharf
Will Anderson
Will Walker

Directors, Brixton Energy Solar 1

