



Annual Report 2016

In 2016 Brixton Energy Solar 2 successfully delivered its objectives of generating local renewable energy, engaging with the local community and inspiring others.

Generating renewable energy

From the beginning of 2016 until 31st December 2016, the five BES2 solar arrays combined generated a total of 35,083 kWh of electricity, enough to power 10.3 average UK homes for 1 year. This represents a system efficiency of 780 kWh per installed kW peak per year compared to 806 in 2015.

Since commissioning BES2 renewable energy output avoided 76.8 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 on the 2nd April workshop who specifically requested another event with a stronger focus on this 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 Brixton Energy, Transition Town Brixton and 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 the hope is to create around 1,000sqm of employment space and 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 and Repowering has completed an initial assessment whereby 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.
- We also submitted an application to the Marks & Spencer Energy Fund for funding 3 battery storage units for Styles Gardens. However, our application was unsuccessful. We are in discussions with UKPN and Powervault who make the units to fund the project. If successful this will make solar PV feasible on a wider range of urban buildings and improve the level of income provided to community benefit funds.
- 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 a total income of £6,388 (2015: £6,512) from the electricity generated by the array from the feed-in tariff and deemed export tariff.

After meeting direct operating and administrative costs, a surplus of £2,997 was generated for the year. The Directors propose that £730 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 £2,267 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 (£1,815)

The CEEF will get a contribution of £452 from the Co-operative and a further £306 from the 16.93% 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 £8,213

Any questions?

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

Jason Neylon
Agamemnon Otero
Rebecca Payne
Taylor Roark

Directors, Brixton Energy Solar 2



Minutes of the Annual General Meeting of Brixton Energy Solar 2

Held at 7pm on Monday 27th June 2016 at Photofusion, 17A Electric Lane, Brixton, London SW9 8LA

Attendees

BES2 Directors

Jason Neylon (JN)
Agamemnon Otero (AO)
Becky Payne (BP) (*Minutes*)
Taylor Roark (TR) (*Chair*)

Acting Treasurer

Brigid Clarke (BC)

Secretary

Andre Pinho

BES2 Shareholders

Dario Kenner (DK), Transition Town Brixton
Carol Hughes (CH), Hyde Farm Solar Project
Jean Kerrigan (JK), Brixton Windmill

Guest

Afsheen Rashid (AR)

Apologies

Will Walker (WW)

1. Welcome and Introductions

TR welcomed everyone to the fourth AGM of Brixton Energy Solar 2.

TR apologised for having to change the venue at the last minute which had been due to a double booking and also the problems gaining entry to the Photofusion studio which was largely due to the Market Row arcade being closed early due to a PR event.

Everyone introduced themselves.

2. Minutes of the previous BES2 AGM held on 18th May 2015

Minutes for previous AGM held on 18th May 2015 were approved by all those who had been present at that meeting.

3. Directors' Report

BP introduced the Directors' report which had been made available to all BES2 Shareholders in advance of the meeting and explained the key points.

BP emphasised that the BES2 panels had performed in line with our expectations for the year and because the faulty inverter had been replaced, total income was slightly better than in 2014.

AR explained in more detail the reference to the funding secured from **Power to Change**. This was secured on the back of the success of the Brixton Energy Solar 1, Solar 2 and Solar 3 projects. The funding will enable Repowering London to set up a further 5 community-owned projects in Brixton based on our award winning model including looking at diversified technologies. This could involve a range of projects eg: street lighting, an anaerobic digestion project based around food waste from Brixton market. AR said that the funding had only been awarded in April, so no decisions had yet been made on specific projects. She asked anyone who would like to get involved in the project to email info@repowering.org.uk

BP reported that **Loughborough Farm** has just 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 project hopes to create around 1,000sqm of employment space and already has backing from a wide range of local partners. The project hopes to include a solar energy project as part of the scheme and have requested consultancy advice from Repowering. Discussions are currently taking place. Loughborough Farm is adjacent to BES2 (Style Gardens) and round the corner from the Marcus Lipton Youth Centre.

<http://www.loughboroughjunction.org/projects/loughborough-farm-a-patchwork-of-community-growing-spaces>

<http://love.lambeth.gov.uk/funding-boost-for-loughborough-farm/>

WA explained the relationship between the Brixton Energy Solar Co-operatives and Repowering and that the latter was set up to support the development of other renewable energy co-operatives building on the BES model across London. Unlike, the co-operatives which are set up and managed by volunteers, Repowering does have paid full-time staff. You can find out more from the Repowering website <http://www.repowering.org.uk/>

AO announced that Repowering, following a couple of years of discussion and negotiations, has now been formally appointed as **Lambeth Council's preferred community energy partner**. This will mean working with the Council to develop renewable energy projects across the Borough. The funds awarded by Power to Change will form part of this and will help lever in further funding.

The Directors' Report is attached in Appendix 1.

Questions and Comments:

Q. DK noted the low attendance at the April 2016 Loughborough Estate solar panel making workshop and the cancellation of the workshop arranged for the Girls Group at the Marcus Lipton Centre.

He asked whether we had learnt from these experiences.

A. AO responded by saying that for the Estate workshop we had put up fliers and also managed to get an advert in the Estate newsletter.

We were aware that it is more difficult as we are not spending time on the estate as often as we had previously. This is partly due to the fact that it is more difficult now to rent the community centre. There are also continuing problems between the TRA and the Estate Management, the TRA currently lacks resources and our key contact has recently left the estate.

Our target was residents from the estate, but it was difficult to get people to sign up. We continued to have a commitment to encourage people from the estate to take part. We are aware that we need to constantly rethink our strategies for engaging.

Another workshop has been organised for 9th July and is taking place in the Woolley House undercroft from 10pm - 4pm.

In respect of the cancellation of the Marcus Lipton workshop, AO said this had been very disappointing. We had undertaken a lot of liaising to ensure that we were offering something that would interest the Girls Group and at a time they could attend, but for reasons we were not entirely sure about, the Girls never appeared on the day.

Q. CH asked whether the partnership with Lambeth Council would enable projects to be developed beyond the Brixton area.

A. AO said the intention was to work across the whole Borough. Although the Power to Change funding was specifically for Brixton projects, Repowering was supporting projects across London. He recommended looking at the Repowering website where there was information on the Bannister House project in Hackney and also the Energy Gardens project which has sites across the whole of London. <http://www.repowering.org.uk/projects>

Q. JK said that the Brixton Windmill project were hoping to get a new building and were interested in seeing if it could include a solar panel installation.

A. AO said that Repowering would be happy to undertake a feasibility study and a business plan which could possibly be combined with a solar project at Blenheim Gardens.

Q. JK asked if Repowering had looked into the feasibility of wind power as this would be of interest to the Brixton Windmill project who would like to find a modern source of wind power to provide energy for the windmill. It was not possible to use the actual sails themselves.

A. AO said that recent research had shown that although the increasing number of tall buildings was creating wind tunnels, that research also showed that wind power projects were not really viable in cities. However, research was on-going around using storage facilities for when there is no wind blowing.

Q. JK asked about progress on supplying renewable energy direct to residents.

A. AO reminded those present that, as explained in the 2014 Directors' Report, a survey undertaken of residents had shown that residents were interested in buying electricity direct from Brixton Energy.

AO explained that an application has been made to the M&S Energy Fund for funding to install 3 storage units. If successful, these will be trialled as part of a pilot project to be undertaken in partnership with UKPN who will supply the technology and Powervault who make the units. How this will work in practice is still under discussion, but could be exciting as any findings will provide evidence on how storage units can best be used to help with supplying residents directly with the renewable energy produced on their block roofs. It is probably likely to be tested on Style Gardens (BES2).

AO went on to explain that it had proved extremely complicated to provide a reduction in service charge bills based on the renewable energy being supplied to the lift and communal lighting. Instead residents of the blocks had been given a one-off payment. He confirmed that the goal was to be able to offer people reduced bills.

AP explained that currently we sell the generated energy to Good Energy. From last year, they have been operating a new service that enables commercial consumers and renewable generators to trade electricity. This makes use of software called Piclo created by Open Utility. We are currently matched with and sell our generated energy to the Eden Project. (You can read more about Piclo and the service here

<http://www.goodenergy.co.uk/press/releases/2015/03/10/good-energy-open-utility-trial-uk-s-first-online-renewable-electricity-marketplace>

AR added that we had tried to see if we could sell our energy to local businesses, but they would have to be a Good Energy customer and because they are 100% renewable, it is expensive. Good Energy had also undertaken a search to see if they had any existing local customers, and they didn't find anyone.

Q. CH asked about the time spent by the Directors to manage these co-operatives.

A. AO said that the three BES co-operatives were supported by the Repowering team and that some of the Directors were also paid for their particular contributions ie: financial work, technical advice and secretarial duties.

We had also learnt from setting up and managing these three BES projects, and business plans for all subsequent projects include costs for their continued running and management costs.

Q. JK asked whether we had been talking to any of the Lambeth Housing contractors.

A. AO said that Repowering has been talking to Mears and they are interested in developing a project.

4. Financial Accounts

BC presented the accounts for BES2 for the year ending 31 December 2015 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:

- We have discovered that the cost of replacing the inverters, which it is likely will prove necessary in 10 or 15 years, has come down in price which means that we can reduce the provision we had been making to pay for their replacement. This means we can start building up reserves.
- We have had some expenditure from the CEEF as there have been some activities taking place this year and we had also had to replace one of the inverters.
- 17.34% 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 2015

Proposed by CH and seconded by DK, the meeting approved unanimously the BES2 Accounts and the Directors' Report for the year ending 31st December 2015.

Actions:

The Directors to undertake the following:

- pay 3% interest to BES2 shareholders.
- put £769.00 into CEEF

6. Audit of accounts

TR explained that those present should decide whether an audit of the accounts and balance sheet of the Co-operative is required in accordance with clause 20 of the Rules. This could cost £1,500.

CH proposed that this was not necessary. This was seconded by DK. No objections were received.

Action: It was therefore agreed that there was no need to audit the BES2 accounts

7. Election of Directors

TR explained that every year a third of the directors have to stand down in rotation and another director is elected.

JN agreed to stand down.

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

JN was proposed by AO and seconded by BP.

There were no objections. JN was duly re-elected as a Directors of BES2.

8. CEEF proposals

DK commented that it obviously had been at times difficult to engage with the young people on the estate. He asked what the strategy was for working with them and what were we able to offer them.

AO replied that Repowering and the BES Directors had been working hard to develop an increasingly robust training programme for young people which is now intrinsic to every project. Starting with the BES3 project, we now are able to offer a 30 week training scheme which includes training in renewable energy and business plans, paid work helping to install the panels on the roofs as well as helping them to get places of further courses or obtain placements.

We have also developed a second strand which is upskilling qualified electricians who want move into the renewable energy field.

We are also linking to other training programmes and also creating training opportunities through some of our partners eg: Cofely.

DK reminded everyone about the Open Project Nights run by the Brixton Impact Hub where every Monday from 6.30pm to 10.30pm, '*you can meet, work, network, trade skills and find collaborators for your community projects in Lambeth*'. <https://brixton.impacthub.net/open-project-night/>. He suggested we might make useful contacts.

9. Date of the next AGM meeting

It was agreed that the next AGM would take place in June 2017.

The meeting closed at 8pm.

BP

1st July 2016.

