



Minutes of the Annual General Meeting of Brixton Energy Solar 1

Held between 6pm-7pm on Monday 9th July 2018 at Impact Hub Brixton, Pop Brixton, 49 Station Road, Brixton SW9 8PQ

Attendees

BES1 Directors

Jesse Scharf (JS) (*Chair*)
Will Walker (WW),
Agamemnon Otero (AO)
Andre Pinho (AP)

Secretary

Becky Payne (BP) (*Minutes*)

BES1 Shareholders

Afsheen Rashid (AR)
Rosemary Glanville (RG)

Observer

Apologies

Taylor Roark (TR)

1. Welcome and Introductions

JS welcomed everyone to the sixth AGM of Brixton Energy Solar 1. Everyone introduced themselves.

2. Minutes of the previous BES1 AGM held on 17th July 2017

Minutes for previous AGM held on 17th June 2017 were approved by all those who had been present at that meeting.

RG raised the point that the Annual Report, Accounts for this AGM and the draft Minutes of the previous AGM were not sent around in advance. This meant that there was no time for shareholders to read them prior to the meeting and therefore fully participate in the meeting.

The Directors apologised and agreed that they recognised that this was an issue. It was also noted that the Directors are involved on a voluntary basis and although there is a small fee that goes to Repowering for administration and maintenance this does not cover the full costs associated with the works. Repowering's latest project, Vauxhall Energy, has an allocated budget for administration.

Actions:

- *The papers for future AGMs will be sent out at least a week in advance.*
- *JS agreed to send out quarterly e-newsletters to keep shareholders up to date with all the Brixton Energy and Repowering projects.*

3. Directors' Report

AP introduced the Directors' Report for 2017 which is attached as Appendix 1.

AP presented the technical part of the report entitled *Generating Renewable Energy*. He explained that during the past year, there had been a slight reduction in the amount of energy generated for two reasons:

- one of the inverters had stopped working for a short time. It had been fixed and was covered by our warranty so the project had only to pay for the labour;
- general panel degradation

However, the output for the BES1 panels was still higher than our original estimate.

AP reported that we now have been able to set up a remote monitoring system which removes the need for taking manual meter readings and also means we can see immediately when an inverter has stopped working.

AR then presented the *Engaging with the local community* part of the report. She explained that many of the activities and projects described have been funded by Repowering, which being the bigger umbrella organisation, has been able to access funding from other national and regional funding sources. However, they have only been made possible by being able to build on the local connections and relationships built up through the BES1, 2 and 3 projects.

JS thanked AP and AR for preparing and presenting the 2017 Annual Report.

ACTIONS:

- *The Director's report was approved by those present. Proposed by JS and seconded by BP.*
- *The remote monitoring system will be linked to the website so that shareholders will be able to see generation of electricity in real time. Directors agreed that they needed to tell shareholders about this option.*
- *The Directors agreed that they will share with shareholders any proposals that come out of the trial of the Local electricity supply model CommUNITY.*

4. Financial Accounts

AR presented the accounts for BES1 for the year ending 31 December 2017 which are attached as a separate Excel document. She explained that the accounts had been prepared by Alison Richardson, Mulberry Accounting Services, from information provided by the BES1 Directors and 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 £1,840.00
- 30% 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.

Questions on 2017 Accounts

JS asked about proposal discussed at last AGM to repay the share capital back earlier to our shareholders.

AP reported that as yet no shareholder of BES1 has requested this. We do now have a process for this and we are paying back some shareholders of BES2 and BES3 their investment early after receiving special requests which have been agreed by directors.

For BES1, we have £11,000.00 available that can be used to meet any appropriate requests. Repayments mean that the interest payments that shareholders would have received over future years are saved for the project.

JS said that the Directors needed to look again at where they might invest some of the funds to get a higher return than currently from our bank account. This might be a savings bond or another energy project bond.

AP reported that soon shareholders will be able to log-on online and change personal details when necessary.

Actions:

- *The Accounts were approved by those present. Proposed by JS and seconded by WW.*
- *The Directors to undertake the following*
 - *to pay 3% interest to BES1 shareholders*
 - *to pay £946.00 into CEEF which includes £513.00 from the 30% who have waived their interests payments in favour of CEEF.*
- *Directors agreed to come back before the next AGM with a formal proposal on where BES1 might invest some funds to get a higher return.*

5. 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 or more.

AP proposed that this was not necessary. This was seconded by JS. No objections were received.

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

6. Election of Directors

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

AP agreed to stand down.

Nominations were invited. None were received from the floor and so it was suggested that AP be asked to stand again. AP was proposed by AR and seconded by AO. There were no objections.

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

7. 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 question was asked about the one-off payment that had been made to an individual to help them pay off a utility debt caused by time spent in temporary housing. It was asked why this particular person was helped and that it was likely that other estate residents would also have

energy debts. JS explained that this particular hardship case had come to our attention through the Energy Advice Drop-in Sessions and that it had been clear that the debt was through no personal fault.

A question was asked about the survey carried out as part of the Summer Community Event on the Loughborough Estate and in particular about the green gym proposal. AR said that that option would cost a lot of money and that LEMB had not yet obtained any match-funding.

It was agreed that we needed to be careful when deciding where to target our CEEF and that sometimes the 'loudest' requests didn't always come from the most vulnerable people. For instance, there is a lot of funding available for green gyms and so this shouldn't be a priority for our funds.

It was agreed that we did need to think how we were going to spend the CEEF monies over the remaining 20 years of the project and develop a long term plan.

AR said that it was worth remembering that the original targets of CEEF as set out in the prospectus were:

- energy efficiency
- fuel poverty
- training of young people
- focused on the estates

However, it was also agreed that over the last few years, it had become clear that the needs of the residents were not always around energy efficiency and fuel poverty eg: BES 3 has wanted to use some of the money for trips for young people on the estate. BES2 had wanted some money to go to the Marcus Lipton Youth Centre which is adjacent to Style Gardens.

A question was asked as to why funds could not be used to improve the buildings and reduce residents' service charges and utility bills. AR reminded everyone that we have been giving energy efficiency advice, undertaking audits and implementing efficiency measures including draught excluders and handing out energy light bulbs. Much of this had been funded from funding obtained by Repowering from national and regional grant programmes.

AO explained that as part of continuing training schemes for young people which Repowering runs as part of its solar community projects, changes have been made to some of the content to give the trainees more general skills such as project budgeting, marketing etc.. to build their confidence and increase their future employment opportunities ie: not just in the renewable energy sector.

Actions:

- *A workshop will be arranged to discuss a long term plan for CEEF spending.*
- *It was agreed that any long term plan for the CEEF should remain true to the original remit as set out in the project prospectus, but should balance this with meeting the needs of residents.*

8. Date of the next AGM meeting

It was agreed that the next AGM would take place in June 2019.

The meeting closed at 7pm.

BP

13th July 2018



Annual Report 2017

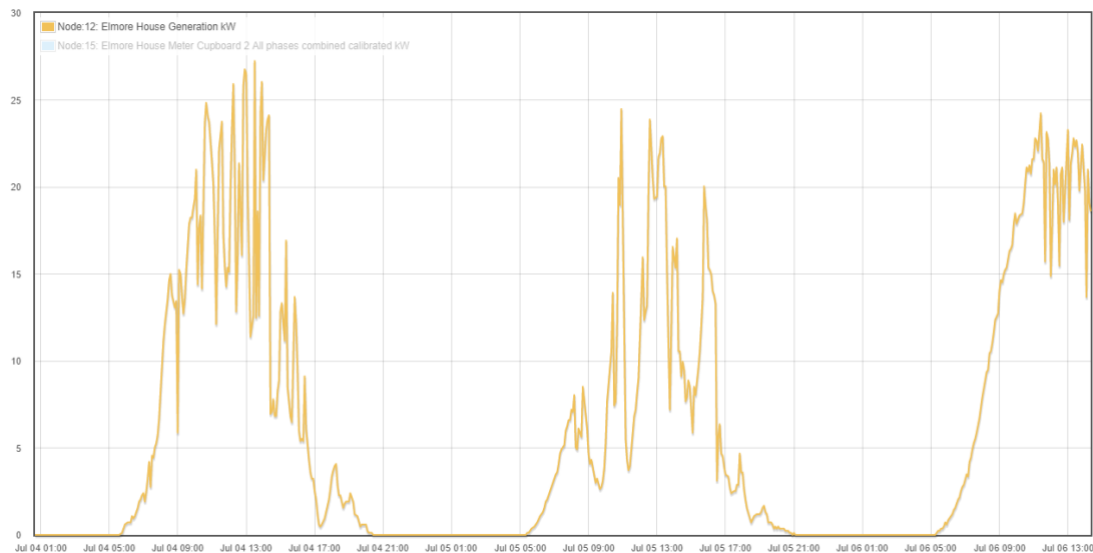
In 2017 Brixton Energy Solar 1 successfully delivered its objectives of generating local renewable energy, engaging with the local community and inspiring others.

Generating renewable energy

For the period, January to December 2017, the Brixton Energy Solar 1 array on Elmore House generated a total of 24,273 kWh of electricity, enough to power 7.8 average UK homes for 1 year. This represents a system efficiency of 652 kWh per installed kW peak per year compared to 769 in 2016.

Since commissioning BES1 renewable energy output avoided 95.5 tonnes of CO₂ emissions.

BES1 now has a remote monitoring system so we can see the output of the inverters and total output from Elmore House, snap shot included below.



Engaging with the local community

It has been a busy year delivering a range of activities to benefit residents of the Loughborough Estate. We continue to work closely with our partners Repowering who provide management support and help secure additional funding to enhance the community fund. Our activities focus on our priorities of providing training and education opportunities for young people and address fuel poverty in Brixton and the Loughborough Estate as outlined below

Brixton Energy Training Programme

Repowering London delivered a training programme for 20 young people living in Brixton. The programme was funded by Power to Change and took place during the spring of 2017. The young people gain an insight and experience into the world of low carbon and green economy through solar panel making, visits to renewable technology sites, discussions with industry figures, community engagement and surveying, social media and brand building, co-operative business models and marketing.

The Repowering training programme is also AQA accredited giving the trainees an opportunity to have their achievements formally recognised with a certificate issued by AQA. More than half of the interns earned 4 or more certificates.

Feedback from the young people was very positive. Survey results showed a significant increase in confidence in all areas, especially 'knowledge of renewable energy' and 'finding work in the environmental sector'. When asked about their future ambitions this is what the young people had to say –

'deterred from working with fossil fuels', Ciaran Coyne, 17

'There's more to life than my estate, I can be anything I want to be', Melek Gentles, 19

'Yes, I want to work in renewable energy', Jake Howlett, 17

Following the success of the first training programme Repowering has secured additional funding from Bank of America to deliver a second training programme in 2018. Do visit our blog page <https://brixtonenergy.co.uk/blog/> to read about past and current trainees' experiences.

Summer community Event on the Loughborough Estate

We worked with the Loughborough Estate Management Board (LEMB) to organise a fun event for estate residents on Saturday 19th of August 2017. The main purpose of the event was to engage with Loughborough residents to hear their thoughts and ideas for the Brixton Energy Community Fund and encourage them to learn about renewable energy and energy efficiency.

The event had a good mix of age groups and all were encouraged to share their ideas on a display board. They were then invited to vote on the idea / project that they wanted to see happen. A total of 70 votes were received on the day. Activities for the young and elderly were top priorities for residents. Training and creative ideas for young people received the highest number of votes. There was also good support for an outdoor gym a project idea that LEMB are keen to see happen but do not have sufficient funds for. While this is a small sample size of the number of residents living on the estate it aligns closely with the informal discussions and feedback we have received at other engagement events.

Energy surveys

We continue to listen to the needs, challenges and concerns of residents through regular door knocking and events on the Loughborough estate. This is to inform and shape our activities so it is tailored for the benefit of the community. We completed 36 surveys that highlighted a third of residents surveyed suggested that being able to afford gas and electricity is a concern for them.

Home Energy Audits

We offered free home energy audits to help residents living on the estate to lower their energy bills and improve the warmth and comfort of their homes during the winter. A total

of 11 residents living on the Loughborough Estate benefited from in-depth energy audits of their homes and advice on switching energy providers.

Energy efficiency drop-in sessions

A series of energy advice drop-in sessions were delivered at Olive Morris House that helped us identify and support a Brixton resident whose family was moved to temporary accommodation in Croydon. After a couple of months of living at the property he received a very high gas bill as the property was part of a communal heating system. He was extremely upset and stressed as he did not have the means to pay the bill. We supported him through the process of applying for E.On Energy Fund and made a contribution of £310 towards his energy debt.

Drop-in sessions were also organised at the local café on the estate and the Brixton Pound café. Loughborough residents were encouraged to attend the drop-in sessions as we distributed food vouchers for the café. A further 2 energy efficiency drop-in sessions were delivered at the Loughborough Estate Community Centre. We found that the stand alone drop-ins were not successful.

Energy Efficiency Workshops with Brixton Energy Trainees

In November, we held two energy efficiency workshops with some of our trainees. These focussed on providing the young people with a broad understanding of fuel poverty as a concept and the ways in which it can be tackled. We covered topics such as the things to consider when switching energy supplier, grants/benefits available for reducing energy costs, and improving the energy efficiency of existing housing stock.

Inspiring Others

Brixton Energy Solar 1 and our sister co-operatives Solar 2 and Solar 3 are grateful to Power to Change who have funded the development of new business models for community energy in Brixton over the last couple of years. The development of the projects is being led by Repowering London with our support and we will be taking the following innovative projects to the next stage of development

- **Small scale Anaerobic Digestion at Loughborough Junction Works** that will be the UK's first community-owned Anaerobic Digestion (AD) project in an urban area. The system will convert local food waste to energy and organic fertilizer. We will establish a 40m³ digester, with a 9kW CHP engine which would produce in region of 100MWh heat and 60MWh electricity per year, which is equivalent to the annual demand of 20 typical households.
- **Local electricity supply model 'CommUNITY'** is being delivered in partnership with EDF, Electron and UCL. This project has been successfully approved for Ofgem's regulatory sandbox (<https://www.ofgem.gov.uk/about-us/how-we-engage/innovation-link>). There are only two other projects that have been approved by Ofgem in the UK. CommUNITY includes trialling a peer to peer local energy trading platform that will allow residents of Elmore House to use the solar electricity generated from the roof and trade that energy with their neighbours, increasing self-consumption of low carbon energy and reducing overall energy costs.
- **Brixton Energy Local** is also a local electricity supply model that has been developed by Energy Local. This model is being delivered in partnership with Repowering, Roupell Park Resident Management Organisation (RMO), and the charity 10:10 and Energy Local to develop a way to enable residents living at the site of BES3, to benefit from the

cheaper energy generated by the solar panels installed on the buildings. The model will see the formation of an 'Energy Club' made up of up to 30 residents living on the Roupell Park estate. By then shifting more of their electricity usage to the times of day when the solar panels are generating energy, they will be able to reduce their electricity bills. At the same time, this will ensure that the BES3 community fund will receive more income for energy generated.

- **Lambeth Community Solar (rooftop solar)** – despite the significant cuts in the Feed-in-tariff Repowering continues to develop rooftop solar projects in Brixton. Potential sites include Loughborough Junction Works and Brixton Windmill. We are also exploring the expansion of solar on Roupell Park Estate.

Financial accounts and shareholder payments

The financial accounts which accompany this report show that:

- The Society received an income of £5,150 from the electricity generated by the array from the feed-in tariff and deemed export tariff.
- The total income for the year was lower than 2016 (£5,823). This is because there was a fault in the inverter that needed replacing. Fortunately, the inverter was within its warranty and it was replaced at no additional cost. However, we paid £518 for the labour costs to identify and replace the equipment. As is the case with such technical issues it takes time to identify and arrange the replacement. As a result, we lost output and income for a short period of time.

After meeting direct operating and administrative costs, a surplus of £2,260 was generated for the year. The Directors propose that £96 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 £513 from the 30% of shareholders who have waived their interest payments in favour of CEEF. During the year £310 was spent to support a Brixton resident as explained under the section on Energy Efficiency drop-in sessions. At the end of the year, including these amounts, the CEEF stands at £9,716.

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 Walker

Directors, Brixton Energy Solar 1