

**Solar PV on the roofs of
the schools and community
buildings in Lambeth**



INVEST NOW IN LAMBETH COMMUNITY SOLAR

Phase I:
**The Norwood
and The Elmgreen schools**



LAMBETH COMMUNITY SHARE OFFER

**Share offer opens 18th September 2019 and is scheduled
to close at midnight on 22nd November 2019**

IMPORTANT NOTICE

This Offer Document has been prepared by Lambeth Community Solar Ltd and its Directors, who are responsible for its contents. This Offer Document has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000 (FSMA). It is exempt from the financial promotion restriction (in Section 21 of FSMA) on the grounds that withdrawable, non-transferable shares in a Community Benefit Society are not a controlled investment for the purposes of FSMA.

Lambeth Community Solar Ltd is not regulated by the Financial Conduct Authority and prospective investors will not have the benefit of the Financial Services Compensation Scheme and other protections afforded by FSMA or any of the rules and regulations made thereunder.

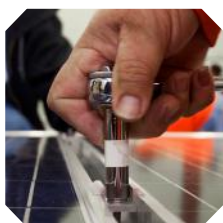
Prospective investors should not construe the contents of this Offer Document as legal, tax or financial advice. All prospective investors should consult their own professional advisers as appropriate as to the legal, tax, financial or other matters relevant to the suitability of an investment in the shares.

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You should not apply for the purchase of shares except on the basis of information set out in (a) this Offer Document and (b) the Terms and Conditions of the Offer. Before applying you are advised to read the whole of this Offer Document, including the risks set out in Section 7 and the Terms and Conditions regarding this Offer set out in Section 6. You should consider taking appropriate financial and other advice before making any investment decision.

For general queries about this Offer Document, please contact Dave Fuller at info@repowering.org.uk



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SUPPORTED BY

MAYOR OF LONDON



01. DIRECTORS' LETTER

18th September 2019

Dear Potential Investors and Society Members,

We are excited to launch Lambeth Community Solar (LCS), Lambeth's first borough-wide energy co-op. Working with local residents, businesses, community groups and the Council, we want to lead Lambeth towards a green, sustainable and inclusive future.

Where will your investment go?

If you buy shares in Lambeth Community Solar, your money will be immediately invested locally, financing the purchase and installation of solar panels on the roofs of schools and community buildings in the borough. You will also support various educational activities and workshops to raise awareness around energy issues and help your community develop new skills. Through your investment, you become part of a bottom-up movement to address environmental and energy issues in the country.

Be part of a movement

Lambeth Community Solar is the first borough-wide energy co-op in Lambeth. It is also part of a growing movement of people coming together to sustainably power Britain and benefit their communities. With significantly reduced government support for renewable energy in recent years, Lambeth Community Solar demonstrates the resilience of community energy. This energy co-op is supported by Repowering London who have already developed six inner-city energy co-operatives across London in Lambeth (Brixton Energy Solar 1, Solar 2 and Solar 3, and Vauxhall Energy), Hackney (Banister House Solar) and Kensington and Chelsea (North Kensington and Chelsea Energy).

We are grateful to Repowering London, the Lambeth Council, the Greater London Authority and the Ecolution Group for helping us make this project happen.

This share offer

The share offer contains an invitation to invest in Phase I of Lambeth Community Solar. We are seeking to raise approximately £137,000 by 22nd November 2019 to install 145.31 kWp of solar panels on the roofs of The Norwood and The Elmgreen schools.

The project income will be derived from the government's Feed-in Tariff scheme, and the sale of the electricity we produce. The clean electricity generated will supply the buildings in the project, with the surplus sold to the Grid. After operating costs are deducted, profits generated will be divided between providing the Society Members with an anticipated 3% internal rate of return (IRR) over the expected life of the project and the remainder being channelled into a Community Fund for the benefit of residents living in Lambeth.

Investors generally are required to invest a minimum of £100 in shares in the Society. To allow as many people as possible from the borough to participate in the

project, residents of Lambeth may invest a minimum of £50 if they are;

- Aged 24 and under
- OR
- Receiving one of the following:
 - Carer's Allowance
 - Disability Living Allowance
 - Housing benefit
 - Income support
 - Job Seekers Allowance (JSA)
 - Pension credits
 - Personal Independence Payments (PIP)
 - Tax Credits
 - Universal Credit

If residents of the borough do not wish to invest, but wish to be involved in the Society, they are invited to become a member of the Society for a nominal subscription of £1. However, there is no financial return on their £1 share. See section 5 for more details.

Why we think this matters

It is now widely acknowledged that climate change is the biggest challenge our generation and perhaps humankind has faced. It is difficult to know how to act when the challenge seems so big, far-off and we have more pressing issues such as work and family to focus on. In addition, because big fossil fuel and energy

companies are so established in our political system, it can leave people like us feeling powerless. This is why community energy is so important.

Lambeth Community Solar is owned by the community and provides for the community. This is an opportunity to make our energy system clean, more efficient and to strengthen local communities. We believe that the people living and working in Lambeth can pave the way forward, showing our commitment to the future by reducing carbon emissions and supporting each other. We cannot wait for others to tackle climate change; we need to get together to show that there is an alternative to our fossil-fueled lifestyle.

Lambeth Community Solar Phase I is expected to save approximately 31 tonnes of carbon dioxide every year over 20 years. We aim for this to be the first phase to transform Lambeth into a hub for renewable energy and fighting climate change, while supporting community activities and making a difference to local people.

We hope that you will join us in making this happen.

DECLARATION:

Lambeth Community Solar and each of its directors, whose names are set out below, hereby declare that, having taken all reasonable care to ensure that such is the case, the information contained in this Share Offer is, to the best of their knowledge, in accordance with the facts and contains no omission likely to affect its import.

DIRECTORS:

Dave Fuller



Becky Payne



André Pinho



Afsheen Kabir Rashid



Felix Wight



02. SUMMARY INFORMATION

This document details and contains an invitation to subscribe for shares in Lambeth Community Solar Ltd, a borough-wide energy co-op aiming at installing solar panels on schools and community buildings in the borough.

The Society

Lambeth Community Solar (LCS) is a new Community Benefit Society, registered on 5th July 2018 under the Co-operative and Community Benefit Societies Act 2014 (Registration No. 7797). The Society's mission is to lead Lambeth towards a green, sustainable and inclusive future by installing community-owned solar panels on the roofs of its schools and community buildings.

The Society will generate income through the sale of electricity - to the schools, community buildings and National Grid - as well as the Feed in Tariff (FiT) for its first project. As per Society rules, each member of LCS will have one vote, regardless of the number of shares held. The Members of the Society will govern and decide on the future distribution of profits. The Directors anticipate this will include a combination of a financial return to investors, and payment to the Community Fund for local community activities and environmental initiatives.

The Offer

This share offer contains an invitation to invest in the withdrawable share capital of Lambeth Community Solar Phase I. We are seeking to raise approximately £137,000 to purchase and install 145.31 kW of solar panels on two schools in the borough, The Elmgreen and The Norwood schools.

The financial information in this Offer Document (including anticipated returns to Members) are calculated using the assumptions stated under Section 5, The estimated return for Members over the expected life of the Project is a 3% Internal Rate of Return (IRR).

The Society intends to repay Members' share capital annually over the 20-year period subject to financial performance and available funds.

If we are unable to raise the capital funds through the share offer in time and as a result, are unable to install and commission the solar panels by 20 March 2020, the FIT tariff will no longer be available and we will return all funds to our investors.



Lambeth Community Solar location plan

OVERVIEW OF THE LAMBETH COMMUNITY SOLAR FINANCIAL MODEL

SYSTEM

| | |
|-----------------------------------|----------|
| Capacity kWp | 145.31 |
| Yield kWh/kWp | 840 |
| Output drop per year | 0.40% |
| Total Generated MWh (20years) | 2,351 |
| Cost £/kWp | £874 |
| Installation costs (£) | £127,000 |
| Contribution to development costs | £10,000 |
| Total Share Offer (£) | £137,000 |

SITE USAGE

| | |
|------------------------------------|---------|
| On-site solar usage MWh (20 years) | 2116 |
| Site usage | 90% |
| Client electricity price £/kWh | 0.126 |
| Discount price £/kWh | 0.113 |
| Savings on electricity bills | £27,256 |

CARBON SAVINGS

| | |
|---|--------|
| CO ₂ kg/kWh (grid) | 0.2556 |
| Project lifetime Carbon savings (TCO ₂) | 624 |
| Average Annual savings (TCO ₂) | 31 |



| INCOME | Ratio | Inflation | p/unit | 20 years |
|------------------------|-------|-----------|--------|-----------------|
| Feed in Tariff | | 2.5% | 2.77 | £82,993 |
| Export Tariff | 10% | 2.5% | 5.24 | £15,681 |
| Energy sales to site | 90% | 2.5% | 11.33 | £305,057 |
| Interest on provisions | | 0.5% | | £648 |
| Total income | | | | £404,378 |

| OUTGOINGS | Rate | Average Annual | 20 years |
|---|--------------|----------------|-----------------|
| Capital repayment | | £6,850 | £137,000 |
| Remote meter reading/meter | | £184 | £3,678 |
| Export Meter expenses | | £511 | £10,218 |
| Insurance | | £1,021 | £20,415 |
| Business rates | | £609 | £12,173 |
| Asset management and maintenance | | £3,162 | £63,244 |
| Administration and governance | | £2,227 | £44,543 |
| Decommissioning costs | | £500 | £10,000 |
| Provision for inverter replacement (10 years) | | £1,671 | £16,711 |
| Contingency fund | | £250 | £5,000 |
| Community fund | 44% | £1,750 | £35,000 |
| Shareholder IRR | 3.00% | £2,231 | £44,615 |
| Total expenditure | | | £402,597 |



Considerations

The information contained in this share offer has been prepared under the supervision of the directors of Lambeth Community Solar Ltd and Repowering London to the best of their knowledge. The content of this document has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000 (FSMA).

This share offer is exempt from the FSMA or subsidiary regulations, which means you have no right of complaint to an ombudsman. A community benefit society is registered with, but not authorised or regulated by, the Financial Conduct Authority and therefore the money you pay for your shares is not safeguarded by any deposit protection scheme or dispute resolution scheme. Full details on the legal compliance and the terms of the share offer are set out in the main body of the share offer. Technical words and phrases used with a particular meaning in this share offer are defined and explained in the glossary.

This summary should be read as an introduction only. As a prospective investor, you should read the whole of this share offer and be aware of any risks involved in making an investment. You should also read the rules of the Society (the "Rules"), which are available for viewing at www.repowering.org.uk/LCS.

Investors should appreciate that any investment they make is an acknowledgement of their support for the development of renewable energy in Lambeth and, accordingly, a subscription for shares in Lambeth Community Solar should primarily be regarded as an investment for social and environmental purposes rather than one which will produce a significant financial return.

The initial offer period is for nine weeks. At the discretion of the Board of Directors, the offer may be extended for up to a further twelve weeks. In the event that the offer is oversubscribed, the Board of Directors will decide how to allocate shares in the best interest of the Society, with general priority being given to local investors geographically closest to the solar array, and to those that commit to allocating their annual share payment to the Community Fund. Where and/or to the extent that investors are not allocated shares their money will be returned to them.

Risks

An investment in the shares offered in this share offer carries risks and you may lose up to, but no more than the value of your investment. Please refer to Section 7 for detailed risks. If you have any doubts or questions, you should seek independent advice.



03. LAMBETH COMMUNITY SOLAR

OUR MOTIVATION

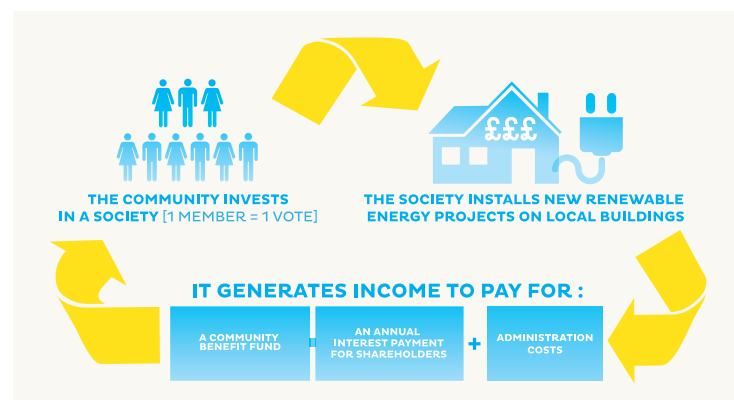
We have come together to lead Lambeth towards a green, sustainable and inclusive future. This project is run by people who live and work in the borough of Lambeth. We have been supported by Repowering London, who have delivered the award-winning community-owned solar projects in Brixton, Homerton, Vauxhall and North Kensington and Chelsea. This project is a clear positive example of the future we hope to create, where resilient and empowered communities thrive, and where we cut our carbon emissions to prevent catastrophic climate change.

HISTORY OF LAMBETH

Lambeth is one of 14 boroughs that make up inner London. It is the second largest inner London Borough and one of the most densely populated, with an official population of 303,086 (2011 mid-year estimate). Covering an area of around 10.5 square miles, Lambeth measures seven miles north to south and about two and a half miles east to west.

The borough is made up of five Town Centres: North Lambeth, Streatham, Clapham and Stockwell, Norwood and Brixton. It is divided into 21 wards, represented by 63 elected councillors. Based on the 2011 census, 44 per cent of Lambeth's population are from ethnic minorities, the seventh highest figure for a London borough. Approximately 150 languages are spoken in the borough, including Portuguese, Yoruba, French, Spanish and Twi.

Lambeth has a long history that mirrors the development of London as a city. The borough was first recorded in 1062, known



then as Lambethitha, or 'landing place for lambs'. In the intervening centuries Lambeth has become the geographical centre of London and is now a major hub of business and transport. Lambeth is also a centre for the arts, education, and literature.



THE SOCIETY

Repowering's story started in Lambeth, with the establishment of the UK's first inner-city solar co-ops Brixton Energy Solar 1, Solar 2 and Solar 3. Following this success, Repowering was appointed as Lambeth Council's preferred community energy partner in 2016. In 2018, Repowering launched a new borough-wide energy co-op, Lambeth Community Solar, eager to foster greater ambition, larger scale projects, and develop a strategic vision for the future of community energy post-FiT. With the support of the Mayor of London's "London Community Energy Fund", Lambeth Community Solar has been building strong relationships with several schools in the borough and conducted feasibility studies before selecting the two sites of LCS Phase I.

In July 2018, Lambeth Community Solar Limited was incorporated and registered as a Community Benefit Society (Registration No. 7797) with the UK Financial Conduct Authority, under the Co-operative and Community Benefit Societies Act 2014. Community Benefit Societies are run primarily for the benefit of the community at large. They are democratic enterprises, operating with a "one member, one vote" policy. Lambeth Community Solar is bound by its Rules to provide an overarching community purpose that reaches beyond its membership. This means, for instance, that the Members of the Society will decide collectively who will serve on the Board of Directors and how to divide and distribute the surplus income generated from the project (in accordance with the Rules).

LAMBETH COMMUNITY SOLAR OBJECTIVES

- Generate renewable energy on the roofs of buildings in Lambeth
- Create a Community Fund for Lambeth and the wider community
- Utilise the profits to benefit the residents of Lambeth and the wider community by reducing energy bills, improving the quality of life and wellbeing of local residents
- Provide opportunities for local young people, the unemployed, older residents, single parents, families and disadvantaged people of the community
- Become an exemplar for green projects in London

PHASE 1

Phase I of Lambeth Community Solar is to install 145.31 kW of solar (photovoltaic) panels on the roof of The Elmgreen and The Norwood schools. We have approval for the terms of the rooftop leases for the 20-year life of the project with the schools. The lease agreement will be duly signed before the installation commences.

The schools have demonstrated a great interest in the project, involving the students and showing their commitment to lower their carbon footprint. Both schools are invested in sustainability projects and their students often campaign to tackle climate change.



The Elmgreen School

The Elmgreen School is a co-educational secondary school and sixth form located in the West Norwood area of Lambeth. It was the first Parent Promoted secondary school to be created in the UK under the School Standards and Framework Act 1998. The Elmgreen school already has some solar panels, and we are installing a further 62.15 kWp.



The Norwood School

The Norwood School is a co-educational community school at the south end of the London Borough of Lambeth, for students aged 11-18. The school is a specialist Performing and Visual Arts College. Its pupils travel from across the local education authority mainly from Brixton, Streatham and Vauxhall and a small proportion from neighbouring boroughs. We are installing 83.16 kWp of solar panels on the school's roof.

PLANS FOR THE FUTURE

This share offer is a first step of an ongoing project. We have already identified sites for Phase II of Lambeth Community Solar. We are interested in many types of sites: doctor surgeries, religious buildings, community centres, leisure centres and other schools. We would like to work with everyone living and working in the borough to shape the project, so if you would like to get involved and have your say, do not hesitate to get in touch.



ENGAGING WITH THE LOCAL COMMUNITY

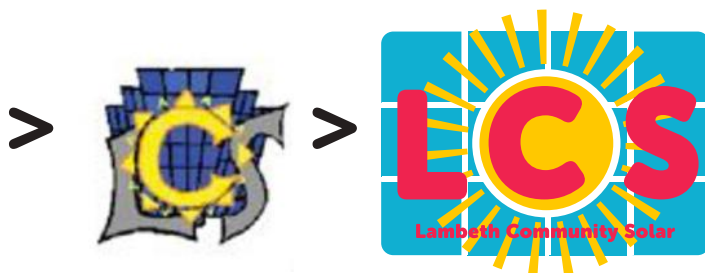
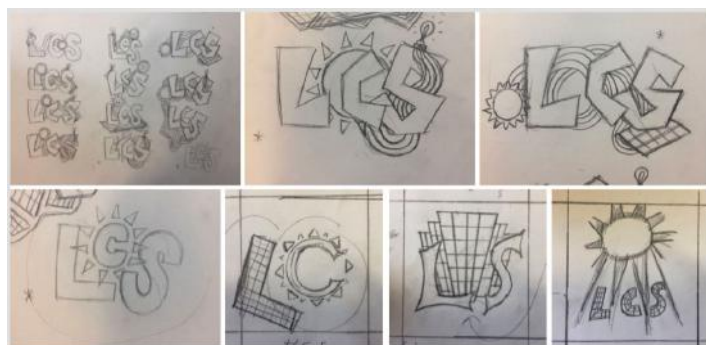
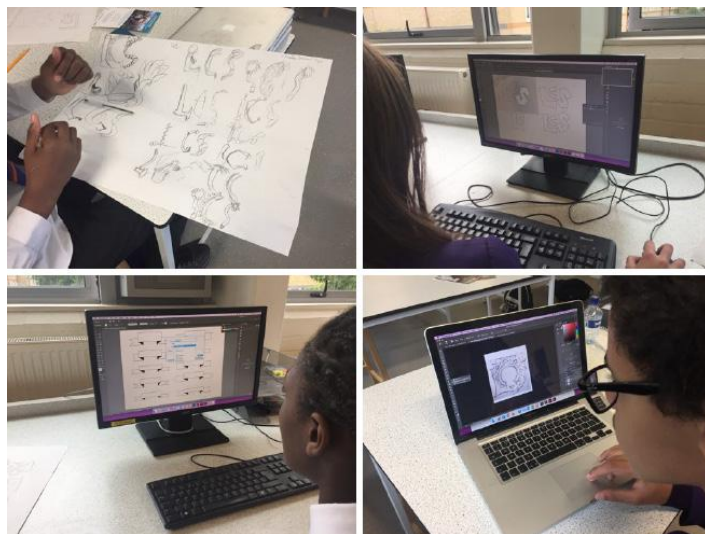
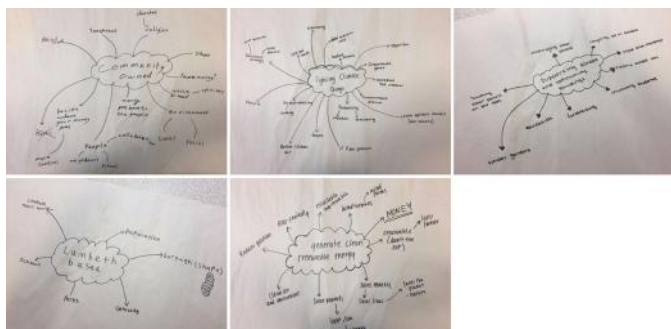
Lambeth Community Solar has been widely engaging with the local community since the beginning of the year, and we have built strong relationships with environmental and community groups across the borough. Our volunteers were out at many community fairs and markets, including the West Norwood Feast, the Herne Hill Forum, the South Norwood Community Festival and the Gipsy Hill Fete. We had a presence at the Lambeth Country Show in July, with over 10 volunteers coming to spread the word about the project. During the Show, we took part in a debate organised by Red Line Action ("What can we do in Lambeth to fight climate change?"). In May, we presented our project to the Norwood Planning Assembly at their neighbourhood planning workshop.



WORKING WITH SCHOOLS

Our logo has been designed by a Norwood school student, following a logo design competition, whereby Year 9 students created logos by hand and then digitally. The winner received a solar panel phone charger.

In partnership with Repowering and the D-Lab, we took 8 sixth form students from The Elmgreen and the Norwood schools for a day of paid work experience to install solar panels for the new maker space coming in Stratford. Students were paid the London living wage and had the opportunity to learn about solar energy with Repowering's technical team. We also delivered two science-based workshops on climate change and sustainability at the Norwood school for 40 students.



THE COMMUNITY FUND

LCS Phase I has been structured with the intention that 44% of net profits throughout the life of the project will be placed into the Community Fund, which will be of approx. £35,000 over the lifetime of the project. The objective of this Fund is to benefit the local community and the schools. The decision about exactly how the yearly Community Fund will be spent will be decided at the Lambeth Community Solar Annual

General Meetings and all Members will have a vote.

Other energy co-ops supported by Repowering have used their Community Fund to run practical workshops on draught proofing, training for young people, donate to community events and local youth clubs, organise events and lobby and campaign for environmental issues.



Grow the Community Fund

To enable the Community Fund to grow faster and be more effective, we invite each investor to allocate some or even the whole of their annual share interest payment to the Community Fund. We envisage that the annual Community Fund contributions from the Society will provide a secure long-term platform upon which we can pursue further fundraising options to increase our impact.

In order to help find suitable projects for the Community Fund, the Directors intend to suggest to Members that Lambeth Community Solar teams up with Repowering London. However, the Directors will also seek other projects for the Community Fund and will be open to suggestions from Members.



YOUNG PEOPLE AND THE FIGHT FOR CLIMATE CHANGE

History of the school strike for climate

In October 2018, the world's leading climate scientists from the UN Intergovernmental Panel on Climate Change published the report Global Warming of 1.5°C. The scientists warned there is only a dozen years for global warming to be kept to a maximum of 1.5°C. Beyond this threshold, even half a degree will significantly worsen the risks of drought, floods, extreme heat and poverty for hundreds of millions of people.

Even before the report was published, Greta Thunberg had started the 'School Strike for Climate' movement, and soon

strikes in schools all around the world followed in her footsteps. In late November, the first day of the 2018 United Nations Climate Conference in Paris, a "Climate Strike" was organized in over 100 countries – over 50,000 people participated.

'The School Strikes' evolved into a massive movement called 'Fridays for Future' which has been growing ever since, with millions of students in countries all over the planet inspired by Greta to take action and walk out of school in March, May and June 2019.



Lambeth's youth climate activists

We are proud to be an energy co-op focusing on schools and we strongly support the engagement of the young people for their future. Students from The Norwood and The Elmgreen schools have been involved in the School Strike for Climate and the Extinction Rebellion movements. We had the chance to meet four young climate activists from the Norwood school who have created their own group, *Students 4 Sustainable Futures*.

Rosalea, Mia, Maya, and Rachel do their best to raise awareness about the climate crisis among their family, friends and classmates. They have set up Meat free Mondays and they're changing their lives to live a more sustainable lifestyle: eating vegan or vegetarian, doing a flight-free year in 2020, avoiding buying plastic and new clothes, and using public transport. The climate crisis worries them a lot and they believe it is something many young people have on their mind.



"The importance of climate change is less of an opinion now, it is more of a fact"



"It sets an example to get other schools to step up their game to be sustainable"

It is not always easy however to convince their classmates and family to change, but their engagement has had a positive impact around them. For the students, older generations might underestimate the gravity of the climate crisis because they have already witnessed many critical events like economic crisis or war: **"Some adults think that we will get over this because they've seen humans overcome other crisis like wars. But a problem like the climate crisis is something that has never happened before."**

The students are proud that their school is taking action by installing solar panels on their roofs:

"It shows that we are environmentally aware and educated"

The four friends like the idea of the community financing this project 'people see the money having an impact on the community is a way for them to be more responsible.' They also mentioned the financial benefits to the schools:

"Although it's not the main priority, it will save the schools money, which means we could purchase more school materials, like better Arts equipment for example".

Let's show them that they have been heard and make a step towards fighting climate change.

04. ABOUT US

THE DIRECTORS



DAVE FULLER

Dave is a project manager, community organiser and activist. As the project manager for LCS, Dave has been working with local schools to develop educational workshops on energy efficiency and renewable power, as well as delivering the LCS Community Energy Training Programme. As an activist Dave has volunteered for campaigns against fracking, climate change and racism, and worked on campaigns promoting multiculturalism, renewable electricity, international aid, special needs care and access to education. This has seen Dave cook for over 100 people at a Fracking rig in Lancashire, take part in the COP21 climate demonstrations in Paris and help build an adventure playground in Senegal. In a previous life Dave was employed as a music producer and continues to write music, create sculpture and develop theatrical shows when not crossing London to share his belief in the power of community owned assets and renewable electricity.



AFSHEEN KABIR RASHID MBE

Afsheen is Repowering's Co-founder Director and Chief Executive Officer. Afsheen sits as Chair of the Brixton Energy Solar Co-operatives the UK's first inner-city community-owned solar power stations; is Chair of Community Energy England and remains influential in both local and national community energy decision making. Afsheen is a Trustee of Friends of the Earth and is an advisor to several organisations. Prior to Repowering's foundation, Afsheen pioneered Lambeth Council's Community Energy Programme and she was also previously a Senior Policy Advisor at the Department for Energy and Climate Change (DECC). Afsheen was instrumental in setting up the Muslim Women's Collective in Tower Hamlets that seeks to empower women to play an active role in improving the environment. Afsheen has a MA in Geography and MEnv in Environment, Science and Society and an Honorary Doctorate. Afsheen was awarded an MBE in the 2016 New Year's Honours List for her work in renewable energy in deprived London communities.



FELIX WIGHT

Felix is Repowering's Technical Director and leads on Repowering's technical development and emerging business models. These include the application of new energy storage technologies, the deployment of remote metering and monitoring on our existing projects, and the development of new electricity supply arrangements that would put more power into the hands of local communities. Prior to joining Repowering, Felix was Head of Development at Community Energy Scotland and has experience of developing over 20MW of community owned generation capacity. He is a member of a number of industry fora and working groups looking at grid access and innovation in the electricity supply market. Felix's academic background is in Political Science and Electrical Engineering, with a Master's in Energy Policy. He is looking forward to London becoming a world leader in urban community energy development.



ANDRÉ PINHO

André has worked together with Repowering's directors since its inception, bringing his deep understanding of the energy & technology to the board.

He is a founding member and director of Brixton Energy Solar Projects and has been instrumental in defining the financial governance of the projects. André has recently digitised these processes into software called CoEnergy to enable Repowering (and other companies that raise community shares) to simplify membership and company management. André is an aerospace engineer and worked for a variety of technology and services companies in the energy sector over the last 10 years. He is also a committee member on the Institute of Mechanical Engineers' Energy, Environmental and Sustainability Group.



BECKY PAYNE

Becky has lived in Brixton since 1985. She has worked for over 25 years in the heritage world. She has been a policy and grant officer with extensive experience in administration, building contracts, engaging with local communities and giving advice on sustaining historic buildings. Becky has held executive positions in public and private institutions including English Heritage and the Church of England's Church Buildings Division. Now currently working as a freelance consultant and researcher on sustaining historic places of worship through wider community use.

THE TEAM



FLORIAN ANDRE

I always wanted to get involved in fighting climate change. This project gave me a practical opportunity to do so. The fact that it provides cleaner and cheaper electricity to local communities is also very interesting, as it gives a tangible impact to a fight that sometimes feel abstract. I also really appreciated that the project enabled me to meet like-minded people, who want to be actors of the energy transition.



MARK CHETWYND
Elmgreen School governor

Sometimes the hugeness of the climate crisis seems overwhelming, and it's easy to feel powerless to stop it. Putting solar panels on our school's roof won't make climate change go away, but it will show that there are simple, effective solutions at our fingertips - and it's great that the local community will be central to the project.

CLARE TURGOOSE

I moved to Lambeth 1 year ago - and volunteering with LCS has been a brilliant way to get involved with my local community. I truly believe that the development of renewable energy and community owned energy projects are key to fighting climate change.



PIPPA WINSHIP

I choose to volunteer for LCS because I think community owned energy is the one of the best ways of securing affordable and resilient energy for the future. It is brilliant to volunteer with an organisation trying to make a real change through approaches shaped by and for the community.

AJAI AHLUWALIA

As an electrical engineer working in the renewables sector at a larger transmission level, I wanted to volunteer my knowledge and experience to a worthy project at a local level. It has also been a great way to meet likeminded people who want to make a positive change in the community.



EVA GOUDOUNEIX

I see community energy as a wonderful way to cut carbon emissions and bring people together. I believe Lambeth Community Solar can create a real social and environmental change and inspire many other community energy groups across the country.



The Directors are excited to give members the opportunity to join the Board by standing for election at the first AGM. If the vision and ambition of LCS excites you and you have time to give and knowledge to share we encourage you to join LCS as a Director. Please contact us on info@repowering.org.uk to find out more.

OUR PARTNERS



Creating Local Energy

REPOWERING LONDON

Repowering London is a Community Benefit Society that specialises in creating local energy. We adopt community-led approach to deliver renewable energy projects owned by the community and providing benefits to local residents. Our mission is to create resilient, empowered communities across London with greater control and ownership of their energy generation and usage.

Repowering works with local residents, businesses, community groups and local authorities to:

- Generate low-carbon decentralised energy
- Tackle fuel poverty and reduce reliance on fossil fuels
- Provide training and employment opportunities for local people
- Promote local leadership through mentoring and community ownership
- Offer ethical investment opportunities;
- Encourage behaviour change and energy efficiency

Repowering has established six award winning energy co-operatives, Brixton Energy Solar 1, 2, 3, Banister House Solar, Vauxhall Energy and North Kensington Community Energy. These include both the first and largest community-owned energy projects on social housing in the UK. In total, the projects have installed 387kW of solar panels that will save 1584 tons of CO2 emissions over their lifetime. £119,500 has been set aside by the project's Community Funds to benefit local communities.

The organisation has also established Energy Garden, a programme that brings community energy and community gardening together. The purpose of Energy Garden is to green London's transport infrastructure, improve air quality, biodiversity, horticulture, promote and invest in renewable energy. The income from the solar assets (acquired and developed) will support and maintain community gardening activity on 40 London Overground stations.

Repowering's unique social work of mentoring, training and work experience brings people together to exploit shared assets to deliver meaningful change. Our projects have provided mentoring support to over 50 volunteers from local communities and estates, training and paid



work experience for 80 local young people. Through our extensive fuel poverty programme we have reached out to over 2000 people and provided direct advice and support to 972 London residents saving them approximately £6,732 in 2018.

Innovation is at the core of Repowering's values, currently developing the UK's first inner-city Micro Anaerobic Digestion Project and involved in three local electricity supply trials that include peer to peer trading.

Credentials: Awards and achievements

- In July 2012, BES1 was selected by KPMG as one of the Top 100 Innovative Urban Infrastructure projects globally.
- In October 2012, Repowering won the Inside Housing Sustainable Finance award for the innovative financial model developed for the Brixton Energy projects.
- In July 2013 Repowering won the Renewable Energy Association Community Awards.
- In August 2013 Repowering was ranked top 20 UK Social Enterprise by ReEconomy.
- In September 2015 Repowering was highly commended for the National Community Energy Innovation Award.
- In June 2016 Repowering won the Ashden Sustainable Communities Award with Low Carbon Hub.
- In November 2016 Repowering won the European Solar Prize 2016 Local Organisation of the year
- In August 2018 Repowering won the Sustainable City Awards and 'Healthier City' category for our Energy Garden programme.



MAYOR OF LONDON

GREATER LONDON AUTHORITY

Lambeth Community Solar has received funding and support from the London Community Energy Fund (LCEF). The fund was created by the Mayor to see more communities involved in producing energy locally and helping to reduce energy use. Lambeth Community Solar has used the fund to conduct the feasibility studies and build a wider network in the borough, allowing us to bring the project from conception to the point of launching a community share offer. The LCEF is part of the Mayors' £34m Energy for Londoners programme, which aims to make London's homes warm, healthy and affordable, its workplaces more energy efficient, and to supply the capital with more local clean energy. The LCEF contributes to the Mayor's ambition to install up to 2 GW of solar energy by 2050.



Ecolution Group is a renewable energy and property maintenance services company which has the knowledge and expertise to deliver superior solutions for any type of energy needs with focus on commercial and housing sectors. We offer a 360° service from supply, specialist renewable installation, maintenance and asset management as well as finance and funding options. Our aim is to revolutionize the UK energy market by converting every home and business into a renewable energy power station as part of a sustainable solution to climate change.

To do this, we focus on creating an affordable system where all energy users are the key to the solution and as one of the big players in the renewables industry, we are becoming even more involved in helping communities produce and obtain clear, green and affordable renewable energy. Ecolution was named the official installer of Solar Together London, a group buying scheme for solar panels, part of the Mayor's

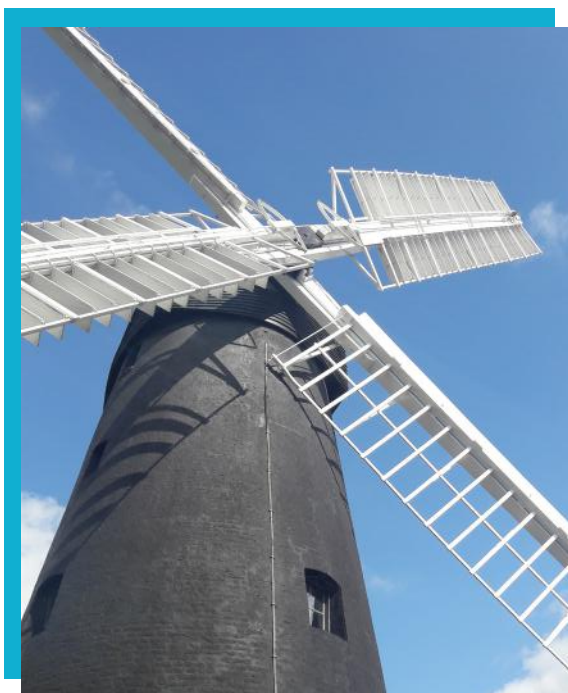


LAMBETH COUNCIL

Lambeth Council has a pivotal role in tackling climate change by reducing carbon emissions from its own estate and operations. The Council plays a wider local leadership role in encouraging residents, businesses and visitors to reduce their carbon emissions and to live and work in more sustainable ways. It also has ambitions to create more low carbon and renewable energy in the borough – in a locally appropriate way and wishes to support new delivery models using its 'cooperative council' model.

Solar Action Plan to make London a zero-carbon city by 2050. Another major step to improving air quality across the Capital and one that will lead to a significant reduction in energy consumption.

Wherever we work, our focal point is to have a positive impact on local communities and the environment and support organisations like Repowering London that strongly reflect our core values and mission. Ecolution is proud to be part of Lambeth Community Solar to bring together our contribution to a greener future by allowing the wider community to take positive action against climate change. Ecolution's dedicated in-house team designed and will install and provide maintenance for 145.31 kW of solar panels which will save 30 tonnes of CO2 every year and will be enough to power 48 homes.



OUR SUPPORTERS



Claire Holland, Deputy Leader for Environment and Clean Air

“Earlier this year Lambeth became the first London borough to declare a climate emergency and committed to be carbon neutral by 2030. Our Corporate Carbon Reduction Plan committed us to switching

our council buildings to 100% renewable energy and we’re delighted to see Elmgreen and Norwood schools joining us with this solar project. True climate action is about investing in renewable energy now and this project will have a great impact on both the schools and the environment.”



Jonathan Bartley, Co-Leader of the Green Party

“I’m delighted to support the launch of Lambeth Community Solar and applaud their goal of installing solar panels on every available Lambeth roof. Projects like this that reduce our reliance on fossil

fuels while creating an income for community projects show the transition to zero-carbon can benefit us all. Everyone should be able to benefit from the renewables revolution and Lambeth Community Solar is showing how that can happen.”



Dominic Bergin, Head Teacher at The Elmgreen school

“Our children are deeply concerned about climate change and the huge impact it will have on their lives as is shown by the climate strikes and the admiration they have for the pioneering work of Greta

Thunberg. We’ve decided to switch to solar power to take climate action now, and demonstrate to our young people that a new low carbon way of living is not only possible but also a financially positive move for us as a community. As adults it is our responsibility to act with our young people and do what we can begin to implement a more positive way of life for all.”

Jessie Nicholas, Senior Deputy Head Teacher at The Norwood school

“We’re very happy to be working with Lambeth Community Solar to install solar panels on the roof of the Norwood School. It’s great to see individuals and community groups coming together to support schools in a time of tight budgets, and Repowering have been working with us to create paid work experience days as well as inviting our students to join their training programme. I believe that making the school more sustainable sends a strong message to our students that the adults around them do care about their future.”



Duncan Law, Founder of Transition Town Brixton and co-founder of Brixton Energy

“Young people have led the way in transforming the conversation around climate change. But it’s still up to older generations to act. Putting solar panels on schools is simple and effective, a ‘win, win, win’. A cohort of supporters - students, teachers and parents (who can invest), a day-time demand for the solar electricity which saves the school money, a great educational tool and embedding the change we need to see at the heart of education.”

Impact Hub Brixton

IMPACT BRIXTON

“Impact Brixton has been supporting Repowering London in their mission to create resilient, empowered communities across London for years. Impact Brixton is a place to call home for a diverse community of entrepreneurs, freelancers, dreamers, creators and social change makers in South London, and we are proud to have been hosting and facilitating Lambeth Community Solar meetings. We believe that large-scale social change, innovative solutions and world-altering ideas stem from collaboration, connectivity and community - and initiatives like Lambeth Community Solar.”

West Norwood Feast

WEST NORWOOD
FEAST

“West Norwood Feast is a community run street market and we are pleased to have Lambeth Community Solar come to our event and take a space on one of our ‘Green Stalls’. These are free to organisations who promote a more sustainable way of living and having them come to Feast is our way of raising public awareness of the good work that these organisations do! Like Feast, Lambeth Community Solar is run almost entirely by volunteers, and we believe volunteer-powered initiatives like this are essential to bring people together to make social and environmental change.”

Friends of the Earth Lambeth



“Friends of the Earth Lambeth aims to help local individuals and groups with an interest in environmental activism to meet and work together. We are proud to be supporting Lambeth Community Solar with their communication and outreach activities. This is a great opportunity to invest in a social, green and local project and to make a difference in Lambeth.”

Brian Foxley, Director of Centre 70



“Centre 70 collaboratively work with Repowering around Utility Advice and Energy Audits. We support the launching of Lambeth Community Solar as this will benefit the local community we work with through lowering the carbon footprint. A high profile community project like this will hopefully get people to look at their everyday energy use and adopt energy conservation measures in the home, which will reduce emissions but also save money, essential for the many we work with on low income.”



05. INVITATION TO PURCHASE SHARES

Lambeth Community Solar is offering ordinary withdrawable shares for purchase. Each ordinary share has a nominal value of £1. The minimum shareholding is £100 and the maximum shareholding is £45,000. Investors living in the Lambeth who are under 25 or receiving: Income Support, Housing Benefit, Job Seekers Allowance, Personal Independence Payments, Jobseeker's Allowance (JSA), Universal Credit, Carer's Allowance, Disability Living Allowance or Pension Credits, Tax Credits or Housing Benefit, can have a minimum shareholding of £50.

If residents of the London Borough of Lambeth do not wish to invest but do wish to be involved, they may purchase a single share for £1. This single share does not have a right to receive interest but does allow the holder to attend and vote at meetings of the Society.

Membership is open to UK residents aged 16 and over. Corporate bodies, voluntary organisations and public sector investors may also become Members.

This Share Offer seeks to raise sufficient funds to finance a solar array of up to 145.31kWp installed capacity on the roofs of council-owned buildings in Lambeth. We are seeking to raise £137,000

to cover the total capital cost required. The seed funding for the project has been covered by a grant from London Community Energy Fund. Once the solar array is installed, all annual running and administrative costs, including insurance, will be met through the project's annual revenue stream.

The initial offer period is for nine weeks from 18th September

until 22nd November 2019. At the discretion of the Board of Directors, the offer may be extended for up to a further twelve weeks. In the event that the offer is oversubscribed, it is at the discretion of the Board of Directors to prioritise local residents, i.e. those living in postcodes geographically closest to the sites and those who allocate their return on investment to the Community

Fund. If the target is not reached the Board of Directors may choose to install the solar array on as many sites as possible and surplus funds will be returned to applicants as soon as practically possible. Furthermore, if we are unable to install and commission the solar panels by 31st March 2020 the Feed-in Tariff will no longer be available and we will return all funds to our investors.

YOUR INVESTMENT

Investing in our share offer should be seen as a long-term ethical investment opportunity attracting a mix of social, environmental and financial returns.

The estimated financial return to Members of the Society is based on projected income and expenditure over the life of the solar array, using the assumptions stated in the business case below. **Your investment decision should consider these assumptions carefully, as well as the identified risks.** The projected return over the expected life of the Project is a 3.0% IRR (Internal Rate of Return). The return will be paid in the form of interest on a Member's share capital, and so the interest paid will depend on the value of a Member's share capital from time to time. Please note that the distribution of interest is subject to a vote by the Members at each annual general meeting, and there is

no guarantee that interest will be paid in each year.

We believe that Lambeth Community Solar is a comparatively secure investment as we have obtained roof lease and Power Purchase Agreements with the Schools for the 20 year period of the project. The income from the sale of electricity represents 75% of the projects income and we have seen that the price of electricity has been increasing year on year. We have also secured the FIT generation income for 2 x 50kWp systems through the pre-registration process before the closure of the scheme from 1st April 2019 that gives us an extension of 12 months to install and commission the system. However, no investment is completely risk-free, and the rate of the annual interest payment cannot be guaranteed. The Society intends to repay Members' share capital annually over

the 20-year period subject to financial performance and available funds. Members' share capital is returned by means of a "withdrawal" of shares. Members must apply to withdraw their share capital, and applications are then assessed by the Directors on the basis of whether LCS has sufficient funds to safely repay the share capital and subject to the Members' vote at each AGM on how surplus funds should be used. The Directors anticipate that a portion of Members' share capital will be available for withdrawal in each year, but there is no guarantee that this will be the case in each year.

Lambeth Community Solar is a Community Benefit Society and as such, it is the Members who decide collectively how to divide and distribute the income generated from the project in accordance with the Rules. The Rules provide that any profits of the project

will be applied in proportions decided by the Members of the Society at each annual general meeting, in accordance with the following principles:

- to a general reserve for continuation and development of the Society
- to make payments for social or charitable purposes (e.g. the Community Fund)
- to pay a share interest to investor Members

The Society's governing document (The Rules) explains Members' rights as well as details of the nature of the shares and the management and constitution of the Society. They can be examined on the Repowering website (www.repowering.org.uk/LCS) or sent via post or email on request.

TAX RELIEF

You may potentially be eligible for tax relief and we describe these in greater detail below. You should seek further advice from a financial advisor or accountant on tax matters as appropriate.

Up until recently, Community Renewable Energy Schemes were eligible for Enterprise Investment Schemes (EIS) and Seed Enterprise Investment Schemes (SEIS). These tax reliefs have subsequently been withdrawn for renewable energy projects like this, **this means that all new subscriptions for this Society will not be eligible for EIS and SEIS.**

Personal Saving Allowance:

From 6 April 2016 there is a new tax-free interest income allowance, a so-called Personal Savings Allowance. This is applicable if you're a basic rate taxpayer paying 20% tax, meaning you'll be able to earn up to £1,000 in savings interest tax-free. Higher rate taxpayers will be able to earn up to £500 interest tax-free. For more information on if you qualify for this tax relief, visit the government website www.gov.uk for more information on the Personal Savings Allowance.



INSTALLATION AND OPERATION OF THE SOLAR ARRAY

Solar panels are rated under laboratory conditions for a peak output under a specific intensity of sunlight. The combined rated peak output of the Lambeth Community Solar photovoltaic array will be up to 145.31 kWp. However, the actual power output of a photovoltaic panel is, in practice, always lower than its rated output and depends on many factors including the amount of solar incidence (i.e. the energy that reaches the panels dependent on season, latitude and time of day); the angle and direction which the panels face; and the weather. The most important factor when estimating the energy generated by the project is not the rated peak power output but the estimated total annual energy output.

Estimated annual output

We estimate that a 145.31 kWp array will generate approximately 122,060 kilowatt hours (kWh) of electricity in the first year. In our financial model we have allowed for 0.40% drop in output per year, which is in line with industry norms. The estimated output is based on industry data for solar panels and average annual sunshine hours for Lambeth. The arrangement of panels will be optimised to ensure that shading factors have a minimal impact on total generation.

The panels will be wired to inverters within the buildings which convert the low

voltage DC output from the panels into AC power. This electricity will feed into the main electrical distribution point for each building from where it will either be used to meet immediate demand from communal areas, or exported to the National Grid. Meters will be installed to record the total amount of electricity generated by the project.

Sale of energy

We intend to sell most of the generated electricity to each site and then export the remaining electricity produced to the National Grid. Over the next 20 years each site will buy as much electricity as possible from the solar array. We intend that energy for each site will be sold under a separate power purchase agreement (PPA), between LCS and each school. LCS has signed a PPA with The Elmgreen School and will have a signed PPA with The Norwood School before the installation commences.

Operation and maintenance

Solar photovoltaic panels are solid-state technology with no moving parts. As such, they tend to be robust and reliable, requiring a minimum of maintenance once installed and commissioned. They can remain operational for decades although their efficiency and output declines over the years. This is accounted for in

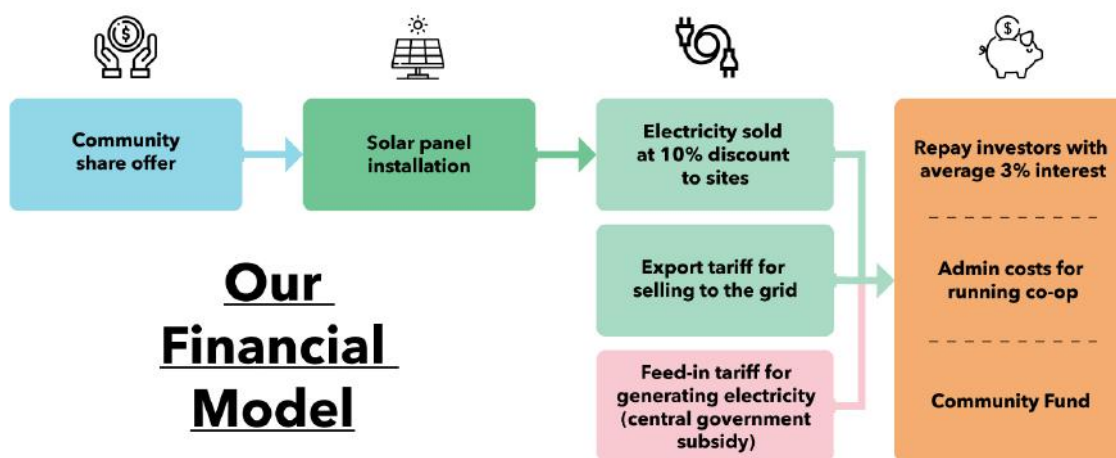
the financial model. The inverters have a shorter life time and generally need to be replaced every 10-15 years. The cost of replacing the inverters has been included in the running costs for the project. Warranty of the equipment and its installation will be provided by the manufacturers and the installers, respectively.

Insurance is included in the annual running costs, covered by income from the panels. The roofs are being leased to Lambeth Community Solar by each school for a peppercorn rent. Lambeth Community Solar will remain the owner of the panels throughout the 20-year life of the project. The Board of Directors of Lambeth Community Solar will remain responsible for the ongoing operation, monitoring and maintenance of the panels under the direction and agreement from the Society and its Members as a whole.



FINANCIAL MODEL

The information provided here is given as an illustration only of the projected financial returns that may be generated from this project. A number of variables as described above will affect the income generated and therefore it is not possible to provide a definitive statement of the exact financial return that will result from the project. By modelling the projected costs and revenues associated with the project, coupled with experience of the returns realised through previous projects, Lambeth Community Solar aims to deliver a competitive financial return on your investment.



CAPITAL COSTS OF PROJECT

Lambeth Community Solar is working in partnership with Ecolution to install the solar panels on the sites. The cost for the purchase and installation of up to 145.31 kWp installed capacity is £137,000 at £943 per kWp. This also includes £10,000 development costs for the project incurred by Repowering.

INDICATIVE REVENUES

Revenues generated from the installation of the project will primarily be derived from:

- The **Feed-in Tariff (Generation Tariff)**: a 20-year inflation-protected (using the Retail Price Index) price per kWh scheme that is legally required by the Government to be paid by licensed electricity suppliers to the Society for generating electricity from renewable resources.
- The **Feed-in Tariff (Export Tariff)** based on the amount of energy from the system that is exported (or deemed exported under the rules and procedures of the FIT) to the National Grid.
- The sale of electricity for any energy that is consumed onsite.
- Interest earned on bank deposits of capital repayment and repair provisions during the project.

Lambeth Community Solar has been successful in securing pre-registered FIT's for 50kWp systems for each of the School sites. Based on the Government's recent announcements regarding the FIT (see in The Feed-in Tariff page X), the Generation Tariff for installations of 10 up to 50 kWp is £0.0403 per kWh for pre-registered sites installed and commissioned by March 2020. As Phase 1 of Lambeth Community Solar includes 4 system installations on 4 roofs that are all within the 10-50 kWp band the average generation tariff for the proposed system will be £0.0403/kWh. We have estimated an Export Tariff of £0.0524/kWh based on Repowering's existing projects and taking a conservative view. These tariff rates have been used to calculate income streams in the indicative Financial Model discussed below.

If we are unable to raise the capital funds through the share offer in time and as a result, are unable to install and commission the solar panels by 31st March 2020 the FIT tariff will no longer be available and we will return all funds to our investors.

We estimate that the annual revenue for the project will be derived from the following:

- Generation Tariff under FIT:** This is estimated to be £3,385 in the first year (84,000 kWh x £0.0403) applying the pre-registered FIT for the 2 x 50 kWp systems. Total FIT income is estimated at £82,993 over 20 years, after adjusting for inflation and system performance.
- Export income,** estimated to be £640 (12,206 kWh x £0.0524) in the first year and £15,681 over 20 years. The export income will also be annually adjusted for inflation and system performance.
- The sale of electricity used on-site:** Meters will be installed to measure renewable energy consumed on each site and a power purchase agreement has been agreed. Each site will purchase electricity at a 10% per unit discount from their commercial supplier, this will be adjusted accordingly if a site changes supplier or tariff. We have modelled the energy usage profile for each site and estimate the following, based on annual energy price inflation by roughly 2.5%.

| | Capacity (kWp) | On-site usage (kWh) | First year income (£) | Total income (£) |
|-------------------|----------------|---------------------|-----------------------|------------------|
| Norwood School 1 | 50 | 37,800 | 4,079 | 100,002 |
| Norwood School 2 | 33.16 | 25,069 | 2,705 | 66,321 |
| Elmgreen School 1 | 50 | 37,800 | 4,553 | 111,612 |
| Elmgreen School 2 | 12.15 | 9,185 | 1,106 | 27,122 |
| Total | 145.31 | 109,854 | 12,442 | 305,057 |

After annual adjustments for energy price inflation and reductions in site energy use due to energy efficiency we anticipate an income of £305,057 over 20 years. This part of the income is the least certain as estimates of on-site usage are not 100% reliable and electricity prices are not fixed.

- Interest on deposits.** We anticipate putting aside part of the revenue for the replacement of inverters and repayment of capital. We anticipate earning bank interest averaging £32 per year over the life of the project, or £648 over 20 years (based on an interest rate of 0.5%). Earnings from this source are dependent on prevailing interest rates and could be higher or lower than anticipated.

INCOME

| INCOME | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 to 20 | Total over 20 years |
|--------------------------|----------------|----------------|----------------|----------------|----------------|-----------------|---------------------|
| Generation FIT | £3,385 | £3,456 | £3,528 | £3,602 | £3,677 | £65,344 | £82,993 |
| Sale of energy (on-site) | £12,443 | £12,703 | £12,969 | £13,240 | £13,516 | £240,186 | £305,057 |
| Export of energy (grid) | £640 | £653 | £667 | £681 | £695 | £12,346 | £15,681 |
| Interest from provisions | £4 | £8 | £13 | £17 | £21 | £585 | £648 |
| Total income | £16,472 | £16,820 | £17,176 | £17,539 | £17,909 | £318,461 | £404,378 |

INDICATIVE OPERATING COSTS OF PROJECT

A portion of revenue will be set aside annually in order to meet the costs outlined below. We estimate that ongoing costs will be approximately £16,000 annually and will be used to cover:

- Insurance costs against potential loss of revenue in case of technical issues
- Operation and maintenance of the solar PV equipment
- Depreciation costs of the solar panels
- Administration and servicing of the Society including preparation of annual reports and distribution of interest payments
- Maintenance package expenses
- Decommissioning costs
- Contingency costs.

We anticipate the operating costs of the project to be as follows:

| COSTS | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 to 20 | Total over 20 years |
|---------------------------------|----------------|----------------|----------------|----------------|----------------|-----------------|---------------------|
| Operating costs | | | | | | | |
| Export Meters expenses | £400 | £410 | £420 | £431 | £442 | £8,115 | £10,218 |
| Insurance expenses | £799 | £819 | £840 | £861 | £882 | £16,215 | £20,415 |
| Business rates | £477 | £488 | £501 | £513 | £526 | £9,668 | £12,173 |
| Administration expenses | £1,744 | £1,787 | £1,832 | £1,878 | £1,925 | £35,377 | £44,543 |
| Asset Management & Maintenance | £1,453 | £1,489 | £1,504 | £1,517 | £1,521 | £53,829 | £63,244 |
| Depreciation costs | £6,850 | £6,850 | £6,850 | £6,850 | £6,850 | £102,750 | £137,000 |
| O&M Package Expenses | £144 | £148 | £151 | £155 | £159 | £2,922 | £3,678 |
| Provision inverter replacements | £1,671 | £1,671 | £1,671 | £1,671 | £1,671 | £8,355 | £16,711 |
| Provision decommissioning costs | £- | £- | £- | £- | | £10,000 | £10,000 |
| Contingency fund | £- | £- | £- | £- | | £5,000 | £5,000 |
| Total operating costs | £13,538 | £13,663 | £14,369 | £14,516 | £14,665 | £252,232 | £322,983 |

Lambeth Community Solar has entered into a contractual relationship with Repowering London to support it with the administration of the Society and ongoing maintenance and management of the solar array. These costs have been kept very low in line with Repowering London's mission and have been included under 'administration expenses' in the table above.

Repowering London has developed Lambeth Community Solar and has received funding from the Esmée Fairbairn Foundation as well as the London Community Energy Fund for the technical design and some delivery costs for the project. However, the project involves other costs to Repowering such as engagement and events, communication, managing the share offer and the installation. As Repowering is covering these costs on behalf of Lambeth Community Solar £10,000 raised through the share offer will be paid to Repowering. The total share offer raise of £137,000 includes the £10,000 development costs.

PROVISION FOR PAYBACK OF INITIAL CAPITAL INVESTMENT

In addition to the annual operating costs, the Society must also ensure that the initial principal investment be repaid by the end of the project life (or in the event of a withdrawal of shares). Accordingly, the Directors propose that a portion of income will be set aside (approximately £6,850 per annum) for repayment of capital (£137,000). Any interest accrued from the annual deposits held with our bank, the Co-operative Bank over the lifetime of the project will also form part of the income of the project (see above).

Members' share capital will be repaid every year over the 20-year period subject to financial performance and available funds. Members' share capital is returned by means of a "withdrawal" of shares. Members must apply to withdraw their share capital, and applications are then assessed by the Directors on the basis of whether LCS has sufficient funds to safely repay the share capital and subject to the Members' vote at each AGM on how surplus funds should be used. The Directors anticipate that a portion of Members' share capital will be available for withdrawal in each year, but there is no guarantee that this will be the case in each year.

INDICATIVE DISTRIBUTION OF ANNUAL PROFITS FROM PROJECT

After all operating costs and capital repayment expenses are paid, the project should be generating average annual profits in the region of £4,000 per annum over the lifetime of the project. In accordance with the Society's Rules, the Members will determine at each annual general meeting how to apportion the profits:

- To a general reserve for the continuation and development of the Society.
- To make payments for social or charitable purposes such as the Community Fund.
- To pay share interest to its investor Members.

ALLOCATION OF SHARE OF PROFITS TO THE COMMUNITY FUND AND ELECTRICITY DISCOUNTS

LCS is almost unique amongst similar projects as the financial benefit for the community, in the form of discounted electricity and provisions for the Community Fund, is estimated at a grand total of £62,250. The Community Fund is projected to be at least 44% of net profits. We anticipate that a number of shareholders in the Society may choose to allocate their annual interest payment to the Community Fund. The Society Members will collectively determine how much net profit from the project may be set aside for the Community Fund at each annual general meeting.

INDICATIVE RETURN

We estimate that the project will provide an expected 3% IRR to shareholders over the life of the project. This allows for 44% of net revenue from the project to be set aside annually for community benefit.

The table below shows the capital repayment and return on investment paid to, for example, a shareholder investing £1,000. Assuming the project is in line with projections, the shareholder will receive £1,365 after 20 years at a 3% IRR.

Note that payment of interest in each year is not guaranteed and subject to approval by the Directors. The Directors may decide not to provide a return in Year 1 of operation to allow Lambeth Community Solar to strengthen its finances before distributions to investors and the community fund are made.



| A £1000 SHAREHOLDER GETS | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 to 10 | Year 11 to 20 |
|---------------------------------|---------|---------|---------|---------|---------|--------------|---------------|
| % interest of remaining capital | 2.00% | 2.40% | 2.24% | 2.58% | 2.96% | 3.60% | 5.00% |
| Share interest | £20.00 | £22.79 | £20.14 | £21.90 | £23.70 | £117.23 | £140.00 |
| Capital repayment | £50.00 | £50.00 | £50.00 | £50.00 | £50.00 | £250.00 | £500.00 |
| Total | £ 70.00 | £72.79 | £70.14 | £71.90 | £73.70 | £367.23 | £640.00 |
| Cumulative | £70.00 | £142.79 | £212.93 | £284.82 | £358.52 | £725.75 | £1,365.75 |

| A £250 SHAREHOLDER GETS | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 to 10 | Year 11 to 20 |
|---------------------------------|--------|--------|--------|--------|--------|--------------|---------------|
| % interest of remaining capital | 2.00% | 1.65% | 1.92% | 2.16% | 2.56% | 3.29% | 5.00% |
| Share interest | £5.00 | £5.70 | £5.04 | £5.47 | £5.92 | £29.31 | £35.00 |
| Capital repayment | £12.50 | £12.50 | £12.50 | £12.50 | £12.50 | £62.50 | £125.00 |
| Total | £17.50 | £18.20 | £17.54 | £17.97 | £18.42 | £91.81 | £160.00 |
| Cumulative | £17.50 | £35.70 | £53.23 | £71.21 | £89.63 | £181.44 | £341.44 |

| A £50 SHAREHOLDER GETS | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 to 10 | Year 11 to 20 |
|---------------------------------|--------|--------|--------|--------|--------|--------------|---------------|
| % interest of remaining capital | 2.00% | 2.40% | 2.24% | 2.58% | 2.96% | 3.60% | 5.00% |
| Share interest | £1.00 | £1.14 | £1.01 | £1.09 | £1.18 | £5.86 | £7.00 |
| Capital repayment | £2.50 | £2.50 | £2.50 | £2.50 | £2.50 | £12.50 | £25.00 |
| Total | £3.50 | £3.64 | £3.51 | £3.59 | £3.68 | £18.36 | £32.00 |
| Cumulative | £3.50 | £7.14 | £10.65 | £14.24 | £17.93 | £36.29 | £68.29 |

INDICATIVE PROFIT & LOSS STATEMENT & CASH FLOW

We estimate that the profit and loss statement and cash flow of the project is as indicated in the table below. We expect the operating income to be £1,780 after 20 years. The projections anticipate that the Society will be cash positive each year from the commencement of operations.

| INCOME | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 to 20 | Total over 20 years |
|--------------------------|----------------|----------------|----------------|----------------|----------------|-----------------|---------------------|
| Generation FIT | £3,385 | £3,456 | £3,528 | £3,602 | £3,677 | £65,344 | £82,993 |
| Sale of energy (on-site) | £12,443 | £12,703 | £12,969 | £13,240 | £13,516 | £240,186 | £305,057 |
| Export of energy (grid) | £640 | £653 | £667 | £681 | £695 | £12,346 | £15,681 |
| Interest from provisions | £4 | £8 | £13 | £17 | £21 | £585 | £648 |
| Total income | £16,472 | £16,820 | £17,176 | £17,539 | £17,909 | £318,461 | £404,378 |

| COSTS | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 to 20 | Total over 20 years |
|---------------------------------|----------------|----------------|----------------|----------------|----------------|-----------------|---------------------|
| Operating costs | | | | | | | |
| Export Meters expenses | £400 | £410 | £420 | £431 | £442 | £8,115 | £10,218 |
| Insurance expenses | £799 | £819 | £840 | £861 | £882 | £16,215 | £20,415 |
| Business rates | £477 | £488 | £501 | £513 | £526 | £9,668 | £12,173 |
| Administration expenses | £1,744 | £1,787 | £1,832 | £1,878 | £1,925 | £35,377 | £44,543 |
| Asset Management & Maintenance | £1,453 | £1,489 | £2,104 | £2,157 | £2,211 | £53,829 | £63,244 |
| Depreciation costs | £6,850 | £6,850 | £6,850 | £6,850 | £6,850 | £102,750 | £137,000 |
| O&M Package Expenses | £144 | £148 | £151 | £155 | £159 | £2,922 | £3,678 |
| Provision inverter replacements | £1,671 | £1,671 | £1,671 | £1,671 | £1,671 | £8,355 | £16,711 |
| Provision decommissioning costs | £- | £- | £- | £- | | £10,000 | £10,000 |
| Contingency fund | £- | £- | £- | £- | | £5,000 | £5,000 |
| Total operating costs | £13,538 | £13,663 | £14,369 | £14,516 | £14,665 | £252,232 | £322,983 |

| | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
| Distribution costs | | | | | | | |
| Return on investments shareholders (3%) | £2,603 | £2,957 | £2,607 | £2,823 | £3,044 | £30,581 | £44,615 |
| Community Fund contributions | £200 | £200 | £200 | £200 | £200 | £34,000 | £35,000 |
| Total distributions | £2,803 | £3,157 | £2,807 | £3,023 | £3,244 | £64,581 | £79,615 |
| Total expenses | £16,341 | £16,820 | £17,176 | £17,539 | £17,909 | £316,813 | £402,597 |
| Operating income | £131 | £- | £- | £- | £- | £1,649 | £1,780 |

CASH FLOW STATEMENT

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 to 20 | Total over 20 years |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------------|
| Operating income | £131 | £- | £- | £- | £- | £1,649 | £1,780 |
| Add back depreciation | £6,850 | £6,850 | £6,850 | £6,850 | £6,850 | £102,750 | £137,000 |
| Add back inverter provisions | £1,671 | £1,671 | £1,671 | £1,671 | £1,671 | £8,355 | £16,711 |
| Add back decommissioning costs | £- | £- | £- | £- | £- | £10,000 | £10,000 |
| Payment inverter provisions | £- | £- | £- | £- | £- | £16,711 | £16,711 |
| Payment decommissioning costs | £- | £- | £- | £- | £- | £10,000 | £10,000 |
| Capital repayment shareholders | £6,850 | £6,850 | £6,850 | £6,850 | £6,850 | £102,750 | £137,000 |
| | | | | | | | |
| Cash flow in year(s) (Income minus Expenses) | £1,802 | £1,671 | £1,671 | £1,671 | £1,671 | £6,706 | £1,780 |
| Cash flow in bank | £1,802 | £3,473 | £5,145 | £6,816 | £8,487 | £1,780 | £1,780 |



06. TERMS AND CONDITIONS OF SHARE OFFER

Please read this section carefully – it sets out the details for becoming a Member of Lambeth Community Solar. While you may hear about this investment opportunity from other sources, you should ultimately make your decision based solely on the information contained or referenced in this share offer.

AIMS OF SHARE OFFER

- This Share Offer aims to:
- Raise the necessary capital funds of £137,000 to install a 145.31 kWp solar PV array on the roofs of 2 schools in Lambeth.
 - Generate a source of renewable energy, and provide income, employment and community empowerment to the residents of Lambeth.
 - Provide a modest source of income for all shareholders in the form of annual interest payments.
 - Contribute to the widescale adoption of decentralised, community-owned renewable energy projects throughout London, aligned with the aims and principles of Repowering London

ELIGIBILITY CRITERIA

Membership is open to all UK residents over 16 years old, corporate bodies and voluntary organisations.

VOTING

All Members of the Society will have one vote regardless of the size and value of their shareholding.

SHAREHOLDINGS

When buying shares through this Offer you will automatically become a member of Lambeth Community Solar, which operates on a one-member, one-vote basis.

- Lambeth residents may purchase a share for £1 if they do not wish to invest but do wish to be involved. Residents living in Lambeth who are under 25 or receiving: Income Support, Housing Benefit, Job Seekers Allowance, Personal Independence Payments, Income-based Jobseeker’s Allowance (JSA), Universal Credit, Carer’s Allowance, Disability Living Allowance or Pension Credits, or Housing Benefit, may apply for share at a minimum of £50 each. All other applicants must purchase share at a minimum of £100. The maximum investment for all shareholders is £45,000.
- Each share in Lambeth Community Solar has a nominal value of £1, which will not increase but may decrease if the Society suffers sustained financial losses.
- You cannot trade your shares on a stock exchange or transfer them to other individuals.
- Withdrawal of shares shall only be in accordance with the terms described below

MEMBERSHIP

Each person or organisation issued with Shares becomes a Member of the Society, with membership rights defined in the Rules (available on the Repowering website www.repowering.org.uk/LCS). The principal rights are:

- Each Member has one vote, regardless of the number of Shares held. This vote applies to resolutions proposed by Members in the Society, as well as in relation to the appointment of Board Directors.
- The right to receive a proportionate annual interest payment as a return on the investment in shares (subject to available surplus). This does not apply to residents with one £1 share
- The right to the return of initial share capital by the end of the life of the solar PV installation (subject to available surplus assets and any new business of the Society).
- As a Member, the right and eligibility for election to the Board.

INTEREST

Provision is made in the Rules for payment of interest on the share capital at such rate or rates as may be determined by the Society Directors and approved by Members at each annual general meeting. The financial model for the project is based on a target of 3.0% IRR being achieved by the end of the 20 years, subject to annual financial performance. Payment of interest may be made annually in gross on a date approved by the Members at each annual general meeting. This percentage return has been calculated by the Directors so that approximately 44% of the project’s annual net profits across its duration will be put towards the Community Fund. Investors should not expect interest payments that mirror the returns of commercial investments.

WITHDRAWING SHARES

We strongly encourage investors to view their investment as being a long-term commitment to the Lambeth Community Solar Society, for the project’s entire 20-year period. However, if necessary you have the right to withdraw any or all of your share capital after the first three years following the issue of shares, upon approval by the Board of Directors. This will be subject to 3 months’ notice and in accordance with the Society’s Rules. Withdrawals will be honoured so long as, at the sole discretion of the Board of Directors, they do not jeopardise the financial strength of the Society.

NOMINATION OPTION

You may (if you wish) elect to nominate a recipient for the value of the shares (but only up to £5,000) and thus (under current legislation) remove the value of the shares (up to £5,000) from your estate for probate purposes (but not for capital tax purposes). **If you have any questions, you should seek independent advice.**

APPLICATION PROCEDURE

When can I apply for shares in Lambeth Community Solar?

This share offer will be available between 18 September to 22 November 2019. The closing date may be extended at the discretion of the Society's Board of Directors.

How can I apply?

Share Offer applications must be made using the Application Form included at the end of this Share Offer Document, or downloaded online via this link: www.repowering.org.uk/LCS. Applications will only be considered if complete, and if the conditions laid out in this share offer are met. Once we have received your application form, it cannot be withdrawn. Though all applications will be considered, we are not obliged to accept your application for shares, and we may decide to issue fewer shares than requested. In the case that this happens, we do not have to give any reasons for our decisions.

What happens if and once my application is accepted?

We will acknowledge receipt of your card payment/cheque and application once it has been received. It will be considered at the next Board of Directors meeting. Your money will be held by us on trust until we issue shares to you. After this, you will be bound by the Rules (which can be found at www.repowering.org.uk/LCS). Once issued, you will receive an email from us confirming your share allocation, along with a signed share certificate and relevant tax information.

What if my application is not accepted?

We may exercise our right to reject your application, or issue you less shares than you applied for. If so, we will return your money which has not been accepted for the purchase of shares to you within fourteen days of this decision, which will be made at the Board of Directors meeting. We will not pay you interest on any money that is returned to you.

Are some share applications given priority over others?

If oversubscribed, applications for shares will be offered giving priority to Lambeth residents and postcodes in the closest proximity to the project and those who allocate their return on investment to the Community Fund.

What happens if the share offer fails to raise enough money?

At the discretion of the Board of Directors, the share offer deadline may be extended to attract more funding. However, if this share offer ultimately fails to raise the full target of £137,000, Lambeth Community Solar will not be responsible for any financial losses suffered by applicants. If the share offer fails to raise the full target of £137,000 the Board of Directors may choose to install solar arrays on as many sites as possible, at which point surplus funds will be returned to applicants as soon as practically possible.

TAXATION

Interest payments will be made gross and subscribers will be responsible for declaring this income on their tax returns, although they may not have to pay tax on this interest where the Personal Savings Allowance or any similar scheme applies. **The shareholder should consult with its/his/her financial expert regarding the effects of the tax on earned interest.**

PROVISIONS ON DEATH OF A MEMBER

In accordance with the Society's Rules, on the death of a Member of the Society, their personal representative can apply for withdrawal of the share capital. Return of share capital under this provision will be prioritised by the Board of Directors over any other return of Member's capital.

Furthermore, if we are unable to install and commission the solar panels by 31st March 2020 the feed-in tariff will no longer be available and we will return all funds to our investors.

How will my information be used/data protection?

Details of all shareholders shall be held on a share register. Share register information shall only be shared with the Society's Members, Officers, Directors and Repowering Limited, the administrator of the ongoing maintenance and management of the Lambeth Community Solar Array, and other persons specially authorised by resolution of the Society.

Repowering Limited, who will keep the official record of Members, are registered under the Data Protection Act.

Pursuant to section 103 and 104 of the Co-operative and Community Benefit Societies Act 2014, a member of the Society, and any person having an interest in its funds, shall be allowed to inspect the following in the manner and under the conditions authorised by the Society's Rules: (i) the member's own account, and (ii) all entries in the Society's duplicate register kept pursuant to section 30, which is a register of Members' and officers' information, excluding and not disclosing the number of shares purchased, the amount paid, and information on property held by Members. Under no condition shall a Member inspect another Member's account without that other Member's prior written consent.

The following information shall be made available on the Society's website:

- Copies of the Society's annual accounts for the previous three years accompanied by any auditor's report or equivalent.
- Copies of the Society's annual return to the FCA for the previous three years.
- An up-to-date list of the officers of the Society and its Management Committee Members, including details of how to contact them.
- An up-to-date copy of the Society's Rules.
- A copy of any community share offer document published in the previous five years.
- A copy of any business plan published in conjunction with an offer document in the previous five years.
- A copy of any current registered charges over the Society's assets.

INVESTMENT RISK AND DISCLAIMER

All investment and commercial activities carry risk and, as such, there is a chance that you will lose the value of your investment. Since this share offer is exempt from the Financial Services and Markets Act 2000 or subsidiary regulations, you will have no right of complaint to an ombudsman. A society formed under the Co-operative and Community Benefit Society Act 2014 is registered with but not authorised by the Financial Conduct Authority - any money you invest is not safeguarded by a depositor protection scheme or dispute resolution scheme. **As a result, should Lambeth Community Solar get into any financial difficulties:**

- **We may have to suspend your rights to withdraw your shares.**
- **We may have to write down the value of your shares.**
- **You may lose all the money you have paid for your shares.**

Can you afford to be without the money you pay for these shares? If not, you should not buy them. If you are in doubt about any information contained in this document, you should consult an Independent Financial Advisor under the Financial Services Act 1986, or you should seek advice from a solicitor or accountant.

YOUR PROMISES TO US

You promise that:

- your cheque will be honoured on presentation.
- you, as an individual, are at least 16 years of age.
- you will supply us with proof of your identity and address if we ask for it (we may need this to comply with Money Laundering Regulations 2003).
- you are a UK resident.

A share application form is included with this document.

It can also be downloaded from www.repowering.org.uk/LCS.

07. RISK FACTORS

As with any project there are inevitably a range of risks which you should consider described below:

POLICY

- Changes in renewable energy policy and legislation, especially to the value of the Feed-in-Tariff, could affect the project (nonetheless to-date, changes in Feed-in-Tariff legislation have only applied to new installations).
- Legislative changes to the roles and functions of the Financial Conduct Authority or to those of other regulatory bodies may change the way in which Lambeth Community Solar Ltd is regulated.

TECHNICAL

- The amount of electricity produced may not meet the target, for example due to unexpected weather patterns or underperformance of the solar panels.
- There may be interruptions to the generation of electricity caused by, for example, mechanical failure that could increase maintenance costs and impact revenue income.
- There may be interruptions to electricity generation because of temporary roof repairs or maintenance works required by the schools. This may result in reduced Member returns. However, we have selected roofs that are in a good condition and are working with both schools to minimise the impact on the project.
- There may be damage to the site that interrupts electricity generation.
- Although the installation will be fully insured for risks such as accidental and malicious damage, standard exclusions will apply including 'Acts of God'.

FINANCIAL

- If the project is not installed by the end of March 2020 we will not be able to secure the pre-registered Feed-in Tariff assumed in the financial model. In which case we will return all funds to our investors.
- If the deployment caps for solar PV systems of 10-50 kWp are met before the proposed installation in October half-term we will not proceed with the project and return all funds to our investors.
- Working with the Schools we have scheduled the solar panel installation during the October half-term 2019. We will need to pay our installers Ecolution a 25% upfront payment to facilitate the install and are in the process of seeking a short-term bridging loan from Brixton Energy Solar 1, Solar 2 and Solar 3 to help us manage cash flow. The short-term loan is at 0% interest and is a low risk to the project as we will raise the required funds through the share offer to repay the loan.
- The capital costs are based on calculations carried out before this share issue. Any subsequent increase in capital costs will have to be met by monies raised in this share offer and any other sources of funding (gifts and loans).
- Inflation may be higher or lower than the forecast of 2.5% used in the financial model. Lower inflation could reduce income from the Feed-in Tariff and export tariff which are index-linked.
- The price of electricity can go down as well as up and can affect income earned through export and sale of electricity. This may result in reduced project income and member returns.
- The energy demand for the schools may be lower than projected and can result in lower sales of energy to the site and lower project income and member returns.
- The shares in Lambeth Community Solar are illiquid (that can only be withdrawn from the co-op, not sold or exchanged externally for cash) and investors are expected to view this as a 20-year investment. The capital is expected to be returned to investors over time (estimated at 5% a year), with the intention to repay capital invested over the 20-year period rather than a lump sum at the end. The full withdrawal of capital may be requested but the Board of Directors may not feel in a position to allow withdrawal if and when required due to small reserves accrued, so you may not be able to have your money back when you request it.
- The value of the shares may be written down so you may not receive all your money back.

OPERATIONS

- Operational costs for insurance, administration, service and maintenance may increase over the life of the project by more than the amounts we have assumed.
- We are in the process of securing a signed lease and Power Purchase Agreement with Norwood school and we might not secure the terms we have assumed for the financial model. This may result in reduced project income and member returns. The probability of this happening is low as the school have approved the template agreements for the roof lease and purchase of electricity from Lambeth Community Solar.

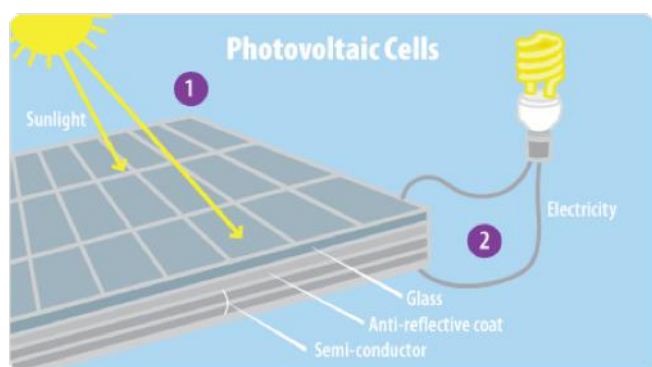
This list is not necessarily comprehensive, and you should consider other risks that may impact the value of your investment.

08. BACKGROUND INFORMATION

SOLAR PV TECHNOLOGY

What is Solar PV?

Solar Photovoltaic (PV) panels are constructed from cells made up of layers of semiconducting materials. These materials absorb energy from sunlight, and then release electrons, which converts light into electrical energy. Since this does not burn any fossil fuels such as coal or gas, daylight can therefore provide electricity without creating harmful greenhouse gases such as carbon dioxide (CO₂) or methane (CH₄). It is as simple as that.



The total solar generation depends on the power of the PV cell, measured by the kilowatt peak (kWp). That's the rate at which a panel generates electricity under standard test conditions.

Is there enough sun in the UK?

A popular misconception is that solar electricity can only be generated in countries benefiting from substantially more sunlight than we receive here in the UK. However, solar panels also work in ambient light and will still produce a significant amount of energy on overcast days. Solar energy is therefore a viable solution for generating electricity in the UK. While the sun's strength in the UK is half of that on the equator, it is still enough to provide a significant proportion of our energy needs.

THE FEED-IN-TARIFF (FIT)

In 2010, the UK Government introduced a Feed-in Tariff (FIT) scheme for the generation of electricity from renewables to encourage the deployment of small-scale renewables and low-carbon electricity generation, particularly by organisations, businesses, communities and individuals that have not traditionally engaged in the electricity market. The FIT scheme requires electricity suppliers to pay renewable energy generators, both for all the electricity they generate (the Generation Tariff) and for any surplus electricity they export to the National Grid (the Export Tariff). Electricity suppliers are required, by law, to pay the FIT to anyone who installs solar electric arrays up to a maximum size of 5 megawatts (5MW). The Feed-in Tariffs (FITs) was reviewed in 2011 and in 2015 resulting in significant reductions in the tariff for renewables like solar, wind, and hydro. More recently, on 18 December 2018, the government announced their decision to close the FIT scheme to new applicants from 1 April 2019.

FIT pre-registration

Before the closure of the scheme, community and school installations were able to apply for pre-registration on or before 31 March 2019 to receive the FIT. Community energy installations like Lambeth Community Solar who are granted pre-registration can benefit from a 12-month validity period to commission and apply to their licensee for accreditation.

Deployment caps

MCS community installations that pre-register on or before 31 March 2019, but whose MCS certificate is issued after this date, will be allocated to the final deployment cap subject to space being available. These applications are being ordered by Ofgem under the deployment cap by the date and time that the installation's MCS certificate was first issued.

Soon after the scheme closure on 1 April 2019, Ofgem have been assessing whether or not the final deployment caps can be breached by the community installations which have pre-registered but are yet to receive an MCS certificate. If the total capacity of these installations is greater than the spare capacity left in the final deployment cap, Ofgem will inform all the potentially affected community installation applicants via email. Based on Ofgem's latest reports deployment caps for solar PV systems within the 10-50 kWp band have not been met and still have 45% capacity.

The Department for Business Energy and Industrial Strategy (BEIS) previously known as the Department of Energy and Climate Change (DECC) makes the policy decisions about the FITs scheme and are the relevant contact for queries about legislation. The energy regulator Ofgem E-Serve administers the scheme.

At the start of each calendar quarter Ofgem will publish tariffs on their website.

<https://www.ofgem.gov.uk/environmental-programmes/fit>

EQUIPMENT INSTALLED FOR LAMBETH COMMUNITY SOLAR

Elmgreen School

| | |
|---|---|
| 195 x 320w Eurener Monocrystalline modules (see attached) | 3 x Rotary AC isolators |
| 1 x 50k Solis Inverters | 6 x Rotary DC isolators |
| 1 x 10k Solis Inverter | 1 x Three phase distribution units |
| 1 x Three phase generation meter | Van Der Valk+ Flat roof framing system with ballast |
| 1 x CT Export meter | |

Norwood School

| | |
|---|---|
| 260 x 320w Eurener Monocrystalline modules (see attached) | 1 x CT Export meter |
| 4 x 15k Solis Inverters | 7 x Rotary AC isolators |
| 1 x 20k Solis Inverter | 15 x Rotary DC isolators |
| 3 x Three phase generation meters | 2 x Three phase distribution units |
| | Van Der Valk+ Flat roof framing system with ballast |



09. GLOSSARY

ANNUAL INTEREST PAYMENT: In a Community Benefit Society, a discretionary allocation of profit paid to investor Members.

APPLICANT: An applicant for offer shares through submission of an application form.

APPLICATION FORM: The form in this share offer which must be completed and returned in accordance with the Terms and Conditions of this share offer and the Guidance Notes.

APPLICATION MONIES: The total gross sum realised by this share offer.

BOARD: the Board of Directors of Lambeth Community Solar Ltd.

CLIMATE CHANGE: the phrase widely used to describe changing weather patterns as a direct result of global warming. The main cause of global warming is the carbon dioxide that results from burning fossil fuels (coal, oil and natural gas) which traps the Earth's heat in the atmosphere.

COMMISSIONED: Panels registered for Feed-in Tariff and system in active service.

CO₂: Carbon dioxide gas emitted during the burning of fossil fuels and regarded as the main cause of global warming.

CH₄: Methane gas emitted during the production and transport of coal, natural gas, and oil, as well as produced by agriculture and livestock practices. Methane is a major greenhouse gas, the main cause of global warming.

DIRECTORS: The Directors of Lambeth Community Solar.

FIT: Feed-in Tariff, an incentive for microgeneration up to 5MW introduced by HM Government on 1st April 2010 under powers from the Energy Act 2008

GRID, OR NATIONAL GRID: The National Grid is the high-voltage electric power transmission network in Great Britain

IRR: The internal rate of return (IRR) is a method of calculating rate of return. The term internal refers to the fact that the internal rate excludes external factors, such as inflation, the cost of capital, or various financial risks.

kW: Kilowatt, a unit that measures power and is equal to 1000 Watts.

kWp: Kilowatt peak, a unit that measures maximum power generated by the installation of a single panel.

kWh: Kilowatt hour, a unit that measures energy and is equal to the energy that can provide the power of 1 kW for the period of one hour.



OFFER COSTS: The expenses incurred by or on behalf of Lambeth Community Solar in issuing this share offer.

OFFER PERIOD: The period during which the invitation to purchase shares pursuant to this share offer will remain open (including any extension) as set out in the timetable in this document.

OFFER SHARES: New withdrawable shares in Lambeth Community Solar, offered at a par value of one pound (£1.00) each pursuant to the Terms and Conditions of the share offer and payable in full on application.

PV: Photovoltaics (PV) is a method of generating electrical power by converting the sun's radiation into direct current electricity. Photovoltaic power generation uses solar panels to do this, composed of a number of solar cells containing a photovoltaic material. Solar power generation is a clean and sustainable energy technology which draws upon the planet's most plentiful renewable energy source – the sun.

PPA: Power Purchase Agreement for the sale of electricity

PROJECT: The proposed ownership and operation by Lambeth Community Solar of a 93.96 kWp photovoltaic array in the Royal Borough of Lambeth.

PROJECTIONS: the financial projections for Lambeth Community Solar set out in this share offer.

RULES: The Rules of Lambeth Community Solar, available online or on demand by using the contact details set out in this share offer.

SHARE OFFER: The offer of shares in Lambeth Community Solar contained in this document.

SITE: The location of the proposed solar array being; The Elmgreen School, The Norwood School.

SOLAR ARRAY: Collection of photovoltaic panels connected in series to generate electricity.

LAMBETH COMMUNITY SOLAR: Lambeth Community Solar Limited which is registered with the Financial Conduct Authority (Registered No. 7797). The Society aims to create renewable energy and low carbon projects that benefit the residents of Lambeth.





10. INVESTMENT APPLICATION FORM

Lambeth Community Solar Limited Share Issue, 2019

Before completing this Application Form you must:

- Read the accompanying Share Offer Document.
- Pay special attention to the Risk Factors in Section 07, set out in this Share Offer on page 28 and the Important Notice.
- Consider whether you need to take financial or other advice in relation to the Terms and Conditions contained in Section 06. of this Share Offer.
- Read the Rules of Lambeth Community Solar available on the project website at www.repowering.org.uk/LCS.

Applications and cheques must be received by 22nd November 2019.

Please note there will also be the option for BACS transfers on the website.

PLEASE USE CAPITALS AND BLACK INK AND COMPLETE BOTH SIDES OF THE APPLICATION FORM

Amount to invest:

I wish/my organisation wishes to invest a total amount of in Lambeth Community Solar on the Terms and Conditions of the Offer Document at the price of £1.00 per share.

(Investments must be at least £100 unless you are a Lambeth resident and under 25 or receiving; Income Support, Housing Benefit, Job Seekers Allowance, Personal Independence Payments, Jobseeker's Allowance (JSA), Universal Credit, Carer's Allowance, Disability Living Allowance or Pension Credits, Tax Credits or Housing Benefit, in which case investments must be at least £50.)

Lambeth Community Fund/CSR Match Funding Opportunity - I would like to take this opportunity to support the social and environmental objectives of LCS by allocating my annual interest payment to the Community Fund. Please tick here: ☐

Individual Applicant Details:

TITLE:

FIRST NAME(S) IN FULL:

LAST NAME:

ADDRESS:

POST CODE:

TELEPHONE:

E-MAIL:

All applicants must provide an email address so that administration costs are kept to a minimum.

If the Applicant is nominee for a **child** (noting any tax implications):

CHILD'S NAME:

CHILD'S DATE OF BIRTH:

CHILD'S ADDRESS:

POST CODE:

For legal reasons, the child's details must also be entered into the Nominee Application Form on page 35.

If the Applicant represents an **organisation**:

ORGANISATION NAME:

ORGANISATION ADDRESS:

TYPE OF ORGANISATION:

REGISTRATION NUMBER:

NAME OF AUTHORISED SIGNATORY SIGNING THIS APPLICATION:

POSITION OF AUTHORISED SIGNATORY:

If you wish to nominate a person to whom you wish your shares to be transferred to on your death, please tick here: ☐ and complete a "NOMINEE APPLICATION FORM." at the end of this document.

DECLARATION

- I am over 16 years old.
- I have read the Share Offer Document, including Risk Factors on Page 28
- I agree to be bound by the Terms and Conditions included in the attached Share Offer and the Rules of Lambeth Community Solar.
- I understand that the Board of Directors of Lambeth Community Solar may reject my application and does not have to tell me why it has been rejected.
- I understand that Lambeth Community Solar is authorised to make enquiries as deemed necessary to confirm the eligibility of my application or that I am not making multiple applications.
- I have explicit authority to sign the application form on behalf of any person/organisation
- I will supply any additional information requested by Lambeth Community Solar in connection with money laundering, taxation or compliance with other regulations.

Data protection and money laundering

The data provided by you on this form will be stored in a computerised database. The data will be used only for Lambeth Community Solar and will not be disclosed to any third party. It is a term of the offer that to ensure compliance with the Money Laundering Regulations 2003, Lambeth Community Solar may at its absolute discretion require verification of identity from any person seeking to invest.

Signed as a deed

Please sign here:

A witness to your signature must sign here:

DATE:

YOUR PAYMENT

Your unique payment reference: Please insert **Your First name & amount invested**.

You can pay either by BACS (telephone or online banking), or by cheque posted with this form.

Please circle the method you are using: **BACS / CHEQUE**

PAYING BY BACS (TELEPHONE OR ONLINE BANKING)?

Please send your payment of £_____ to:

Account name: Lambeth Community Solar Ltd

Sort code: 08-92-99

Account number: 65863334

Your reference: Your First name & amount invested

IMPORTANT It is essential to quote the above reference when making your payment. Without it, we may not be able to trace your payment. Thank you! When you have made your payment, please post this form to the address given below.

PAYING BY CHEQUE?

Please make your cheque for £_____ payable to **Lambeth Community Solar Ltd**.

Please write your **reference LCS** on the back of your cheque.

Don't forget to include your cheque with this form when you post it to us!

POST YOUR COMPLETED FORM TO:

Repowering - 8th Floor Blue Star House, 234-244 Stockwell Road, London SW9 9SP

If you have any questions, please contact: **dave.fuller@repowering.org.uk**



NOMINEE APPOINTMENT FORM

Lambeth Community Solar Limited Share Issue, 2019

(For individual applicants only; not available for corporate or organisational investors)

This form should only be completed if you wish to nominate a person to receive your shares on your death.

You can nominate a person to whom you wish your shares to be transferred on your death. We will respect those wishes (as far as UK law and the Community Benefit Society Rules permit).

If you are a nominee for a child (see page 34), you MUST also enter the child's details into this form.

Individual Applicant Details:

TITLE:

FIRST NAME(S) IN FULL:

LAST NAME:

ADDRESS:

POST CODE:

TELEPHONE:

E-MAIL:

All applicants must provide an email address so that administration costs are kept to a minimum.

Designated Nominee Signature:



REPAYMENT FORM

Lambeth Community Solar Limited Share Issue, 2019

Repayment details

Please provide your bank account number and sort code that you wish us to use for your annual share payment.

Name of bank:

Name of account holder:

Account number:

Branch sort code:



11. MEMBERSHIP APPLICATION FORM

Only for residents of the Borough of Lambeth who do not want to make an investment but do wish to be involved in the Society

The Lambeth Community Solar Benefit Society was set up in June 2018, to bring together the local community and contribute to reducing carbon emissions. It is run by people from Lambeth, and is supported by Repowering London. Lambeth Community Solar aims to generate renewable energy, income, education, resilience, and an improved quality of life for the local community. In doing so, the Society hopes to be an exemplar for future green community projects in London.

If you are a resident of Lambeth and would like to become involved in the Society without investing, you can buy one £1 share to become a Member. As a Member, you will have the right to vote on the appointment of Directors, on the allocation of income to the Community Fund, and also which activities to fund. Please complete this form if you wish to be involved in the Society but do not wish to make an investment.

TITLE: Mr Mrs Ms

FIRST NAME(S) IN FULL:

LAST NAME:

DATE OF BIRTH:

ADDRESS:

POST CODE:

TELEPHONE:

E-MAIL:

In signing this application to become a Member of Lambeth Community Solar Limited, I agree to the following:

- I support and agree with the aims of the Society as stated above.
- I agree to pay a £1.00 nominal Membership fee to join the Society, entitling me to one vote at each Society meeting.
- As a Member, I have the right and eligibility for election to the Board.
- All the personal details entered above are up-to-date and accurate to my knowledge.
- I am unable to transfer my rights or duties as a Member to anyone else.
- I do not have the right to any annual interest payments resulting from income generated by the Lambeth Community Solar project.





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