



Annual Report 2020

During 2020, Banister House Solar successfully delivered against its objectives of: generating renewable energy, engaging with the local community, becoming an exemplar for green projects in London.

Generating renewable energy

Up to the end of December 2020, the 102kWp Banister House Solar array has generated a total of 84,380 kWh of electricity, enough to power 34 average UK homes for a year compared to 79,401 kWh generated in 2019. This energy generation resulted in saving 19.7 tonnes of CO₂ emissions¹ during the year. We are pleased to report that the system is performing well.

Engaging with the local community

Banister House Solar engaged [Energy Garden](#) to deliver a paid Youth Training Short Course during Summer 2020, focusing on community energy business models and employability skills. 16-18-year-old candidates were recruited from the local area and wider East London community. Five young people were supported to improve their employability skills and abilities, improve their confidence and learn more about gardening and supporting their local community.

Leila Fortunato, Volunteer Banister House Solar Director worked in partnership with the Energy Garden team to facilitate this training. A range of young people were interviewed over the summer in preparation for a late August start. Criteria was based on locality, commitment to the course and ability to attend and actively participate. Consent forms were collected from all students with expectation of full attendance and completion of all home learning tasks in order to be paid. The course lasted for four weeks, including the gardening session at Homerton Station.

Trainees received eight hours of online training over four sessions, broken down into: CV writing, personal statements and cover letters; application forms and interview skills; communications and marketing skills; and local business models. Trainees were also given home assignments like creating usable CVs and cover letters that they can use as future templates for applications. They also participated in two hours of horticulture and team building skills in person at Homerton Station with the Energy Garden team (this part of the course was funded by Energy Garden). Five young people completed all the training sessions and accompanying home assignment tasks, allowing full payment of interns at £10.78/hr as per London Living Wage.

¹ To calculate the tonnes of CO₂ saved from the electricity generated we have used Defra's carbon factors published in 2020. As a result, the carbon savings from the projects has reduced compared to previous year as the UK electricity fuel mix is using less coal generation and more renewable electricity generation.

<https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2020>

Please note due to Covid-19, the majority of the youth training sessions were conducted over Zoom and the gardening sessions maintained social distancing with participants wearing facemasks. More information and photos on the training can be found [here](#).

We continue to work with our partner [Repowering](#) to develop solutions where Banister House residents can receive a share and a saving from the renewable electricity being generated on their rooftops. Following completion of Phase 1 of the Tenant Electricity Exchange project we continue to explore options to develop Phase 2 to provide ongoing benefits from the solar generation to the Banister residents.

Our volunteer Directors remain active in the community making local connections and supporting local groups. Leila Fortunato has been in discussions with [Hackney Quest](#) (supports young people) and [The NIA Project](#) (offers services to end violence against women and girls) as potential applicants for the community fund. Wilhemina has been volunteering at St. Luke's Church that has been providing food for local families through the pandemic. As a keen gardener she has also been involved in the Energy Gardens at Homerton Station and Hackney Downs. We would also like to give a special mention to Ann Canaii who has spent the last ten years building community-led services and supporting those in need on the estate. She continues to offer her leadership in the community even though she has retired from community activism. We are also proud to announce that Leila has established [Black British Studies](#) to promote a greater understanding of different cultures and address inequalities.

[Becoming an exemplar for green projects in London](#)

Banister House Solar features in the film 'We The Power – the future of energy is community owned' that is about community energy in Europe, supported by Patagonia and REScoop.EU. The film was last launched this summer and we do recommend watching it '[We The Power](#)'.

[Financial accounts and shareholder payments](#)

The financial accounts which accompany this report show that:

- Banister House Solar received an income of £12,875 for the electricity generated by the array via the government's feed-in tariff and deemed export tariff.
- Income from the direct sale of electricity to Hackney Council for powering the communal supplies is £4,408.
- The total income for the year was £17,283.

After meeting direct operating and administrative costs, a surplus of £9,114 was generated for the year. It is proposed that an interest rate of 4% (£5,930) is paid on the share capital of £148,250.

For the year £1,483 is set aside for the Banister Community Fund and £336 has been donated to the Community Fund by shareholders who have waived their 2020 interest payments to benefit the Community. During 2020, we spent £1,100 of the community to run educational workshops for young people. At the end of the year, the Community Fund stands at £5,409.

The Directors propose that £1,702 of surplus is retained as profit for the year so that the Society can start to build up a small cushion of reserves for the future.

During the year, we made no capital repayment and the share capital as at 31st Dec 2019 is £148,250.

[Our partner Repowering London](#)

Banister House Solar is proud to be part of the Repowering family of energy co-ops. In 2020 the Repowering co-ops have collectively:

- Installed 200 kWp of solar generating capacity that includes 62 kWp on Elmgreen School as part of Lambeth Community Solar and 138kWp on the Westway Sports Centre as part of North Kensington Community Energy. The Westway Sports Centre represents our largest installation to date.
- Saved 144 tones of CO₂ from being emitted in the atmosphere
- The NKCE share offer raise for the Westway Sports Centre has taken our cumulative fundraising total to £706,000
- Provided employment to 2 locally rooted community champions in Lambeth
- Supported an empowered network of 45 volunteers and 677 investor members
- Engaged 100 children, 176 young people through workshops and assemblies
- Supported 32 residents through direct one to one energy advice saving £4,242 on their electricity bills
- £5,000 of community funds were distributed to local groups to provide essential supplies of food and fuel vouchers to support residents through the pandemic
- Successfully installed a battery at Elmore House, Brixton Energy Solar 1. It is the first 'communal' battery to be installed in a block of flats in the UK, and the first where stored solar energy will be allocated on a virtual basis to residents

This work is only possible with your support. Thank you for investing in our vision of community energy, and for being part of the change.

[Any questions?](#)

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

Ann Canaii
 Elias Hamas
 Glyn Thomas
 Leila Fortunato
 Melissa Harflett
 Wilhelmina Stewart

Directors, Banister House Solar Limited