



Annual Report 2021

During 2021, Banister House Solar successfully delivered against its objectives of generating renewable energy and engaging with the local community.

Generating renewable energy

Up to the end of December 2020, the 102kWp Banister House Solar array has generated a total of 69,181 kWh of electricity, compared to 84,380kWh in 2021 and 79,401 kWh generated in 2019.

The generation was enough to power 28 average UK homes for a year, and resulted in saving 15 tonnes of CO₂ emissions during the year, at the 2021 carbon intensity of the UK electricity grid.

Looking at the performance comparatively for 2021, the average yield of the Banister House Solar array was 742kWh/kWⁱ, compared to an average of 728kWh/kW for all sites managed by Repowering London.

The historic reduction from previous years is partly due to the fact that 2021 was a less sunny year than 2020. However we have also identified that the performance of three systems in particular has dropped significantly and we have instructed a solar engineer to undertake further investigation.

Given the age of the system and the poor air quality in London, it is also likely that an accumulation of dirt on the panels is reducing performance. Repowering London are looking at ways of cleaning the panels cost-effectively and safely. We will update the board with options in the next quarter.

Engaging with the local community

In 2020, Banister House Solar engaged [Energy Garden](#) to work in partnership with Director Leila to deliver a paid Youth Training Short Course during the Summer, 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. Agamemnon (Energy Garden) and Leila (Banister House Solar) are looking into running another similar Youth Training Short Course later in the year.

Our volunteer Directors remain active in the community making local connections and supporting local groups. We used our Community Fund to make a donation to [Hackney Quest](#) (supports young people) and are looking for more local projects or initiatives who could benefit from the Fund.

Innovation update

We continue to work with our partner [Repowering London](#) to develop solutions where Banister House residents can receive a share and a saving from the renewable electricity being generated on their rooftops. Unfortunately Verv, the technology company involved in the 'Tenant Electricity Exchange' project, decided not to continue to the second phase of the project which was intended to deliver bill savings.

Repowering London are currently testing a model at Roupell Park Estate in Brixton that has allowed residents to use local solar electricity at a discount. Participants have been saving c20% on their electricity bills as a result. We are working with the organisation that has supported the scheme, Energy Local, and their partner Octopus Energy to see whether the model could be offered to other sites.

Following completion of Phase 1 of the Tenant Electricity Exchange project in 2020, Banister House Solar received 8 'Powervault' batteries which were intended to increase the amount of solar electricity used within the blocks where the batteries are installed. The value of the batteries is approximately £30,000. Repowering London have identified some issues with the original installation and having raised them with Powervault, Powervault have kindly agreed to re-commission the batteries and reinstate the monitoring system for them. This will increase the revenue generated by the batteries which should also increase the community fund.

Financial accounts and shareholder payments

The financial accounts which accompany this report show that:

- Banister House Solar generated an income of £14,700 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 £4,400.
- The total income for the year was £19,100.

After meeting direct operating and administrative costs, a surplus of £1,718 was generated for the year. It is proposed that an interest rate of 4% (£6,440) is paid on the share capital of £147,750.

For the year, £1,478 is set aside for the Banister Community Fund and £336 has been donated to the Community Fund by shareholders who have waived their 2021 interest payments to benefit the Community. During 2021, we spent £500 of the community fund to run educational workshops for young people. At the end of the year, the Community Fund stands at £6,722.

During the year, we made no capital repayment and the share capital as at 31st Dec 2021 is £147,750.

Repowering London have suggested a capital investment in 2022 to allow the meter readings for on-site usage to be collected remotely. This is considered in more detail in the agenda item *Options for capital investment*.

Our partner Repowering London

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

- Raised £710,000 to install 707 kWp of solar panels on schools and community buildings
- Generated 654 MWh of electricity annually

- Saved 139 tonnes of Greenhouse gases from being emitted in the atmosphere annually
- Allocated £196,500 for Community Funds to benefit local causes
- Provided employment to three locally rooted community champions in Lambeth, Kensington & Chelsea and Aldgate
- Supported an empowered network of 30 volunteers and 677 investor members
- Participated in two local electricity supply trials developing new and more democratic ways to deliver renewable electricity locally
- Distributed £5,000 of community funds to local groups to provide essential supplies of food and fuel vouchers to support residents through the pandemic

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.

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ⁱ Excluding the community centre