



# SE 24 SUSTAINABLE ENERGY

## Share Offer Document

Open 5 July – 4 August 2024



- Grant finance secured: £75,000.
- Investment needed: £420,000.
- Invest from £250 to £100,000.
- Targeted return on investment: 4%.
- About more than money: lower bills and carbon emissions for the community.

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## 1. Overview

Since 2016, SE24 Sustainable Energy has been delivering solar PV and LED installations in southeast London that reduce energy bills for schools and public buildings while providing a return for shareholders.

We are delighted to announce a new share offer, opening on 5 July and closing on 4 August 2024. It means you can invest in green energy from as little as £250.

- Over the coming weeks and months, we are planning to complete three new solar PV projects and three new LED projects, in Southwark and at schools providing services to children with special educational needs in Bexley.
- The projects will save the schools money, while targeting an investor return of 4%.
- We have already secured grant financing of £75,000 from the London Community Energy Fund (LCEF) and the Southwark Community Energy Fund (SCEF).
- To deliver the projects we need to raise £420,000 from investors in our share offer.
- You can invest from as little £250.
- The share offer opens on 5 July and closes on 4 August.
- The projects - Harris Girls' Academy East Dulwich; Woodside and Endeavour Academies in Bexley; Lyndhurst Primary, Grove Lane; and Bermondsey Central Hall - will generate or save enough energy to power 140 homes and save carbon emissions equivalent to taking 40 cars off the road.

## 2. Introduction

Sustainable Energy 24 Ltd (SE24) is a not-for-profit, co-operatively owned, Community Benefit Society that develops and delivers renewable energy and energy efficiency projects for the benefit of the local community in South East London.

**You are invited to invest in six new SE24 projects - Solar PV and LED installations in Southwark and Bexley in Southeast London.** This document provides details of the projects and should be read in conjunction with the Share Offer Application Form (Annex B) which shows you how to make an investment.

### SE24 Community Fund

By investing in this share offer you will also be helping to generate revenue for SE24's Community Fund. This is used to help tackle fuel poverty in South London, providing assistance to those who need to choose between heating and eating, as well as supporting local educational and other events relating to sustainability.

Over 10 years, we expect these new projects to contribute over £50,000 to the Community Fund. Together with contributions towards the Community Fund from the existing SE24 portfolio, Community Fund efforts from 2025 may reach £10,000 annually.

### Our New Project Portfolio

Our new projects are at Harris Girls' Academy East Dulwich; Woodside and Endeavour Academies in Bexley; Lyndhurst Primary, Grove Lane; and Bermondsey Central Hall.

**Three projects have won grant funding to support investor funding.** Following successful applications to the London Community Energy Fund (LCEF) and the new Southwark Community Fund (SCEF) in 2023/24, SE24 was awarded the following grants:

**LCEF funding** (likely to start in the school summer holidays this year)

- £6,486 for LED installations to replace conventional lights at Lyndhurst Primary School, Southwark. Lyndhurst Primary is a school with around 320 pupils and is part of The Charter Schools Educational Trust (TCSET)<sup>1</sup>.
- £3,675 for LED installations at Bermondsey Central Hall, a community building in Southwark.

**SCEF funding:** £50,000 for solar PV installations at Harris Girls' Academy East Dulwich.

**Three projects will be investor-funded.** These are at two schools in London South East Academies Trust (LSEAT). This Trust has a network of mainstream, special and alternative provision schools across the region. We are aiming to install Solar PV systems and LED lights at Woodside Academy, which is a special school in Bexley for 4–19-year-olds with autism, and solar PV at Endeavour Academy, which is a special school for 11–16-year-olds with Social, Emotional and Mental Health needs (also in Bexley). We hope to complete these works by the end of October 2024.

The table below summarises funding for these six projects.

Project	Type	Cost £	Scale	Grant £	Share funding £
Harris Girls' Academy East Dulwich	Solar PV	163,000	135kW	50,000	113,000
LSEAT Woodside	Solar PV	119,544	144.5kW	0	119,544
LSEAT Woodside	LED	54,000	495 lights	0	54,000
LSEAT Endeavour	Solar PV	76,750	97kW	0	76,750
Bermondsey Central Hall	LED	12,579	107 lights	3,675	8,904
Lyndhurst Primary	LED	29,470	323 lights	6,486	22,984
					<b>395,182</b>

<sup>1</sup> <https://www.tcset.org.uk/>

Some 78% of the estimated capital spend in the table above relates to the Solar PV projects, while 22% relates to the LED projects.

### **Making a Return on Investment**

**SE24 makes a return on its investment because our solar panels and LED lights allow us to provide light and power to the buildings involved. They pay less for these services than before, while we use the income stream to repay investors.**

We sign Power Purchase Agreements (PPAs) for the Solar PV projects and Lighting Service Agreements (LSAs) for the LED projects.

These have different contractual durations. The PPAs are for more than 15 years while the LSAs are for 10 years. This matching of contractual undertakings for revenues with pay-back scenarios in shares means that shares related to Solar PV projects have 15-year interest and repayment horizons whereas shares related to LED projects have 10-year interest and repayment horizons.

These different interest and repayment horizons deliver 4% annuity-based returns for solar PV projects over 15 years and LED projects over 10 years. The Solar PV shares produce annual payments to shareholders of £89.94 per £1000 invested. The LED shares produce annual payments to shareholders of £123.29 per £1000 invested.

As with a mortgage, the split between interest payments and capital repayments changes over time, with the capital repayment proportion rising. But unlike a mortgage the underlying interest rate is fixed at 4%, whatever the market conditions.

In the Tables below, we set out separately how this works for solar and LED projects and show how they will be combined.

#### **Solar Returns Profile**

Year	Outstanding Sum	Interest	Total Payment	Capital Repayment
1	1000.00	40.00	89.94	49.94
2	950.06	38.00	89.94	51.94
3	898.12	35.92	89.94	54.02
4	844.10	33.76	89.94	56.18
5	787.93	31.52	89.94	58.42
6	729.50	29.18	89.94	60.76
7	668.74	26.75	89.94	63.19
8	605.55	24.22	89.94	65.72

9	539.83	21.59	89.94	68.35
10	471.48	18.86	89.94	71.08
11	400.40	16.02	89.94	73.93
12	326.48	13.06	89.94	76.88
13	249.59	9.98	89.94	79.96
14	169.64	6.79	89.94	83.16
15	86.48	3.46	89.94	86.48
				1000.00

### LED Returns Profile

Year	Outstanding Sum	Interest	Total Payment	Capital Repayment
1	1000.00	40.00	123.29	83.29
2	916.71	36.67	123.29	86.62
3	830.09	33.20	123.29	90.09
4	740.00	29.60	123.29	93.69
5	646.31	25.85	123.29	97.44
6	548.87	21.95	123.29	101.34
7	447.53	17.90	123.29	105.39
8	342.14	13.69	123.29	109.61
9	232.54	9.30	123.29	113.99
10	118.55	4.74	123.29	118.55
				1000.00

With this 2024 Share Offer, as with the 2021 Share Offer, investors will be given a combination of Solar and LED shares reflecting the mix of Solar PV and LED capital costs, in this case with 78% invested in Solar PV and 22% invested in LED.

Thus, in the Table below, if you invest £1000 and we achieve the investment sums required and the projects go to plan, Shareholders will get payments of £97.19 per year for 10 years and £73.38 for a further 5 years per £1000 invested. There will be some rounding in what gets paid out, but the objective is to deliver a 4% return.

One reason for separating the interest and capital components is that interest payments are subject to personal tax, but capital repayments are not.

### Shareholder Payments per £1000 invested.

Year	Solar PV share £782.55			LED Share £217.45			Total £1000		
	Interest	Capital	Total	Interest	Capital	Total	Interest	Capital	Total
	£	£	£	£	£	£	£	£	£
1	31.30	39.08	70.38	8.70	18.11	26.81	40.00	57.19	97.19
2	29.74	40.64	70.38	7.97	18.84	26.81	37.71	59.48	97.19
3	28.11	42.27	70.38	7.22	19.59	26.81	35.33	61.86	97.19
4	26.42	43.96	70.38	6.44	20.37	26.81	32.86	64.33	97.19
5	24.66	45.72	70.38	5.62	21.19	26.81	30.29	66.91	97.19
6	22.83	47.55	70.38	4.77	22.04	26.81	27.61	69.58	97.19
7	20.93	49.45	70.38	3.89	22.92	26.81	24.83	72.37	97.19
8	18.95	51.43	70.38	2.98	23.83	26.81	21.93	75.26	97.19
9	16.90	53.49	70.38	2.02	24.79	26.81	18.92	78.27	97.19
10	14.76	55.63	70.38	1.03	25.78	26.81	15.79	81.40	97.19
11	12.53	57.85	70.38				12.53	57.85	70.38
12	10.22	60.16	70.38				10.22	60.16	70.38
13	7.81	62.57	70.38				7.81	62.57	70.38
14	5.31	65.07	70.38				5.31	65.07	70.38
15	2.71	67.68	70.38				2.71	67.68	70.38
Total repaid:		782.55			217.45			1,000.00	

Although this investment opportunity is premised on funding for these new projects, it is backed by the existing SE24 portfolio which is cash-positive and secure, with a performance track record. Later in this document there is more information about the cash-flow projections for the existing SE24 project portfolio of seven rooftop Solar PV and three LED installations. Whether you are a new or existing SE24 investor you will become a shareholder and member of SE24.

Existing SE24 investors may recall that our 2021 Community Share offered a lower return of 3% per annum, reflecting the low interest rates prevailing at that time. Given the rise in rates since then, we have decided to revert to a figure of 4%, which is more in line with returns provided in recent share offers by other community energy organisations and with those provided in earlier SE24 share offers.

### 3. This Share Offer

The Share Offer opens on: **5 July 2024**.

The Share offer closes on: **4 August 2024**.

Minimum investment per member: £250.

Maximum investment per member: £100,000.

If the Share Offer is over-subscribed, then small investors (those investing between £250 and £1,000) will be given priority. Other investors' allocations will be scaled back proportionately.

Please note, as with all risk investments, these shares could lose some or all their value and they are not protected by the Government's Financial Services Compensation Scheme or the Financial Ombudsman Service. We are not a bank or a regulated investment product provider.

To date SE24 has been able to meet the expectations on shareholder returns laid out in previous Share Offers.

#### Exiting and transferring shares

SE24 has been able to facilitate exits and transfers of shares from investors whose circumstances have changed from when their original investment decisions were made.

While SE24 prefers longer-term investors who are able to retain investments in line with the underpinning contract and economic lives of the assets we are investing in, we can allow investment withdrawals and share sales, subject to shareholder interest and not compromising SE24's financial stability.

This flexibility gives this investment more liquidity than some "locked in" investment opportunities and may be of interest to potential investors concerned about long-term investment horizons. Where this is the case and your investment horizon is limited to say 5 or 10 years, please advise us so that we can reflect that in our strategic financial planning.

Shareholders who want to exit can ask to do so based on the outstanding capital value of their shares. To facilitate this, SE24 will advertise the shares to other shareholder at that value. In other circumstances, e.g. in case of the death of a shareholder, we would generally fund such withdrawals from our reserves.



## Earlier SE24 Share Offers and Share Performance

This will be SE24's sixth finance raise. The earlier ones were:

- June 2016: Raised and retained £41k for solar PV projects at Herne Hill United Church and Herne Hill Methodist Church Hall.
- June 2017: Raised and retained £179k for solar PV systems at St. Christopher's Hospice and Dulwich College (two installations).
- June 2019: Successfully bid £18k from BA Carbon Fund, which together with some £5k from SE24 reserves, was used to fund solar PV project at Walworth Methodist Church.
- September 2019: Raised and retained £23k of new shareholder funding, which, together with some £7k from SE24 reserves, enabled two existing shareholders to exit for personal reasons.
- June 2021: Raised and retained £216k for solar and LED installations at Charter North Dulwich Secondary school and LED installations at Charles Dickens Primary school.

To date our performance to shareholders has delivered consistently on-forecast returns except for 2020 shareholder payments, which were reduced because of a combination of availability issues on some of our sites and the impact of Covid on consumption at our school and church sites. In view of this we split shareholder payments into two parts, with half of expected payments paid on schedule in September 2020 and the remaining half in June 2021. This reduction was subsequently made up with catch-up payments in 2021 and 2022.

Shareholder payments are driven by cash flow and our prudent reserve policy. This ensures there is sufficient cash in the bank to cover payments in the winter period, when little solar generation revenue can be expected, and to cover equipment repair or equipment costs with any associated income losses from inoperative plant. The current operational reserve target is £20,000. As the portfolio increases in size, with the new projects coming on stream in 2024, we will aim for £40,000.

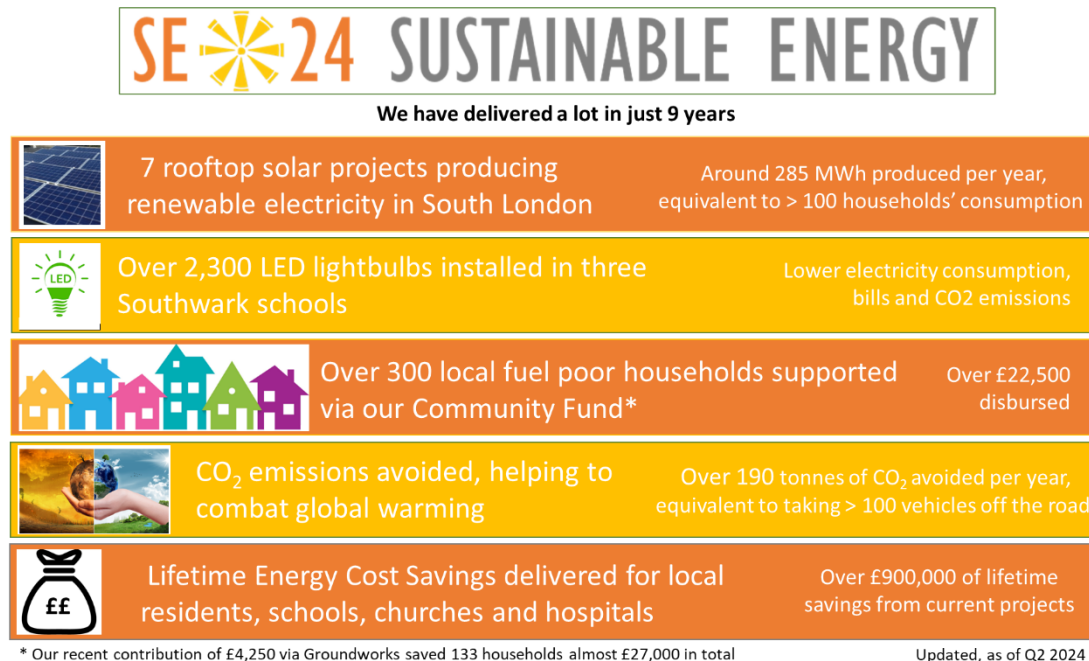
## 4. SE24 The Story So Far

Sustainable Energy 24 Ltd (SE24) was formed in October 2014 by a group of Lambeth and Southwark residents. We share a three-fold vision:

- **Sustainable Energy:** to reduce our community carbon footprint by encouraging and setting up local renewable energy projects, beginning with rooftop solar installations, on community buildings and businesses.
- **Social Enterprise:** to create jobs in the local area through developing, installing and maintaining solar energy equipment in partner properties.

- **Social Engagement:** to plough money back into the community, particularly through action to educate on climate change issues and to help tackle fuel poverty.

The way in which we have delivered against that vision is set out in this infographic:



## Mission and Aims

Our mission is to enable communities in South East London to access the benefits of affordable low-carbon technologies, especially solar PV systems and LED replacement installations. We will collaborate with partners, such as churches and schools, to deliver projects that will not only repay investors but also yield revenue to fund projects to help tackle fuel poverty and educate people and organisations about behaviour changes to reduce carbon emissions and increase energy efficiency.

Our aims are to:

- Generate renewable and affordable energy that will mitigate Climate Change effects and accelerate the transition to zero-carbon and decentralised electricity systems.
- Build a sustainable business model that has a core focus on social responsibility and affordable energy provision, which provides returns to investors.
- Give community organisations access to lower cost, renewable energy and help them to reduce their energy bills.
- Generate a Community Fund to invest in charitable projects related to Climate Change and tackling fuel poverty.

With this new Share Offer, SE24 will double the generation capacity of its solar PV projects and doubling the number of LED projects in its portfolio, an ambition laid out in its 2021 Share Offering. Further projects and associated share offers and further growth are expected and targeted in future years.

## Legal Structure

Sustainable Energy 24 Ltd is registered as a Community Benefit Society under the Cooperative and Community Benefit Societies Act 2014 (Society number 7152). Our rules are based on Cooperatives UK model rules and are available on our website [https://www.se24.co.uk/files/2021/05/Registration\\_of\\_New\\_Society-1.pdf](https://www.se24.co.uk/files/2021/05/Registration_of_New_Society-1.pdf).

SE24 aims to generate a financial surplus whilst undertaking work that benefits the community in line with our mission and aims.

The Financial Conduct Authority (FCA) is the regulator that ensures our organisation complies with this Act. The FCA has the power to cancel the registration of a Society if it does not comply with relevant legislation. The FCA is also responsible for regulating financial promotions, but Community Benefit Societies (CBSs) are exempt from most of these regulations and consequently this share offer is not regulated by these bodies. We are however required under CBS regulations to lay out the risks and opportunities made available through this investment and that is one of the key objectives of this document.

## 5. The SE24 Team

Below are the Directors who form SE24's Board. They are responsible for daily decisions and management and bring a wide range of professional experience and expertise to the Board.

**Alan Jones – SE24 Chair and Technical Director.** Alan worked for 33 years in the field of school building design, economics and asset management. He has lived in Herne Hill for 38 years. He strongly believes in the contribution renewable energy and decarbonisation can make towards a more sustainable and just society for future generations.

**Mark Hughes – Energy Market Expert, SE24 Treasurer and Technical Director.** Mark spent 25 years leading various teams in Power and Utilities in Price Waterhouse Coopers. Until 2015, Mark was a member of the Department of Energy and Climate Change Expert Group advising on the new support structure for large scale low carbon generation. He retired from PwC in June 2013 but still advises businesses in the power and utility sector as an independent consultant on economic, financial and contractual matters. He was born in South London and has lived here for over 60 years. Until 2023 Mark was the Administrative Chairman of Dulwich and West Norwood Climate Coalition campaigning for action and

behaviour change to protect against further climate change. Mark has been Trustee of a local youth charity and Treasurer Governor of a local primary school. The SE24 solar organisation allows him to combine his sector experience and technical skills with his local community focus with friends he has known for many years.

**Harriet Lamb CBE – SE24 Vice-Chair and Director.** Harriet is CEO of the charity Waste and Resources Action Programme (WRAP). She brings experience of running not-for-profit organisations, fundraising and communication skills and a passion for how each of us can all contribute to social change. Her work has been recognised by being awarded a CBE, Credit Suisse Businesswoman of the Year and Cosmopolitan Eco-Queen! Her belief in sustainable energy is driven by hearing first hand from farmers in the developing world about the terrible negative impacts of climate change.

**Jim Belben – SE24 Company Secretary and Director.** Jim is a retired publisher and company director who has lived in South London for over 40 years. He is SE24's Company Secretary and leads on publicity and communication with partners and investors. He has a passion for community action. He organises the Whoosh charity cycle ride each year. He has seen the way that working together with others can make difficult goals achievable and fun.

**Kirsty Hamilton – Climate Activist.** Kirsty has over three decades of experience in national and international climate & energy action and is keen to contribute to community energy (as she also tries to retrofit her own flat!). A Scot who served on the Scottish Green Heat Finance Taskforce, she's been a Nunhead local since 2007. She spent the 1990s as a climate campaigner, starting in NZ Aotearoa, motivated by a strong interest in energy. Returning to the UK in 2001, she focused on conditions to accelerate clean energy: setting up an initiative in 2004 to bridge the gap between mainstream renewables financiers and energy policy. She ran the Low Carbon Finance Group during Electricity Market Reform (2010-2015). She was an advisor to the COP26 Energy Transition team and has since looked to be more practically involved in change on the ground.

**Janet Wood – Energy Journalist.** Janet has been a journalist in the power and energy sector for 30 years, covering technology, policy and politics. Magazines include Utility Week and New Power. She is particularly interested in the links between heat, gas, electricity, water and other infrastructure. In 2001 she launched a magazine, Earthed, about small-scale renewable heat and power in the UK. She lives in South London but has a UK-wide profile as a member of Scottish Power Networks Independent Net Zero Advisory Council and Cadent's Customer Challenge Group. She is a Fellow of the Energy Institute and has a BSc in Physics and Chemistry and has written two books for the IET including one on local heat and power projects in the UK

**Paul Hallas – Energy Professional.** Paul is a seasoned energy sector professional with some 40 years' experience across commercial, strategic, regulation/policy and business leadership

roles. He has lived in SE24 since 1994 and has been a Director of SE24 since mid-2019. Having first joined the energy industry in 1982, he later spent 7 years with a leading firm of management consultants, leading and delivering projects for UK and international energy sector clients. Paul re-joined the industry in 1994 and worked for Centrica from 1997 to the end of 2019. Paul holds a number of Non-Executive Director positions with energy sector organisations. He is also an independent energy consultant with a strong focus on the transition to Net Zero.

**Dave Rinaldi – Volunteer Manager.** Dave is an SE24 investor who became our Volunteer Manager in 2022. Unlike the rest of the people on this team he is a paid member of the team. His one day per week is funded by a grant from the National Lottery to encourage wider engagement with community energy. Dave has over 16 years' experience in various charities as a Volunteering Coordinator and Manager. He works 4 days a week at a community centre in Rotherhithe, South London, alongside his 1 day a week at SE24.

## 6. The Project Development Processes

In this section we describe the project development and business models that underpin the solar PV and LED projects.

### Solar PV Projects

The solar PV projects represent over 78% of this share offer. The project development processes are as follows:

- SE24 approaches sites or is asked to undertake feasibility studies for solar PV installations. Sometimes these feasibility studies are undertaken with the benefit of grants previously applied for, e.g. LCEF or SCEF.
- SE24 instructs our engineering advisor, JOJU solar, to provide solar generation assessments, engineering-secure installation designs, and installation and maintenance cost assessments, including for potential costs of future repairs. SE24 supplements these with cost assessments for project management, ongoing monitoring and operation, as well as insurances for asset replacement, income protection and public liability.
- To safeguard the long-term financial interests of both SE24's investors and the site owners, a lease agreement is implemented. This lease includes an undertaking on behalf of the site counterparties to pay SE24 investors typically over a 16-year repayment period. SE24 also sets out the potential savings that will accrue at the site, both during the period of the lease and once the lease expires (at which time the installed assets transfer free of charge to the site) until the end of a likely 25-year economic life of the solar installations.

- The lease includes a Power Purchase Agreement (PPA) over the 16 years which charges the site and its users for the generation they consume using an index-linked site tariff rate. The site tariff is designed to cover installation operating and maintenance, investor repayments (providing a 4% return) and contributions towards the Community Fund.
- SE24 also organises PPAs for any generation not used by the site but exported to the grid. This expected income is considered in setting the site tariff.
- Through its engineering advisers, SE24 arranges a grid connection for site exports with the local grid network provider (UKPN in London).
- SE24 also commissions structural surveys of the buildings that have been selected for assurance concerning weight-bearing capacity of the selected roofs.
- Once the contractual and financial underpinning is in place, SE24 competitively tenders for installers with the right qualifications and experience, capacity, and offering the best value for money offers to meet the preferred installation timeframes. The installation contract includes a payment component which is subject to generation performance within specified limits after installation. Following an evaluation of the tenders, we will select the best value for money offers on a site-by-site basis before concluding on the firms to carry out the work.
- The basic commercial deal through the lease agreement is that SE24 manages and funds the installation and operation of the solar PV systems in return for a commitment from the site counterparty to pay for the energy consumed, at the site tariff, for the 16-year lease period. This deal is structured to deliver sufficient net cash flows (after deducting on-going operating and capital costs) to cover investor repayments and contribute to the SE24 Community Fund.

For the school projects in this share offer, we have invited firms that have substantive references of experience of working in schools with appropriate site procedures including risk assessments, methods statements and safeguarding policies before they access sites.

We intend to continue to partner with JOJU Solar to provide performance monitoring and on-going maintenance and repair interventions to maintain availability and performance.

## **LED Projects**

The LED projects represent 22% of this share offer proposition. The project development processes are as follows:

- SE24 approaches sites or is asked to undertake feasibility studies for replacements for conventional lighting systems. Sometimes these feasibility studies are undertaken with the benefit of grants previously applied for, e.g. LCEF or SCEF.
- SE24 works with SELCE and their affiliated lighting experts in the production of best value for money, engineering-secure installation designs. SE24 supplements these with cost estimates for installation project management.

- To safeguard the long-term financial interests of both SE24's investors and the site owners, a lighting service agreement (LSA) is agreed. This LSA includes an undertaking on behalf of the site counterparty to pay SE24 for the lighting investments over a repayment period typically covering 10 years. SE24 also sets out the potential savings that will accrue to the site. Once the LSA expires the installed assets transfer free of charge to the site.
- Once this contractual and financial underpinning is in place, SE24 competitively tenders for installers with the right qualifications and experience, capacity, and best value for money offer to meet the preferred installation time frames.
- The LSA includes a responsibility to remedy failure component (for 3-6 months) and an additional services component for the 10-year term aimed at providing security for replacement if the stock of lighting spares provided during the installation assignment prove to be insufficient.
- The basic commercial deal for the site is that SE24 manages and funds the installation and operations in return for a commitment from the site to pay for that service over the 10-year term. It can rely on SE24 to both manage the installer and undertake the replacement of faulty LEDs within a 3-month probation period, and to provide an overall additional services umbrella should the LED installations not work as expected/intended over the 10-year period.

As with the solar projects, we have invited firms that have required substantive references of experience of working in schools and with vulnerable adults, with appropriate site procedures including risk assessments, methods statements and safeguarding policies before they access sites.

The key performance metric for the investor is that the cost plus returns approach to pricing the terms in the LSA is designed to deliver the required 4% returns to SE24 shareholders.

### **Financial Projections**

The key tables in the text below, with supporting tables in **Annex C**, show the aggregated financial projections through to 2031 for the new projects with a focus on cash flows. Each project has been through the same development process that aims to sustain an operating surplus to cover payments to investors and provide reasonable potential to make contributions to the SE24 Community Fund.

These projections are for income (Table 1 in Annex C), operating costs (Table 2), repair expenditure (Table 3) and operating surplus (Table 4). These can be compared with shareholder payment liabilities (Table 5). This should give some comfort that shareholder payment liabilities can be met and that contributions can continue to be made to meet our Community Fund obligations and carry prudent levels of operating reserve.

Given the way that our contract pricing is developed for each project on a cost-plus basis, these projections demonstrate that these projects will meet these objectives. In particular, the

ratio of net cash flow/operating surplus to expected shareholder payments (table below) by a rising multiple starting at 1.26 in 2025 and reaching 1.31 by 2031.

#### **Ratio of net cash flow/operating surplus to shareholder payments (cover ratio)**

2025	2026	2027	2028	2029	2030	2031	2025-31
1.26	1.28	1.29	1.31	1.32	1.34	1.35	1.31

The funds available to meet reserve requirements over this period (table below) has room to make annual contributions of perhaps of £5-6k per year towards our community fund and maintain an operating reserve of the size necessary to give comfort that unexpected replacement and repair expenditures can be afforded.

#### **Funds available to meet reserve requirements**

2025	2026	2027	2028	2029	2030	2031	2025-31
£	£	£	£	£	£	£	£
9,845	10,587	11,144	11,862	12,356	12,871	13,452	82,119

### **But These Projects Are About More Than money**

The collective effect of these solar and LED projects is to reduce by some 404 MWh per year the amount of electricity that the sites need to buy from the grid (Table 6 in Annex C). This is good news for the sites, and it is good news for the planet:

- 404 MWh is equivalent to the annual electricity consumption of around 140 households
- it saves the sites some £23,000 per year, funding that can be redirected to frontline services (Table 7)
- it saves some 72 tonnes of CO2 per year, which is equivalent to taking 40 cars off the road (Table 8).

### **Partnership Working**

We are partnering with South East London Community Energy (SELCE), which is providing experienced personnel to help us manage the delivery of the LED projects, and with Joju Solar in relation to solar projects. We are working with Retrofit Action for Tomorrow (RAFT) and Repowering to develop decarbonisation and capacity-building feasibility projects respectively. At the same time we are learning from this experience to build up our own in-house capability for the future.

In fulfilling our Community Benefit Society role, we are deploying money from our Community Fund with the charity Green Doctors to deliver help to vulnerable households



experiencing fuel poverty. This includes measures such as draught prevention and insulation work and advice on how to save energy.

## 7. Why Invest?

### Helping Sites to Save Money

These projects should significantly reduce the electricity costs of the sites by replacing existing lighting with low-energy LEDs and displacing imports from the grid with on-site solar PV generation and involve no capital costs for the schools. The cost savings can then be used to support the delivery of front-line services.

Beyond the 16 and 10-year investor repayment periods, the sites will continue to benefit from the installed Solar PV and LED lighting, which they inherit for free at the end of the contracts.

### Financial benefits for you

Based upon our financial forecasts, we aim to provide a 4% interest rate with full capital repayment by the end of Years 10 for the LED lighting and 16 years for the solar PV projects.

Our shares attract Business Relief, meaning currently they may be exempt from Inheritance Tax, provided the shares have been held for at least two years. See <https://www.gov.uk/business-relief-inheritance-tax> for further guidance.

Shares can be withdrawn or nominated to someone else in the event of your death and the risks associated with the offer – see terms and conditions in Annex B.

## 8. Community Support For These Projects

Since our inception we have actively sought to collaborate with local residents. In July 2014, SE24 used a market stall at Herne Hill Market to explain how solar PV works and carried out a survey of people seeking their views on sustainable energy. Later in the month, SE24 was officially launched at the Salvation Army College in Denmark Hill. This was attended by 40 residents with Helen Hayes MP as SE24's keynote speaker. Those attending these events were enthusiastic about our proposals and keen to see the community benefit from solar electricity. They also felt that this should be coupled with an equal focus on energy justice issues and work to address fuel poverty. It is for this reason that fuel poverty alleviation work

holds equal prominence within our statements on renewable generation and demand reduction.

In the years since our formation, we have held AGMs inviting public participation and external speakers, often using the properties of our site-owning partners to host such occasions, including St Christopher’s Hospice, Herne Hill United Church, Herne Hill Methodist Church Hall and Walworth Road Methodist Church Hall. This year we held our June AGM and Public Meetings in Carnegie Library, with nearly 40 members and guests, and heard excellent presentations from representatives of Community Energy England, Green Doctors and RAFT.

## 9. SE24 Finances and Existing Portfolio Performance

### SE24 Financial History

Highlights from Financial Accounts for year ending 31 December 2023 (these and accounts for earlier years are available in Annex A) include:

- An increase in turnover from our operating assets of over 20% to £77k resulting in a surplus of over £32k.
- Achieving some £30k in grants to conduct feasibility studies and thus add to our project development pipeline and potential new project installations of which Lyndhurst is a current example in this 2024 Share Offer.
- Making further steps in our future sustainability by contracting out admin, finance and billing work to our partner and service provider Sharenergy and taking on board a new one-day-per-week Volunteer Manager, David Rinaldi.

Turnover per year	<b>2019</b>	<b>2022</b>	<b>2023</b>
Current Actuals	26,600	59,400	77,600

Because investors in this new 2024 Share Offer become SE24 shareholders they can benefit from the net cash flow associated with SE24’s existing portfolio of assets. This provides an existing level of payment security.

## Financial Projections for SE24's Existing Portfolio

At the end of 2023 SE24 had a healthy cash balance of some £59.5k generated from its existing project portfolio. This has risen to some £65k at the point of issue of this Share Offer. This is despite a payment of £7,500 to Groundwork since the start of 2024 but we also note that this includes a GLA grant contribution of £6,800. This cash balance is likely to increase during the year, particularly during the peak summer solar generation period, when we get a major part of our income from our solar PV assets. But in early October we face a payments requirement of £36k for our annual shareholder payments.

We have adopted conservative assumptions on both the rate of increase in solar revenues and the maintenance budget for our solar assets (our LED project installations have low maintenance costs in comparison.)

We have made budget allowances for a new part-time Asset Manager working for 1 day a week starting this summer. This is in addition to our part-time Volunteer Manager, and Sharenergy, who provide our financial management and billing, accounts and tax services. These paid services should enhance our long-term business sustainability while maintaining a high level of asset management, finance effectiveness and helping to realise our growth ambitions.

We have also undertaken some cash flow projections to 2031, the outcomes of which are shown in summary form below. The main components of the cash flow in any year are the opening balance, what is spent on Community Benefit payments and payments to investors, replacement capital expenditure and the contribution from operating surplus (revenues less opportunity costs. The £7,500 Community Benefit (CB) payment in 2024 was higher than in previous years. A lower continued payment of £4,250, more in line with previous years, is expected in future years. The zero figure for replacement capital spending in 2024 is our current expectation. In subsequent years we are adopting a prudent approach by averaging such potential expenditure as a smoothed annual figure derived from costs associated with repair and replacement interventions such as replacing inverters after warranty expires.

The movement forward between the years is opening balance, less CB payments, less investor payments, less replacement capex plus operating surplus equals closing balance.

### Cash Flow Analysis

	2023	2024	2025	2026	2027	2028	2029	2030	2031
Cash Opening Balance		59,500	63,328	59,415	55,681	52,125	48,744	45,537	42,504
Community Fund Payments		7,500	4,250	4,250	4,250	4,250	4,250	4,250	4,250
Investor Payments		38,066	38,066	38,066	38,066	38,066	38,066	38,066	38,066

Replacement Capital Expenditure		0	3,337	3,337	3,337	3,337	3,337	3,337	3,337
Operating Surplus		49,394	41,740	41,919	42,096	42,272	42,447	42,620	42,791
Closing Balance	59,500	63,328	59,415	55,681	52,125	48,744	45,537	42,504	39,642

Our closing cash balance of nearly £40,000 in 2031 and balances above in every year before then are well above the operational reserve target requirements of the existing portfolio (£20,000).

This strong prospective performance is important in three ways:

- All SE24 investors and all projects are mutually supported. For example, if the new LED installations experience cost over-runs, which create issues with revenues and/or if the projects require any replacement of defective components, then the incomes from other sites can support that extra expenditure without undermining investor payment expectations.
- New SE24 investors have comfort that their expected returns will be backed up by the financial support from the existing portfolio of assets along with SE24's track record of delivery.
- Based on historic experience, existing SE24 investors are an important source of new funds for the new projects, so they need confidence that the new investments will not adversely compromise the returns they expect from previous share offers.

## 10. Moving Forward: The Planned Programme and Triggers for Cash Drawdown

Our commitment to provide a 4% rate of return is limited to the shareholder funding drawdown for projects that proceed. In the event of a delay in completing any of the approval and legal processes, the drawdowns will be staggered until such agreements are completed and conditions precedent (CPs) are met. However, whether part of an early or later drawdown commitment, all members in a successful drawdown round will receive the same £ per £1000 return at the same dates as all the investors on the relevant commitment dates.

If CPs aren't met and projects don't go ahead, then investor monies will be returned. SE24 pay-out obligations will only apply to investor monies drawn down and applied to completed installations.

We intend to complete all 3 LED projects during the summer months and the PV projects by the end of October 2024, but in the event of any delays later installation completion dates may be adopted.

If we are unable to raise the targeted £420,000 but we get within reach of that figure and above the currently estimated required net contribution of £395,182 then we plan to proceed with the share offer and the installation investments with any deficit balances met from SE24 reserves, some £30k, so we do have some wriggle room.

If we fail to get near our £420,000 target, even with a contribution from SE24 reserves, and we can't go ahead with all 6 projects, our priority will be to proceed with the LED projects at Bermondsey Central Hall, Lyndhurst Primary and solar project at Harris Girls' Academy East Dulwich for which we have grant commitments.

## 11. Share Offer Terms and Conditions

### Membership

Membership is open to individuals who are over 16 years of age, corporate bodies and voluntary organisations.

### Shareholdings

The minimum shareholding is £250, and the maximum is £100,000.

### Offer timetable

The offer period is 5 July to 4 August

### Share Withdrawal

The shares in a Community Benefit Society are not transferable, which means that they cannot be bought and sold except through the society and the value of the shares cannot increase beyond their nominal £1 value and will fall as capital is returned as part of investor payments during the remaining lives of our assets and contracts. Whilst the expected asset and contract lives are long-term, shares may be withdrawn at an earlier stage at the discretion of the board of directors. After 2 years, any members who wish to withdraw their shares, either in part or in full, can apply to the board of directors. The board will then consider applications to meet the repayment considering the funds available and our ability to raise new funds. The board will consider withdrawal applications once every twelve months and if applications to withdraw shares exceed the available funds, repayments will be offered on a pro-rata basis.

We enabled a share withdrawal of some £30,000 in 2019/20 by finding replacement investors for £23,000 with the remaining £7,000 coming from SE24 reserves, but this cannot be relied upon for every application. Smaller levels of investor withdrawals (some £2-3,000) have been accommodated from reserves in recent years as well. However, potential investors are advised to consider this as a long-term investment which may not be readily re-convertible into cash.

### Payment of Interest

Provision is made in the SE24 Rules for payment of interest on shares at rates sufficient to attract the required capital. The rate of 4% is our target for this share offer but the actual dividends in any year will be determined by members each year at the annual general meeting (AGM). All shareholders, including those investing in this share offer

and previous share offers, will be treated equally. The directors anticipate that these new projects will return a projected 4% to investor members and will give priority to achieving that objective.

### **Nomination option**

In the event of the death of a member, the repaid value of the shares will normally be added to the estate for probate purposes. 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 up to 5,000 shares from your estate for probate purposes (i.e. the shares may pass to the nominee outside the Will of the Deceased). SE24 will maintain a register of nominees.

### **Your application**

You cannot withdraw your application for shares after we receive your application form. Any amounts to be invested are payable in full on application. The directors do not have to accept your application for shares. They may decide not to issue shares to you or may allocate you fewer shares than you applied for. They do not have to give any reasons for their decision. Your application will be considered for approval at the first convenient board of directors meeting after the closing date of the offer. Neither SE24 nor any of its directors can provide investment advice, tax advice or recommendations to investors.

### **Your payment**

SE24 will acknowledge receipt of your cheque or your bank transfer and application and may cash your cheque as soon as it is received. SE24 will hold your money on trust for you until the directors consider your application, which will be after the offer closes. The directors will return your money to you (within 28 days of the board of directors meeting at which they consider your application) if they decide not to issue shares to you. If they decide to issue fewer shares to you than you applied for, they will return the balance to you within 28 days of that board of directors meeting. If project developments are delayed but appear likely to proceed in a reasonable time SE24 Directors may hold on to some money for completing project commissioning and operation. But the end-date for this arrangement in respect of this Share Offer is 31 December 2024.

If we raise more than we are ultimately able to spend on the two projects, then we will return the surplus to investors.

## Asset lock

The assets of SE24 are protected by an asset lock that ensures that the assets of the society are used to support the aims of the society in perpetuity. This prevents disposal of assets to the sole purpose of private gain of any shareholder.

## Membership rules and rights

Anyone over the age of 16 may become a member of a society if they meet the membership criteria and are accepted by the board.

All members agree to participate in and take an active interest in the operation and development of the society and its business. All members will be invited to attend AGMs. Members have a duty to respect the confidential nature of the business decisions of the society and to follow the procedures contained in the rules which are on our website at <https://se24.co.uk/about-us/community-benefit-society/>

All community benefit societies are based on the principle of one-member-one-vote regardless of the size of investment.

## Voting

All members will be invited to an AGM at which our annual report and accounts are considered, auditors are appointed, directors are elected, and decisions are taken on the use of profits and any resolutions to change the rules of the society. All the decisions are based on the principle of one-member-one-vote. It is important that members attend the general meetings as the rules set a quorum for decisions to be valid (see rules at: <https://se24.co.uk/about-us/community-benefit-society/> for further details). Members will also be invited to any EGM, on the same basis, if the directors determine that one is required.

## Board eligibility

The good governance of a society depends on having an active board of directors, elected by the members, to oversee the affairs of the society. At our latest AGM, we have already appointed Alan Jones as Chair, Harriet Lamb as Vice-Chair, Mark Hughes as Treasurer and Jim Belben as Secretary. Other current Board members include Paul Hallas, Dave Rinaldi, Kirsty Hamilton and Janet Wood.

## Investment at risk

SE24 is a society for the benefit of the community, and we are allowed by law to issue withdrawable shares to the membership; however, we are not directly regulated by a statutory body. As with all risk investments, withdrawable shares could lose some or all



their value and (as explained above) they are not protected by the Government's Financial Services Compensation Scheme or the Financial Ombudsman Service.

## 12. Risks

All investments and commercial activities carry risk. By buying shares, members should weigh up financial risk and reward as they would with any other investment opportunity.

All SE24 investors, both new and existing, will be treated identically in terms of the expected payments from this and from earlier share offers, and payments will be supported by the cash flows from all the assets in the SE24 portfolio, in line with the 'single pocket' principle. This is why we cover in this document the performance expectation of the existing 7 sites that are now beyond construction, commissioning and early operation risks.

We consider that the following risks are the most material:

- **Weather variation** – Solar PV relies upon the sun to generate electricity. Whilst the level of solar irradiance is largely predictable, an extended period of very low solar irradiance would reduce SE24's income.
- **Failure or breakdown of panels** – Solar PV is typically a low maintenance technology; however, if panels do breakdown this may reduce SE24's income. Our panels will be covered by a 25-year warranty, and insurance will be in place to cover most potential losses should this occur.
- **Failure or breakdown of the invertors** – Invertors are typically more prone to breakdown than the panels themselves. If this were to occur it could reduce SE24's income. Our invertors will be covered by a 5-year warranty, and insurance will be in place to cover most potential losses should this occur within or outside the warranty period.
- **Theft and damage** – The installations may become damaged through vandalism, or accidental damage, or may be stolen. Our insurance will cover replacement or repair of the panels and will cover most potential losses should this occur.
- **Regulation of Feed in Tariff subsidies** – Our earlier solar PV sites receive substantial income support from this scheme. Government has maintained that it will make no retrospective adjustment to these subsidies. We and a vast number of investors in renewable energy have with our investor bases invested in good faith that this historic contractual position will be sustained.
- **Insolvency of partners** – This is a risk if one of our partners became insolvent and could not pay their on-site consumption tariff. We draw comfort from the

facts that The Charter School Education Trust (TCSET), the biggest single partner of SE24, is well-established and a growing organisation. Dulwich College has been operating since 1619 and St Christopher's Hospice has celebrated over 50 years of hospice care and has an international reputation. The church institutions are long-standing and provide services for many users in addition to the churches themselves. What we have said above about the robustness and scale of TCSET is also true for our new partners, Harris Academy and LSEAT. Moreover, all our site leases contain provisions to reduce the impact of insolvency on SE24, including transferring assets and contract obligations to a successor party.

- **Economic conditions** - Whilst we have used prudent assumptions in our financial projections of the existing SE24 Portfolio, changes to economic assumptions including, but not limited to, inflation, insurance and operation and maintenance costs, could have a material effect on the level of return to investors. We have had examples of such adverse impacts on our income and reserves due to solar plant availability issues at three sites and of Covid reducing on-site consumption at our school and church sites.
- **RPI Assumptions** - The financial performance of each of the SE24 projects is sensitive to changes in RPI. Payments payable under the Government's Feed-in Tarriff (FiT) subsidy scheme are RPI indexed as are the terms with solar site partners for on-site consumption.
- **Solar PV Site Approvals and Grid Agreements** - projects with long-term lease commitment requirements typically have governance approval requirements from the Department for Education and head lease holders which may be Local Authorities. These projects also require grid connection agreements from the relevant local Distribution Network Operator, in these cases UKPN. Thus, the Solar PV projects in this Share Offer might well miss the best installation windows in Summer and could well be delayed to later dates such as the October half-term holidays. We are at the outset of getting through these approval processes.

Whilst the board of directors has endeavoured to minimise the above risks, potential investors should be aware of the potential impact of these risks on the ability of SE24 to provide a 4% return and repay invested share capital. If you are uncertain whether investing in SE24 is right for you, you should consult an Independent Financial Advisor.

## 13. The Future for SE24

We intend to grow further. The Solar PV and LED business models continue to attract interest.

In addition, there are other alternative business models that we intend to explore. These may include:

- Renewable Heat installations (such as Air and Ground Source Heat Pumps)
- Electric Vehicle charging facilities, where appropriate, e.g., on existing partners' sites.
- Combining battery storage with future solar PV installations.
- Finding larger projects in which to invest that can proceed without government subsidy, perhaps in concert with other organisations and taking advantage of a growing corporate interest in Community Energy

Over the next few years, we will be framing our plans in more detail and inviting project sponsors in these areas to approach us for financial support. SE24 have worked hard to create a community investment opportunity that balances risk and reward and that also meets our ambitious social aims. We will continue to do so, albeit using different technologies or business models. Please keep in touch via our website for information about future share offer opportunities. SE24 will continue to strive towards a future where everyone has access to clean energy at an affordable price.

## 14. Communications and Advisers

All communications will be by email. The registered address of SE24 is shown on the footer below.

### Advisers

SE24 Accounting and Tax advisers are:

Shareenergy,  
The Pump House,  
Coton Hill  
Shrewsbury SY1 2DP  
01743 835242  
[info@shareenergy.coop](mailto:info@shareenergy.coop)

## Annex A: SE24 Accounts

SE24 Accounts are available at our website here:

<https://se24.co.uk/about-us/financial-reports/>

The most recent accounts (for 2023) are available here:

[https://se24.co.uk/files/2024/06/SE24\\_2023\\_FINAL\\_Accounts.pdf](https://se24.co.uk/files/2024/06/SE24_2023_FINAL_Accounts.pdf)

## Annex B: Share Offer Application Form and Guidance Notes

**Please note:** to avoid having to print off this complete Share Offer Document when applying for shares, you can download a copy of the Share Offer Application Form at

<https://se24.co.uk/se24-2024-share-offer/download-2024-share-offer-documents/>

### Guidance Notes

Please read *Section 11 Share Offer Terms and Conditions* of this document before completing this form. Also:

- consider taking financial or other advice in relation to the Terms and Conditions
- read the Rules of Sustainable Energy 24 Ltd, which are available at:  
[https://www.se24.co.uk/files/2021/05/Registration\\_of\\_New\\_Society-1.pdf](https://www.se24.co.uk/files/2021/05/Registration_of_New_Society-1.pdf)

### Who Can Apply?

To become a member and shareholder of SE24 through this 2024 Share Offer you must buy at least 250 shares up to a maximum of 100,000 shares. You will get 2 types of share: a Solar PV Share and a LED Share in the approximate proportions of 78% and 22% respectively, with payments of 15 years for the Solar PV Shares and 10 years for the LED Shares as explained on pages 5 to 7 of the Share Offer document. For example, if an investor buys 250 shares, they will get 195 Solar PV shares and 55 LED shares.

You may apply as an individual or on behalf of an organisation. Joint applications are accepted for up to two people who share an address and a bank account.

In accordance with our Rules, those under 16 years of age cannot become Members. You may invest as a trustee or nominee on behalf of a child. Please seek advice on any tax implications. Shares issued in these circumstances could be transferred to a child when they reach the age of 16.

### How To Buy Shares

Share offer open: 5<sup>th</sup> July 2024

Share offer closes: 4<sup>th</sup> August 2024

To buy shares:

1. fill in the application form
2. make your payment (by BACS or cheque)
3. return the form (by post or by e mail) to:

Sustainable Energy 24 Ltd. is Registered with the Financial Conduct Authority, No. 7152. Registered office: 8 Poplar Walk, Herne Hill, London SE24 0BU. Telephone 07717 781 191. Website: [www.se24.co.uk](http://www.se24.co.uk)

Sustainable Energy 24 Ltd  
8 Poplar Walk  
London  
SE24 0BU  
[alan.adr.jones@gmail.com](mailto:alan.adr.jones@gmail.com)

How to pay: Your payments may be made via bank transfer or cheque. Our bank details are:

Sustainable Energy 24 Ltd  
The Co-operative Bank  
Account: 65769153  
Sort Code: 08-92-99

BACS Reference: When paying by bank transfer, please add a reference to your payment, comprising your initials and your date of birth (no spaces) eg JHAB170954. NB Also add this reference to your application form.

#### **Terms and Conditions of Your Application**

You cannot withdraw your application for shares once SE24 receives your application form. The SE24 Directors can refuse your application for shares. They may decide not to issue shares to you or may allocate you fewer shares than you applied for. They do not have to give any reason for their decision. Your application will be considered for approval at the first convenient Board of Directors meeting following the close of the invitation period, and therefore you should not expect an immediate response.

#### **Your Payment**

The Directors will acknowledge receipt of your payment and application. If we are over-subscribed, then small investors (i.e. those investing between £250 and £1000) will be given priority. The Directors will return over-subscribed money to you within 28 days of the close of the offer. The money will belong to the Society (and the Directors will no longer hold it in trust for you) as soon as the Directors issue shares to you (to the extent that they take it as payment for shares). SE24 will not pay you interest on any money it returns to you.

#### **Your Responsibility to SE24**

In applying for shares you make the following commitments:

- Any cheque payments 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 the Directors ask for it. We may need to do this to comply with the Money Laundering Regulations 2007. The Directors may have to hold back your shares until they see this.

#### Miscellaneous

The law of England applies to these terms. The courts of England and Wales have exclusive jurisdiction. You will be bound by the Rules of SE24 (as may be amended from time to time) if the Directors issue shares to you.

The registered address for Sustainable Energy 24 Ltd is:

Sustainable Energy 24 Ltd  
8 Poplar Walk  
London  
SE24 0BU

Our Bankers:

The Co-operative Bank Plc,  
P.O. Box 250,  
Delf House,  
Southway,  
Skelmersdale WN8 6WT

## Application form

# SE 24 SUSTAINABLE ENERGY

## Application Form: 5<sup>th</sup> July 2024 SE24 Share Offer

**Please read the Guidance Notes before completing this form. Please use capitals and black ink.**

I/We/my organisation wishes to apply for shares to the total value of £ \_\_\_\_\_ in Sustainable Energy 24 Ltd on the Terms and Conditions of the Share Offer Document dated 5<sup>th</sup> July 2024 at a price of £1 per share (minimum shareholding 250 shares and maximum 100,000 shares).

Please either

- enclose your cheque to the full value of your investment or
- pay your investment direct into the SE24 bank account:
  - Sustainable Energy 24 Ltd
  - The Co-operative Bank
  - Account: 65769153
  - Sort Code: 08-92-99
- When paying by bank transfer, create a payment reference, using your initials and your date of birth (no spaces) eg JHAB170954. Record this reference in your application below.

Individual Applicant Details:	
Full Name	
Address	
Postcode	
Phone Number	
Email	
Date of birth	
Bank Sort Code	
Bank Account Number	
Payment Reference	



If the Applicant is Nominee for a Child:	
Child's name	
Child's date of birth	
Child's address (if different from above)	
Postcode	

If the Applicant is an Organisation:	
Organisation Name	
Organisation Address	
Type of organisation	
Registration Number	
Name of authorised signatory signing this application	
Position of authorised signatory	

### Declaration

I confirm my understanding that this application, if and when accepted by Sustainable Energy 24 Ltd, forms a contract subject to English law on the Terms and Condition of the Share Offer Document. I confirm that:

- I have read the Share Offer Document, including the Risk Factors
- I am over 16
- I am not making an application for more than 100,000 shares
- I understand that the SE24 Board may reject my application and does not have to tell me why it has been rejected, and
- I am not relying on any information which is not included in the Share Offer Document.

Signed	
Print name	
Date	

### **Data Protection and Money Laundering**

The data provided by you on this form will be stored within a computerised database. This data will only be used by SE24 and will not be disclosed to a third party. By signing this application form you are also giving consent to the following: (a) SE24 storing your personal information in accordance with the Data Protection Act 1998; and (b) communication with you via electronic means.

A term of the offer is that SE24 ensures compliance with the Money Laundering Regulations 2007 and may at its discretion require verification of identity from any person seeking to invest.

## Annex C: Financial Tables

**Table 1. Income**

Project	2025	2026	2027	2028	2029	2030	2031	2025-31
	£	£	£	£	£	£	£	£
Harris Girls' Academy East Dulwich, PV	17,170	17,487	17,776	18,097	18,388	18,688	19,004	126,610
LSEAT Woodside, PV	18,358	18,703	18,938	19,266	19,461	19,666	19,908	134,300
LSEAT Woodside, LED	7,013	7,020	7,027	7,035	7,042	7,050	7,057	49,244
LSEAT Endeavour, PV	13,282	13,498	13,668	13,878	14,031	14,187	14,359	96,902
Bermondsey Central Hall, LED	1,261	1,265	1,269	1,274	1,278	1,282	1,287	8,916
Lyndhurst Primary, LED	3,309	3,318	3,328	3,338	3,348	3,358	3,369	23,367
<b>Total</b>	<b>60,393</b>	<b>61,291</b>	<b>62,007</b>	<b>62,887</b>	<b>63,547</b>	<b>64,230</b>	<b>64,984</b>	<b>439,339</b>

**Table 2. Operating Costs**

Project	2025	2026	2027	2028	2029	2030	2031	2025-31
	£	£	£	£	£	£	£	£
Harris Girls' Academy East Dulwich, PV	2,500	2,550	2,601	2,653	2,706	2,760	2,815	18,586
LSEAT Woodside, PV	2,500	2,550	2,601	2,653	2,706	2,760	2,815	18,586
LSEAT Woodside, LED	100	102	104	106	108	110	113	743
LSEAT Endeavour, PV	2,500	2,550	2,601	2,653	2,706	2,760	2,815	18,586
Bermondsey Central Hall, LED	100	102	104	106	108	110	113	743
Lyndhurst Primary, LED	100	102	104	106	108	110	113	743
<b>Total</b>	<b>7,800</b>	<b>7,956</b>	<b>8,115</b>	<b>8,277</b>	<b>8,443</b>	<b>8,612</b>	<b>8,784</b>	<b>57,987</b>

**Table 3. Repair Expenditure**

Project	2025	2026	2027	2028	2029	2030	2031	2025-31
	£	£	£	£	£	£	£	£
Harris Girls' Academy East Dulwich, PV	1,438	1,438	1,438	1,438	1,438	1,438	1,438	10,063
LSEAT Woodside, PV	1,688	1,688	1,688	1,688	1,688	1,688	1,688	11,813
LSEAT Woodside, LED	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
LSEAT Endeavour, PV	1,250	1,250	1,250	1,250	1,250	1,250	1,250	8,750
Bermondsey Central Hall, LED	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lyndhurst Primary, LED	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Total</b>	<b>4,375</b>	<b>4,375</b>	<b>4,375</b>	<b>4,375</b>	<b>4,375</b>	<b>4,375</b>	<b>4,375</b>	<b>30,625</b>

**Table 4. Operating Surplus**

Project	2025	2026	2027	2028	2029	2030	2031	2025-31
	£	£	£	£	£	£	£	£
Harris Girls' Academy East Dulwich, PV	13,232	13,499	13,738	14,007	14,244	14,490	14,752	97,962
LSEAT Woodside, PV	15,858	16,153	16,337	16,613	16,755	16,906	17,092	115,714
LSEAT Woodside, LED	5,226	5,231	5,236	5,241	5,246	5,252	5,257	36,688
LSEAT Endeavour, PV	9,532	9,698	9,817	9,975	10,074	10,177	10,294	69,566
Bermondsey Central Hall, LED	1,161	1,163	1,165	1,167	1,170	1,172	1,174	8,173
Lyndhurst Primary, LED	3,209	3,216	3,224	3,232	3,240	3,248	3,256	22,624
<b>Total</b>	<b>48,218</b>	<b>48,960</b>	<b>49,517</b>	<b>50,235</b>	<b>50,729</b>	<b>51,244</b>	<b>51,825</b>	<b>350,727</b>

**Table 5. Shareholder Payments**

Project	2025	2026	2027	2028	2029	2030	2031	2025-31
	£	£	£	£	£	£	£	£
Harris Girls' Academy East Dulwich, PV	10,163	10,163	10,163	10,163	10,163	10,163	10,163	71,143
LSEAT Woodside, PV	10,748	10,748	10,748	10,748	10,748	10,748	10,748	75,236
LSEAT Woodside, LED	6,663	6,663	6,663	6,663	6,663	6,663	6,663	46,642
LSEAT Endeavour, PV	6,903	6,903	6,903	6,903	6,903	6,903	6,903	48,321
Bermondsey Central Hall, LED	1,061	1,061	1,061	1,061	1,061	1,061	1,061	7,430
Lyndhurst Primary, LED	2,834	2,834	2,834	2,834	2,834	2,834	2,834	19,836
<b>Total</b>	<b>38,372</b>	<b>38,372</b>	<b>38,372</b>	<b>38,372</b>	<b>38,372</b>	<b>38,372</b>	<b>38,372</b>	<b>268,607</b>

**Table 6. MWh Generation and Savings from LEDs**

Project	2025	2026	2027	2028	2029	2030	2031	2025-2031
	MWh	MWh	MWh	MWh	MWh	MWh	MWh	MWh
Harris Girls' Academy East Dulwich, PV	121	121	120	120	119	119	118	837
LSEAT Woodside, PV	134	133	133	132	132	131	131	927
LSEAT Woodside, LED	30	30	30	30	30	30	30	212
LSEAT Endeavour, PV	84	83	83	83	82	82	82	578
Bermondsey Central Hall, LED	7	7	7	7	7	7	7	50
Lyndhurst Primary, LED	28	28	28	28	28	28	28	198
<b>Total</b>	<b>404</b>	<b>403</b>	<b>402</b>	<b>400</b>	<b>399</b>	<b>398</b>	<b>396</b>	<b>2802</b>

**Table 7. Site Savings**

Project	2025	2026	2027	2028	2029	2030	2031	2025-31
	£	£	£	£	£	£	£	£
Harris Girls' Academy East Dulwich, PV	8,549	8,759	8,533	8,634	8,191	7,747	7,412	57,824
LSEAT Woodside, PV	7,466	7,148	6,822	7,547	7,167	6,786	6,500	49,436
LSEAT Woodside, LED	363	515	547	672	647	624	633	4,001
LSEAT Endeavour, PV	3,993	4,081	3,902	3,921	3,611	3,303	3,062	25,874
Bermondsey Central Hall, LED	-10	528	669	630	590	623	657	3,687
Lyndhurst Primary, LED	2,837	2,827	2,940	3,056	3,174	3,294	3,416	21,544
<b>Total</b>	<b>23,198</b>	<b>23,857</b>	<b>23,414</b>	<b>24,460</b>	<b>23,379</b>	<b>22,377</b>	<b>21,680</b>	<b>162,36</b>

**Table 8. Carbon Reduction**

Project	2025	2026	2027	2028	2029	2030	2031	2025-31
	tCO2	tCO2	tCO2	tCO2	tCO2	tCO2	tCO2	tCO2
Harris Girls' Academy East Dulwich, PV	21	20	19	18	17	16	15	128
LSEAT Woodside PV	24	23	21	20	19	18	17	142
LSEAT Woodside, LED	5	5	5	5	4	4	4	32
LSEAT Endeavour PV	15	14	13	13	12	11	11	89
Bermondsey Central Hall, LED	1	1	1	1	1	1	1	8
Lyndhurst Primary, LED	5	5	5	5	4	4	4	32
<b>Total</b>	<b>72</b>	<b>68</b>	<b>65</b>	<b>61</b>	<b>58</b>	<b>55</b>	<b>51</b>	<b>431</b>