



Solar PV Funding Request to Barnet Council

At a glance

Project name	OneStonegrove Net Zero Carbon
Location of project	OneStonegrove, 5 Hayling Way, Edgware HA8 8BN
Name of applicant organisation	Stonegrove Community Trust
Legal status of applicant organisation	Charity number: 1161812 Company number: 09276749
Date organisation established	October 2014
Expected start of installation	January 2023
Expected date of installation to be operational	March 2023
Total cost of the project	£110,174
Short description of project including anticipated outcomes	
<p>The OneStonegrove building is modern and fairly efficient, but we want to build upon that to become a real beacon for the local community and beyond and show what is possible to others. Our climate action includes a wide range of initiatives, from quick wins to reduce our carbon footprint to community engagement on environmental issues.</p> <p>This proposal is very well timed as it coincides with the Council's declaring an immediate climate emergency. We believe our proposal will directly help you achieve your targets for reducing carbon emissions and involving residents to improve sustainability in the borough. Below we provide a detail plan to outline how with your support we can work together to achieve these targets.</p> <p>Having secured significant funding from the GLA LCEF, we are now kindly requesting a grant towards the Solar PV installation. We have completed the feasibility stage, got planning permission and we have assessed the financial and environmental case in detail by working with specialist companies such as Power Up North. We have also applied for funding to other trusts and statutory funders to create a strong fundraising plan.</p> <p>Installing the Solar PV is part of our wider environmental work with the community, so the installation is estimated to deliver a range of environmental, social and financial outcomes including:</p>	

Environmental

- Projected energy generation per annum: c. 67 MWh
- Projected carbon savings per annum: 15.75t CO₂e

Social

- Conversations, consultations and events as our project evolves and continues will help to build local community cohesion and pride and enhance the sense of place helping people to love where they live. Our audience is a distinct estate of 1,000 people and this community building work is an integral part of our varied range of projects and activities to engage in different ways with residents of all ages and social backgrounds, from a youth club for 8-16 year olds, a nursey, play work for the younger children, plus befriending and postural stability classes for older and vulnerable residents.

Financial

- Financial savings (all to be reinvested for our charitable activities): current best rate available to us on a fixed contract are 73p per Kwh (inc VAT), so in the first year this system would save us £12,680 in electricity costs. It is difficult currently to predict longer term electricity pricing, but if we assume two years of these higher prices and then 33% less for the rest of the time, then the full financial savings over 20yrs will be £182,733.
- From exporting electricity onto the National grid, we would make £4,019 in the first year. Total estimated amount of £70,838 over 20 years.
- We predict maintenance cost of £7,000 over a 20yr period, as most equipment is warranted/insured, and maintenance is predictable.
- Twenty years is the minimum warranted life of the solar panels. We expect the system to stay functional and productive for 25-30yrs.

So totals are:

Expenditure of £117,174 including all maintenance costs over twenty years.

Income of £253,571 over the twenty year period.

Surplus generated of £136,397, whilst helping us to transition to net zero.

Additional income for another 5-10yrs after that.

Funding request

Project overview

1. Why is this project important in our area

OneStonegrove is located on a housing estate with around 1,000 homes, a large school, a church and one of the largest synagogues in Europe. We are striving for our environmental efforts to inspire and influence our community to change their behaviours and get involved. We want it to be a place the community is proud of and

wants to come. Underpinning any local climate action is a stronger sense of “place” and belonging to a community.

Our project’s aims align closely with the aims of the Council’s aims to increase environmental awareness and sustainability among its residents.

The solar panels are only a small part of our wider environmental awareness work with both our residents on the Stonegrove estate and more widely in Barnet.

Examples of environmental awareness for residents on the estate and surrounding areas:

1. Creation of community centre recycling points for batteries, printer cartridges, phones and small appliances with the aim of promoting best recycling practices, increase recycling/reuse rates locally;
2. Small interest-led events on specific areas of environmental action, with residents sharing ideas and collaborating. We already have the resources to make it possible in practice: we can give residents micro-grants of up to £500 for residents to turn their ideas into reality and also our two Community Organisers can provide additional support and advice;
3. Engaging residents more widely with an Eco Fair, which will be a series of workshops on environmental sustainability, green energy, green shopping and heating controls.

Examples of increasing environmental work more widely in the borough:

1. We co-funded Barnet VCS environmental network, which meets monthly with 75+ members.
2. We work with the Barnet VCS Environmental network (hosted by Inclusion Barnet) to develop it, including subgroups and public events.

By developing the climate action activities described above, we will support our community to:

1. Increase local recycling rates;
2. Through community organising we will facilitate conversations and collaborations thus building strengths, ideas and assets in the local community in a very inclusive way and building on our existing trusted relationships in the local community.

2. Why is your funding important for this project

Due to low on-site consumption the site is not suitable for a community share offer, so the installation will be fully owned by SCT, making it one of the largest charity/self-owned community installations in London.

The Council’s funding is needed to unlock further funding streams. Although we have a strong trusts and foundations fundraising plan, we have limited opportunities with other sources of funding. Thus your investment would be key to leverage further investments relatively quickly so that our installation can be done in January 2023 and support ambitions to accelerate the decarbonisation of Barnet.

1. How our project will help with the Council's Climate Emergency Declaration

This is the perfect time for the Council to support the solar PV installation as it would show to residents across the Borough that having just declared an immediate climate emergency, the newly elected Council is acting on it without delay.

The solar panels are the cornerstone of our zero net commitment, but its benefits in terms of making it a building the community want to come can truly be appreciated in relation to our other practical initiatives. Those specially supporting the borough's sustainability strategy are:

- Making the building completely accessible: we recently completed an access audit with City Bridge Trust;
- Retrofitting: we are currently studying the feasibility of installing heat pumps;
- Cleaner air: we are also studying the feasibility of electric vehicles charging just outside our building;
- Energy efficiency savings: our newly installed *Heating Save* building management system will save up to 33% of heating energy usage, which amounts to 15% of our total carbon footprint;
- Enhance urban green spaces: Early next year we start an innovative project working with Build Up charity and a B Corp architect's firm, to redesign our outdoor spaces for the local community. The briefing of the architects will be led by members of our youth club.

Our commitment towards environmental measures is clearly demonstrated also by the Trustees agreeing significant spending towards some of these initiatives from the Sinking Fund, which covers larger/cyclical premises costs and upgrades.

In summary, this project meets the Council's strategic aim of creating opportunities for carbon reduction whilst increasing environmental awareness in communities and continue to build the connections in local neighbourhoods that proved so vital throughout the pandemic.

About us

1. Purpose of our organisation

Opened in 2016, the £4.2 million state-of-the-art Community Centre was established as a result of the regeneration of the Stonegrove Estate in Edgware. Stonegrove Community Trust (SCT) exists to facilitate one community within the Estate.

As a resident-led charity, our vision is to establish a sustainable community centre as the social and cultural hub of our community. To be recognised and valued by local residents at the heart of Stonegrove, providing secure, buzzing, informative and fun spaces for all to enjoy whilst breaking down barriers of social and community integration, effectively reducing social isolation and promoting well-being.

2. Experience of working with the local community

Despite the setback of the pandemic our centre is already back to the busiest it has ever been, with an estimated 72,000+ yearly attendances. Our activities are based on our understanding of the local community and delivered through a unique model that combines community organising, play and learning activities for young people, integrated health programmes for vulnerable and elderly people, and informal events for the local residents to have fun and socialise.

We work closely with community partners such as FUSE Youth, Age UK Barnet, Child Bereavement Trust, Narcotics Anonymous and many more. We are deeply embedded in the local community: most Trustees and half the staff and project workers live on the Estate, with others living nearby.

We also have experience of delivering a similar project before with a tried and tested technical partnership. Gus Alston, our CEO, leads on this installation, and when he was the CEO of Kentish Town City Farm in 2018 he initiated the project that resulted in Power Up North London (PUNL) installing an 11kWp solar PV on the roof of the farm stables in 2019.

Martin Narraway from PUNL will be the Project Manager again for our installation, covering all of the practical elements of implementation with the added benefit of having already worked with Gus before.

B. Project Proposal

1. Project development work carried out to date

The starting point of our net carbon zero journey was the EPC report in 2016 which highlighted how the installation of solar PV would have the highest impact on our carbon emission reduction.

In July 2020 our Eco audit allowed us to measure our carbon footprint and consider ways to reduce that.

In January 2021 our Trustee board agreed the ambition of Carbon Net Zero by end December 2022. We continue to work towards that aim.

We have received total grants of £35,275 from the GLA's LCEF, and together with PUNL developed a project to install an 82 kWp PV array on the roof of the community centre (222 panels) with an expected annual output of c. 67 MWh.

As part of the development work we used Reach Volunteering to recruit volunteers for our Environmental Sustainability working group.

Planning permission was obtained on 23rd September 2021. Four quotes for the capital work were obtained in 2021, with a more up-dated quote from R-Eco being obtained in March this year. We recently checked with them that this quote is still correct, and they have confirmed in writing that it is.

The maximum output of the array is 69kW which is c 96A per phase, less than the 100A fuses in the DNO cut out thus no upgrade of the grid cabling required.

The roof structural survey was conducted in late 2020.

We expect to complete the project in Spring 2023 and start reaping the benefits straightaway. The life of the panels is 25 to 30 years. Over the first 20 years is expected that 1,280 269 MWh of solar electricity will be generated saving 271.8 T of CO2. Of these, over 536 MWh will be used by the centre, equivalent to 114 T of CO2.

The money earned by the charity from selling electricity to the National Grid will be reinvested into more environmental community programmes, led by our existing Environmental Projects Co-ordinator.

2. Project outputs

The solar installation offers SCT the opportunity to reduce carbon emission and grid electricity consumption and to achieve operational cost savings. Based on the 2021 R-Eco quote/proposal, carbon savings of 15.75 tonnes a year on completion will be achieved.

An additional output will be our Eco Fair, (details below) which aims to engage:

- 100 Barnet residents;
- 50 community organisations or businesses;
- 25 partner organisations, such as community energy companies and environmental technology suppliers.

The third output will be our wider promotional work which allows us to reach much larger numbers of people. A couple of examples are:

- We co-founded the Barnet VCS environmental network, led by our Environmental Projects Co-ordinator and our CEO Gus regularly speaks at it.
- The case study and podcast below show we are able to promote ourselves to a wider audience within the UK voluntary sector. Please see:

<https://locality.org.uk/blog/how-can-londons-community-organisations-take-action-on-climate-change/>

<https://www.acevo.org.uk/2021/11/leadership-worth-sharing-climate-emergency-special/>

3. Community engagement

We believe that climate action needs to be taken on from the bottom up and that the diversity which is seen in our community also needs to be seen in the OneStonegrove climate action conversation. This is why we published our commitment on the following page on our website:

<https://sct.london/environmental-sustainability/>

Although our building is new and fairly energy efficient, in 2020 we decided we needed to future proof it and make it the pivot of our wider environmental awareness work with the community. The energy crisis means that our installation has become more urgent and important than ever. We did a residents' survey and we received 89 responses via WhatsApp. 95% said that it was very important to instal solar panels and 91% wants to be more involved in local environmental action.

We offer various opportunities for residents to engage in climate action activities, including:

1. We were recently awarded funding by Together For Our Planet (TNLF). With this funding we employ a 2 day per week Environmental Projects Coordinator, to push forwards our environmental work with local residents, including a gardening club.
2. We have launched our "Advanced recycling points" for local residents, starting with small appliances, printer cartridges, dental items and batteries. More to come soon.

Later this year visitors and residents will have many opportunities to engage with the solar PV project and our other climate action work including:

1. Three innovative displays designed to advise visitors on the performance of the system and the amount of carbon offset. These will be located in high-traffic areas throughout the centre, including the main entrance, the entrance outside the nursery and the main hall.
2. Eco Fair: we have partnered with Inclusion Barnet, who hosts and manages the Barnet VCS Environmental Network to deliver a borough-wide Eco Fair to engage the community on carbon emission reduction. Provisional date is the afternoon of Sunday 6th November 2022.

4. Dissemination and sharing

Gus Alston, the CEO, already has a strong passion and established reputation among VCS organisations in Barnet and more widely in North London.

Recently he was nominated for London's Community Changemakers of the year, run through Global Action Plan and he is regularly approached for advice by smaller groups to which he gives his time generously. We are also employing a dedicated Environmental Projects Coordinator to increase residents' engagements and disseminate our learning with the community and other local VCS organisations. Thus, by funding this project we can continue to contribute to one of the main aims of the Green Recovery in London which is to not only to reduce net carbon emissions but also to strengthen new and local groups, as there is limited infrastructure to support VCS organisations throughout London.

As a resident-led charity we value sharing information as a way to encourage people in the Estate and beyond to engage with our Zero Net Carbon 2022 plans (which are published on our website).

As well as joining the ACEVO Climate Crisis working group, we have co-founded the Barnet VCS Environmental Network, connected with the Barnet Climate Action Group, London Community Energy and Barnet Multi-Faith Forum, partnered on a stage 1 NLCF Climate Action Fund bid, plus shared our progress and information through existing networks within Barnet and beyond.

Regarding sharing the learning beyond Barnet, we regularly use social media to share our message that “if we did it anyone can do it too” by regularly posting on social media, including mainly Twitter and LinkedIn as well as longer messages such as blogs and podcasts.

5. Timescales and key milestones

Milestone	Date	Description
1	December 2022	All funding and finance fully in place;
2	January 2022	Final quotes from three suppliers;
3	March 2023	Commissioning, DNO connection completed.

6. Risks

Risk	Description	Mitigation Strategy
1	Materials availability	Alternative panels can be used. Critical is to keep the maximum supply to the grid to below 100A/phase.
2	Health & Safety	R-Eco have previously worked for PUNL and are familiar with the need to do risk assessments and develop suitable method statements.
3	Raising full project cost	Although inevitably costs have increased in 2022, with both our and your contributions and the GLA funding, the total secured funding is £69,275 so the project would be 75% before we approach a selected group of charitable trusts and foundations for the remainder. We have a strong pipeline of funders for the remainder, and a professional fundraiser engaged to create the applications quickly and skilfully.
4	Effectiveness of panels/overall system over time	1. Panels and other equipment and guarantees all carry long and robust warranties/guarantees. 2. R-Eco provide monitoring system that alerts us if they are less effective than expected given weather conditions.

		3. They will be linked to our Building Management System – Heating Save. This will allow us to closely monitor their performance, and easily investigate any issues.
5	Covid-19 pandemic	In the unlikely case of a new wave of cases this winter, we are highly skilled now at managing these risks so we do not see any major impacts on this project from Covid-19.

Financial Details

1. Fundraising plan

Funding source	Amount	Secured?
Grants from GLA	£35,275	Yes
SCT own contribution from Sinking Fund	£14,000	Yes.
City Bridge Trust	£35,899	Not yet as strategically we have higher chances of success if we wait until the outcome of the Barnet Council grant.
Our request to Barnet Council	£25,000	
Total	£110,174	

2. Breakdown of costs

Main Costs

Panels and other materials: £54,993

Labour costs: 11,640

Other installation costs: 10,495

Subtotal: 77,128

VAT @ 20%: £15,426

Total main costs (A): £92,554

Other project-related costs

DNO approval: £1,000

Displays: £2,250

Project management at 5% of main costs + DNO Approval and displays: £4,790


Contingency at 10% of main costs + DNO Approval and displays: £9,580

Total other costs (B): £17,620

Total project cost (A+B): £110,174

We can supply on request any documents required, such as the Planning approval, structural report, or quote for the full installation.

Contact details and signature

Contact person for the application	Gus Alston
Position:	CEO
Telephone number	07973501777
Email address	gus@sct.london
Signature:	
Date:	06/09/2022