



Southill Solar community solar farm

Triple investment opportunity

- Good for the environment
- Good for the community
- Good financial sense



Economic benefits

- Average annual return of 5% return for 25 years beating bank rates and annuities with a minimum investment of £250
- Low-risk ethical investment
- £30,000 a year in community benefit funds for 25 years
- Shares are exempt for Inheritance tax - great investment for families investing for children and grandchildren
- £1000 of interest tax free
- **2018 – £350k bond raised in 5 weeks**

Social benefits

- Surpluses to be ploughed back into the local communities estimated to be £30,000 annually
- Feel good factor of owning shares in something local and ethical



Environmental benefits

- Creation of clean renewable energy for local homes - enough to power 1,100 homes almost equivalent to the energy needs of the local parishes, saving 2,372 tonnes of CO₂ every year
- Positive change in the energy market – *yesterday's IPCC report requires 85% renewables by 2050*
- Promoting biodiversity on and around the site

Existing meadow – DO NOT DISTURB

B. Solar array – North and South fields

Grassland area within security fencing, beneath solar panels. Total area: 7ha (4ha in N field & 3ha in S field). Both areas to be treated as follows:

- Sprayed off in April
- Second spray in August, then cultivated, seeded, Cambridge rolled in early September.
- All works to be done by Twig using a compact tractor and small equipment.
- Seed is traditional grazing mix (Cotswold Seeds).

D. Outside solar array – southern section of North field

Grassland area outside security fencing, excluding field margins. Total area: 2ha to be treated as follows:

- No works to be undertaken March – June to protect skylarks
- Weeds to be controlled in early July to prevent seed spread
- Sprayed off using full size tractor and 30m spray rig in late July
- Cultivated with a tine harrow and full size tractor in early August
- Sprayed again 2 weeks later (mid-August) once new weeds chit.
- Seeding to occur in early September when conditions are suitable (temp and moisture).
- Area to be sown with limestone grassland (Emorsgate EM6); area will be seeded using a seed dispenser and Cambridge rolled. All ground prep and seeding to be done by Ditchley.

A. Field margin - North and South fields.

6m all the way around the field, excluding the existing meadow to the north, the existing riverine grassland to the south and the stone wall to the south. Total area: 1.8ha.

- Area to be sprayed off with glyphosate (leaving existing 1-2m field margins intact) in 1st week of March. Spraying to be done with small equipment (Gator).
- Area to be cultivated with tine harrow a few weeks after spraying off.
- Area will be sprayed again 2-4 weeks later (early April) once new weeds chit.
- Seeding to occur in late April when conditions are suitable (temp and moisture). Seeding will be done with small equipment (Gator with pellet dispenser), then Cambridge rolled. All ground prep and seeding to be done by Ditchley.
- Seed mix is tussock grassland and wild flowers (Cotswold Seeds).

C. Outside solar array – northern section of North & South fields

Two grassland areas outside security fencing, excluding field margins. Total area: 4.5ha (2.7ha in N field & 1.6ha in S field). Both areas to be treated as follows:

- No works to be undertaken March – June to protect skylarks
- Weeds to be controlled in early July to prevent seed spread
- Sprayed off using full size tractor and 30m spray rig in late July
- Cultivated with a tine harrow and full size tractor in early August
- Sprayed again 2 weeks later (mid-August) once new weeds chit.
- Seeding to occur in early September when conditions are suitable (temp and moisture).
- Both areas to be sown with fine grasses (Emorsgate **); this area will be oversown with green hay from the meadow). Areas will be sown using a seed dispenser and Cambridge rolled. All ground prep and seeding to be done by Ditchley.

E. Outside solar array – mid section of South field

Grassland area outside security fencing, excluding field margins. Total area: 2ha.

- Area to be sprayed off using full size tractor and 30m spray rig in early March
- Area to be cultivated with a tine harrow and full size tractor in mid-March
- Whole area to be sprayed again 2 weeks later (early April) once new weeds chit.
- Seeding to occur in April-May when conditions are suitable (temp and moisture).
- Area to be seeded with a pollinator mix (Cotswold Seeds) using a seed dispenser and Cambridge rolled. All ground prep and seeding to be done by Ditchley.

Existing grassland along riverside – DO NOT DISTURB

F. Outside solar array – southern section of South field

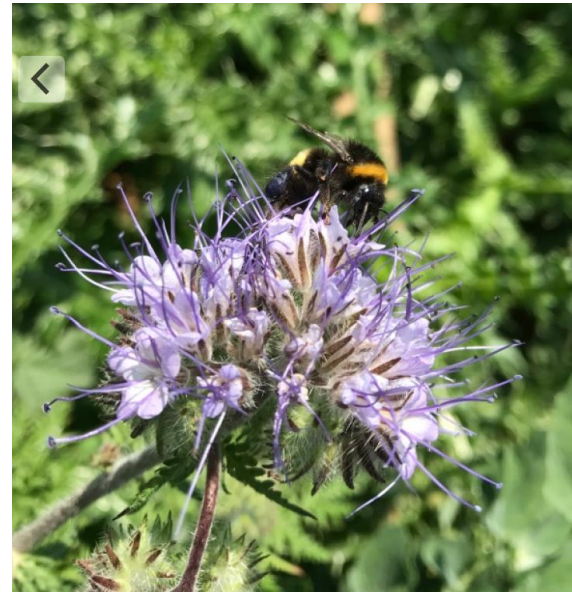
Grassland area outside security fencing, excluding field margins. Total area: 1ha.

- Area to be sprayed off using full size tractor and 30m spray rig in early March
- Area to be cultivated with a tine harrow and full size tractor in mid-March
- Whole area to be sprayed again 2 weeks later (early April) once new weeds chit.
- Seeding to occur in April-May when conditions are suitable (temp and moisture).
- Area to be seeded with a pollinator mix (Cotswold Seeds) using a seed dispenser and Cambridge rolled. All ground prep and seeding to be done by Ditchley.

Planted hedge gaps and 60+ orchard trees along road boundary



- Sowed grazing mix beneath the panels, wild flower meadow and field margins, pollinator and bird seed mix.
- UK's first Thermosolar beehive



Engaging with the community

Southill Community Energy's
'Bring Your Brolly Day'

- key to changing hearts and
minds of the planning officers



Help Oxfordshire become a greener and better place to live by subscribing to our share offer

[View this email in your browser](#)

£1,000,000 milestone passed!

[View this email in your browser](#)



The Southill Community Energy team are out and about spreading the word all over Oxfordshire. Please come along, say hello and ask your questions.

We will be at **Charlbury Farmers Market** this Saturday 12th March on the Playing Close between 9am-12pm

On Monday 14th March we will be at the **Holy Trinity Church** in Finstock 8-9.30pm.

To meet the SCE team, see website link for further events: <http://southillcommunityenergy.co.uk/upcoming-events/>

We look forward to seeing you.
Tim, Liz and all the team



Dear friends

We have made it!

The £1 million milestone in our equity raise has been reached with £1,006,100 now invested by Southill Community Energy members.

This is an amazing achievement and naturally the SCE team are thrilled!

To all of you who have invested and are now Southill members, a massive 'thanks a million' - we have come a long way. Your support has made community-owned renewable energy a very real prospect for this part of West Oxfordshire.

Onwards and upwards

The Southill Solar £1.4 million target still stands as we want to increase the amount of equity in the project. We are looking for more people to [invest](#) and own shares and so reduce the amount borrowed from the bank and other lenders.

More community ownership means more benefits for the community.

Individual investors can expect an annual average return of 5% beating anything on offer from the banks right now.

If you have not invested yet and need more information check out the [financials](#) on our website.

Thank you for taking real ownership by investing in Southill Community Energy and getting us so close to the finishing line. **Thanks a million!**

Best wishes,
Tim, Liz and the SCE team



Dear friends, current investors and potential investors,

Time is running out, our share offer closes at midnight Monday July 4th. This is the last opportunity through this share offer to become a member of this amazing community project, recently shortlisted for the Community Energy England *Community Renewable Energy Project of the Year* award.

Still more reasons to invest:

- Average annual return of 5% interest - much better than the bank
- The Governor of the Bank of England this week indicated that interest rates will fall, investing in Southill Solar makes better financial sense than ever before
- Southill will generate enough renewable energy to power 1,100 homes.
- The 4,414,000 kWh of energy generated will save 2372 tonnes of CO2 each year
- Average return of over £750,000 to the community during the course of the lifetime of the solar scheme

Investing in Southill Solar is a triple investment:

- good for the environment,
- good for the community, and
- good financial sense.

Last chance to invest... share offer closes Monday July 4th

If you haven't invested yet this is your last chance to do so and become a member of Southill Community Energy. Our share offer closes midnight [Monday July 4th](#).

We look forward to welcoming you to Southill Community Energy.

Invest now through [Ethex](#), our ethical investment partners.

With best wishes,

Tim, Liz and the Southill team



Building relationships with partners

- local authority for planning support
- DNO for grid connection
- installers for site design, performance and project development
- other community groups / cooperatives

Local authorities - Swindon

- Swindon borough council and Abundance council solar bond, expecting to pay an effective return of 6% over its 20-year term to those investing as little as £5.
- The bond was to fund the construction of a £4.8m solar farm on council-owned land near Wroughton, Swindon, with £3m invested by the local authority and £1.8m by small investors. A “community interest company” wholly owned by the council, The Swindon Common Farm Solar CIC, manages the solar farm.
- Investors repaid capital and returns from the cash earned from a combination of electricity sold to the grid and payments under the feed-in tariff scheme

Local authorities - WODC

- planning approval through BYBD
- post-construction loan at lower interest rate than underwriting
- business rate relief
 - Mandatory at 80%
 - Discretionary up to 20%

Other partners, commercial and community

- DNO
 - grid connection application
 - grid connection costs (deposit/stage payments)
 - innovation (meter cabinet on substation land)
- Installers
 - site design development
 - performance and yield data
- Community energy networks, Wychwood Project, Green Gym, volunteer helpers

The future...

- Ongoing investment interest – Southill bond issue
- Falling panel prices – now under 30 cents/Wp
- South Hams community solar farm
 - Last FiT-accredited solar farm
 - Pairing with a secondary subsidy-free solar farm
- IPCC Global Warming of 1.5° report
 - 85% renewable energy generation by 2050
- Locally balanced distributed energy system for the UK
 - 9,000 parishes in England, 12,600 across the UK