

# Leigh Park Solar & £ COM

A Community Social Enterprise Initiative



It's time for change

## Vision – New Community Shops

It's time for change



Sharron Andrews **£ Com**

bread in Leigh Park



Alan Brewer MSc. Born & bread in Leigh Park

A vision for the community of Leigh Park – sustainable energy – Solar PV – extra revenue for owners and lower operating costs for shop tenants also for Council tenants – more £££££ and the **£COM shop concept** – low prices for computers, appliances, cloths, shoes and toys. Some cloths sold for £1 for old cloths to £5 for new cloths – appliances & computers £100 plus – more easily affordable – **profits go to Community Fund**. Lower shop rents & rates. Formation of a new credit union with a £290,000 input each year and the creation of many jobs.

**£ COM** – also reduces impact on Global Warming & Climate Change locally



# £ COM

## ▶ Aims

sustainable energy – Solar PV – extra revenue for owners and lower operating costs for shop tenants also for Council tenants – more £££££, Provision of New & Used appliances at affordable prices, Enhance Educational standards through much cheaper prices for Laptops. Provision of lower prices cloths & shoes.

Profits used for a Community Fund – used for provision of Savings scheme and loans for appliances such as beds, washing machines cookers, fridges and TV's at low prices in order to combat “Bright house pricing”. Savings scheme with new Credit Union for Laptops & appliances

Driver for Solar Energy for Social Housing Tenants saving them between £40 & £80 per month on electricity bills – reducing energy bills.

Help alleviate starvation, poverty together with fuel poverty & bad debt

Reduce crime, alcohol & drug abuse in Leigh Park – due to fairer conditions.

# Alan is assisting Leigh Park Solar & **£ COM** – to bring **£145 million** revenues to tenants & Councils & project manage

Born & bread in Leigh Park



## PSECC's operational VO at Lakeside in Cosham



PSECC, Alan.J.Brewer MSc receives grant award from Mayor of Havant BC in UK 2010 arranged by David Harris HBC

Alan formed Sustainable Energy forum in 2001 as part of S/E Chamber of commerce Business Environment Forum in Havant

Alan.J.Brewer MSc of PSECC appointed by Bob Lisney Director of HCC HNRI programme 2002 to act as Energy Coordinator for HNRI programme in Hampshire

**£ COM** – reduces impact on Global Warming & Climate Change locally



# Solar PV

– bringing rents & rates down for shops by extra revenue from Solar PV and of £145 million over 25 years extra revenue for Leigh Park



Reducing electricity bills, Creating jobs for installers – getting our own back on multi national energy companies who cause great hardship

# £ COM – WHY IS Solar PV important to £ COM

Extra revenues for shop owners, tenants and Council.  
Staff have Sustainable Development & Climate Change Mitigation experience over 18 years and energy experience – Alan Brewer MSc has written & Researched Portsmouth City Energy Policy & Strategy

Coordinated Hampshire's Energy Network for HCC & asked by HCC to work on renewable energy for schools,

Formed PSECC to provide a funding mechanism for Councils and clients to link into for Solar PV installations

Ability to lift depressed areas in Hampshire, such as Leigh Park out of fuel poverty – the poor are getting poorer



**Time for change  
& Action**



# Leigh Park & Solar – UK has the second highest level of Fuel Poverty in Europe – 7 million in UK

The problem for Leigh Park is that many of the homes for six decades are owned by PTCC, Revenue from rents has always gone to PTCC and more recently some housing associations and Council taxes go to HBC.

As all the houses are within the 30 sq mile area of Havant and therefore under the control of HBC then in view of the Solar PV aspects of **£COM** HBC must negotiate with PTCC and advise them to place Solar PV on all Council housing stock over a period of one year. PTCC could make £145 million over 25 years from the Feed-In-Tariff (FIT), half of this could be given to HBC and a proportion of this given to **£COM – sustainable Retail**

If HBC take the lead in this Solar PV initiative then the people in Council homes will be lifted out of fuel poverty, have between £500 & £1,000 per year extra revenue to possibly spend in the Park Parade Shopping area.

**Bringing an extra £5 million spending in Leigh Park per year.**

**CO2 savings - 170 million tonnes over 25 years possible**

**Sustainable Development  
Agenda 21**

Energy Case Study – For Waste Management Incineration



**Integrated Energy Policy  
&  
Energy Strategy**

1995

Energy Strategy" could reduce these levels by as much as 50%. A reduction in energy use could be set by the Energy Conservation Working party within the range of 33% and 50% by the year 2025 in a three phased approach; a 10% reduction is to be achieved by the year 2000, 20% by the year 2010 and finally the 33% to 50% reduction by 2025, this energy policy it is hoped will be endorsed in 2001. Agenda 21 is seen as the instrument that could enable advances to be made in reducing the environmental impacts of energy use and is backed by industry and commerce in Portsmouth City.

**Renewables:** strategies required to meet Agenda 21 agreements on the promotion of alternative energy resources and in line with the Non-Fossil Fuel Obligation (NFFO)

1. The City Council has a responsibility to its Community to Sustain the City's economic base and ensure that development of the City is undertaken in a Sustainable manner. This can be defined as "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs" This responsibility is enshrined in "Local Agenda 21" (Earth Summit 1992) which exhorts Local Authorities to consult with and forge partnerships with its community to examine issues which influence "Sustainability"

**E) The City Council will consider alternative and renewable forms of energy production and will liase or form partnerships with other sectors to ascertain the appropriateness of adopting new energy systems.**




# Resource Ownership concept

First identified in 2004 as a result of the HNRI coordination work of Alan Brewer MSc, now at PSECC

PSECC are able to provide a report for HBC on how to lift Park Parade out of a depressive mode and also lift the population in Leigh park out of Fuel poverty and give them more spending power.

**Hampshire Natural Resources Initiative**




Hampshire County Council & Local Council's Resource Ownership Concept & Renewable Energy proposals for Major Development Areas (MDA's) in Hampshire



Your Energy  
Our Future

**ECO SECURITIES**

**Local Centre**  
The local centre is intended to act as a focal point for the new community. It is expected to house a range of shops and services, including a community centre and a public house. The local centre is located on the site of the former local centre.



**M** INTERNATIONAL  
**MERCANTILE** Group

# Future Solent

Creating a Low Carbon Economy



Resource Ownership concept  
could be a mechanism to be taken  
forward for Leigh Park residents

Priority 1: New Low Carbon & Green Technology

Priority 3: Generation of Secure, Renewable & Low  
Carbon Energy in the Solent

# Barriers

In December 2011 Meredydd Hughes of PTCC indicated that due to the cut in FIT the councils approach of energy efficiency & “Whole Property programme is the right one – ITS NOT.



Entrenched reluctance to change by PTCC & hostility

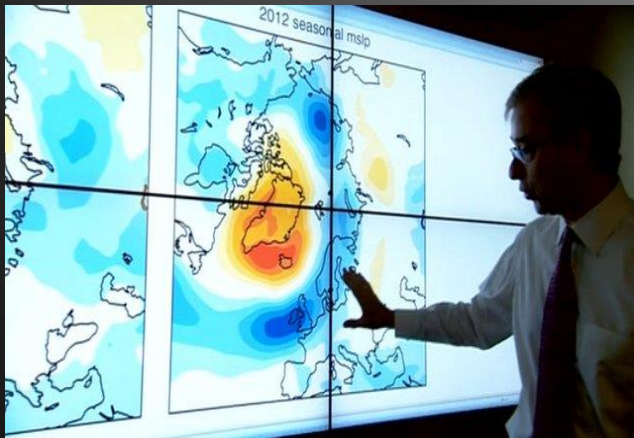
Solar PV low down on priority – WHY



HBC + PTCC community development officers need to talk & support £ COM

Richard Lock Head of Estates & David Harris – Economic Development at HBC & Meredydd Hughes of PTCC & Jo Cole Climate Change need to support initiative

Funding is available for Solar PV  
5,000 homes fitted with Solar would give Council £145 million over 25 years  
Costs – estimated at £30 million



# MP David Willetts – response

Please keep me informed of complaint against PTCC not having Solar PV for Leigh Park Social Housing Tenants.

This is a tuff time for people – Measures we are taking:

- Ensuring best lowest tariffs
- Green Deal: Energy Efficiency paid for by energy bills up front finance of £1.3 billion – 230,000 low income households helped.
- Warm Home discount scheme – £130 discount on electricity bills – 600,000 pensioners helped.
- Winter Fuel payments of £2.1 Billion this year.
- Cold Weather payments £25
- I understand your disappointment with PTCC not taking forward the Solar PV initiative for Leigh Park – Let me know outcome of your PSECC actions. WHY are PTCC not assisting???



# PTCC response to helping residents have Solar PV

In December 2011 Solar PV is very Low done on our list of priorities

We are not interested in taking any further the PSECC proposals for Solar PV on all suitable housing stock or funding packages

A request was made to PTCC for details of any strategy they have for installing Solar PV on all their Housing stock – they have none for Leigh Park and refuse to implement such a scheme – WHY???

# Solar PV – 16 panels



## Estimated Annual Solar PV Income / Pay Back Illustration

### System Size & Output

Installed System Size	4	kWp
Peak Output	3880	kWh
Average Output	3480	kWh

The illustration below shows the potential value of electricity generated by your PV system under the terms of the Feed-In Tariff (FIT) introduced on the 1st April 2011.

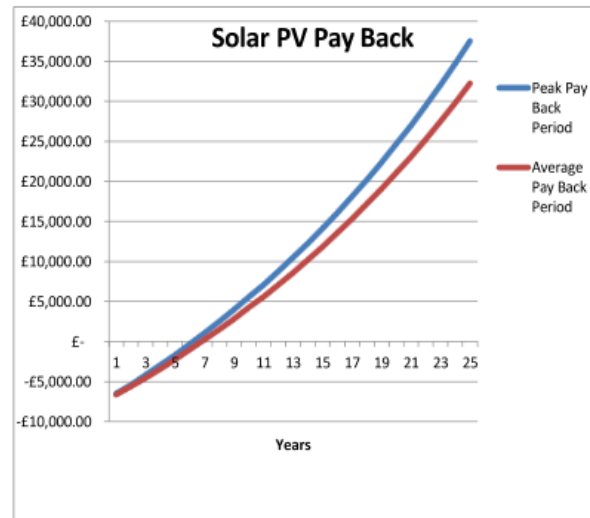
### Solar Photovoltaic (PV) Financial Calculations

	Peak Output	Average Output
Est FIT Income	£26,870	£23,761
Est Export Income	£1,983	£1,754
Est Av Energy Saving	£16,401	£14,420
<b>Est 25 Year Total</b>	<b>£45,254</b>	<b>£39,935</b>

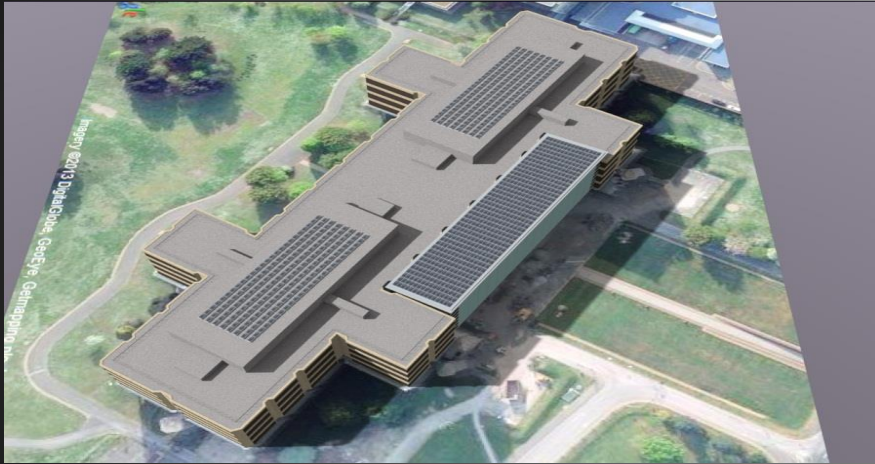
### System Costs

Fully installed cost (inc VAT)	£ 7,665.00
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### Solar Photovoltaic (PV) Pay Back



# PSECC's client Lakeside in Cosham



Lakeside to have 250KW – 1,000 panels of Solar PV





Quote Number:	<b>SOLDOM07241c</b>
Estimated yield (SAP)	205400 Kwh**
Actual Estimated Annual Yield:	<b>275268 Kwh***</b>
Cost of Install:	<b>£307,999.00</b>

<b>Payback time</b>	
<b>4.4 yrs</b>	
<b>Profit</b>	<b>£2,594,874.30</b>
<b>24.4% ROI</b>	



100% consumed electricity from Solar PV system

Year	Feed in @ £0.1100 *	Cost of Electricity Saved £0.120 *	Export	Rate *	% return	Annual Total	Total
1	£30,279.48	£33,032.16	0.0000	£0.0450	20.6%	£63,311.64	£63,311.64
2	£31,187.86	£35,344.41	0.0000	£0.0466	21.6%	£66,532.28	£129,843.92
3	£32,123.50	£37,818.52	0.0000	£0.0482	22.7%	£69,942.02	£199,785.94
4	£33,087.21	£40,465.82	0.0000	£0.0499	23.9%	£73,553.02	£273,338.96
5	£34,079.82	£43,298.42	0.0000	£0.0516	25.1%	£77,378.25	£350,717.20
6	£35,102.22	£46,329.31	0.0000	£0.0534	26.4%	£81,431.53	£432,148.73
7	£36,155.28	£49,572.37	0.0000	£0.0553	27.8%	£85,727.65	£517,876.38
8	£37,239.94	£53,042.43	0.0000	£0.0573	29.3%	£90,282.37	£608,158.75
9	£38,357.14	£56,755.40	0.0000	£0.0593	30.9%	£95,112.54	£703,271.29
10	£39,507.85	£60,728.28	0.0000	£0.0613	32.5%	£100,236.13	£803,507.42
11	£40,693.09	£64,979.26	0.0000	£0.0635	34.3%	£105,672.35	£909,179.77
12	£41,913.88	£69,527.81	0.0000	£0.0657	36.2%	£111,441.69	£1,020,621.46
13	£43,171.30	£74,394.75	0.0000	£0.0680	38.2%	£117,566.05	£1,138,187.51
14	£44,466.44	£79,602.39	0.0000	£0.0704	40.3%	£124,068.82	£1,262,256.33
15	£45,800.43	£85,174.55	0.0000	£0.0728	42.5%	£130,974.98	£1,393,231.32
16	£47,174.44	£91,136.77	0.0000	£0.0754	44.9%	£138,311.21	£1,531,542.53
17	£48,589.68	£97,516.35	0.0000	£0.0780	47.4%	£146,106.02	£1,677,648.55
18	£50,047.37	£104,342.49	0.0000	£0.0808	50.1%	£154,389.86	£1,832,038.41
19	£51,548.79	£111,646.46	0.0000	£0.0836	53.0%	£163,195.25	£1,995,233.66
20	£53,095.25	£119,461.72	0.0000	£0.0865	56.0%	£172,556.97	£2,167,790.63
21	£0.00	£127,824.04	0.0000	£0.0895	41.5%	£127,824.04	£2,295,614.66
22	£0.00	£136,771.72	0.0000	£0.0927	44.4%	£136,771.72	£2,432,386.38
23	£0.00	£146,345.74	0.0000	£0.0959	47.5%	£146,345.74	£2,578,732.12
24	£0.00	£156,589.94	0.0000	£0.0993	50.8%	£156,589.94	£2,735,322.06
25	£0.00	£167,551.24	0.0000	£0.1027	54.4%	£167,551.24	£2,902,873.30

Lakeside costs & revenues arranged by PSECC >>>



# Solar Farms for HBC ownership



PSECC can arrange for a Renewable Energy assessment report to be written indicating how HBC can obtain revenues from Solar Farms in their boundary and develop & own the Solar Farms – revenue over 25 years or more.



# Purchase Order No.

would be required for PSECC to produce the report for HBC and also Project manage any Solar PV aspects of the **£ COM** initiative

It was Alan Brewer who arranged for the funding and technology partners for all the FREE Solar Installations for Private residents in Leigh Park by the company FREETRICITY.

A full report will be produced indicating just how **£ COM** can provide for a more sustainable retail concept for Park Parade and help lift people from fuel poverty, indicate full revenues for Council's and Housing Associations to consider. We can also provide a full Solar Tender Management Service for the project.

**PSECC – [www.psecc.org.uk](http://www.psecc.org.uk)**

**£ COM** – reduces impact on Global Warming & Climate Change locally

# Park Parade – shops closing, run down, high rents & rates, depressed shopping area – Unsustainable



It's time for change



Council & Housing Association tenants can be lifted out of fuel poverty by having Solar PV on roof areas



Funding can be provided by PSECC – no cash outlay possible or through Council Capital Works budgets



# Private home owners have Solar PV Why not Council Tenants

Each tenant can save between £40 to £80 per month on electricity bills – more money to spend in shops.

Average £720 yr





Carole, a Council flat tenant thinks that £ COM is a great idea for the community and also would like to benefit from Solar PV

MRs Elaine Stallard an OAP of 77 Highlawn Way thinks the idea of cheaper good quality cloths is a good one and the community fund to be used for poorer people. She can also see the benefit of FREE Electricity

# No electricity bills

- ▶ 12 Solar PV panels could supply all electricity requirements for a home





Council Tenants can have FREE electricity and the Council the revenue from Solar PV mounted on “A” frames on the flat roof areas





Support in principal from some of the Shop tenants in Park Parade

A typical row of Council houses in Leigh Park with panels indicated on pitched roof area.

The Solar PV panels produce electricity and can be mounted on both pitched and flat roof areas

If any homes in a row are in the shade then connections from the panels on roof areas not in the shade can be made to each metre in all the homes – fair – FREE electricity for all.



Concept first put forward by Alan in 2002 – HNRI programme

Tenants are  
feeling left  
out



# Tenants could help Climate Change & Global Warming reduction – by having Solar PV

- ▶ Reduction in bills
- ▶ Increase in personal finance





Arrange for £145 million revenue for Council & Housing Associations over 25 years & savings for tenants of £720 per year



- ▶ South facing roof areas – flat or pitched roof areas are ok for solar pv



Councils & Housing association could receive ten's of £millions in revenue over 25 years – no cash outlay possible

What could Community Development Officers do with this money????



We are seeking support for **£COM**

## New Community Shops

£10,000 grant required

Bringing an extra £5 million spending per year in Leigh Park



# £ COM

We think this is a great idea –

Wheat sheath Trust

Woman's Wisdom

Job Centre

Enterprise First

Rob Fryer manager of the Meridian Centre

Shoppers

Shop Tenants in Park Parade Leigh Park

General Public

Residents of Leigh Park

**£ COM** £6,000 per month revenue – we need 5 people per hour spending £5 each, six days a week to make £200 per day revenue and operating costs are £150 per week for shop, lighting, phone.

An ideal shop unit currently vacant that would be very suitable for **£ COM**



Enabling reduction in Rents & Rates by Solar PV on shop roof areas, allowing for extra revenue streams for owners and reduction in electricity bills by shop tenants in Park Parade. Solar PV funding via capital works budgets of both HBC & PTCC or from Regional Growth funding.

Formation of a new credit union would be required and the creation of many jobs made possible. Revenue generation for HBC of £2.9 million per year for 25 years could be possible for HBC.

**CO<sub>2</sub> savings - 170 million tonnes over 25 years possible from 5,000 homes having 2.5KW Solar PV**



# £ COM



New Community Shops



Better quality

Profits go back into the Community

Revenue generation from Solar PV  
possible for HBC of £2.9 million per year  
for 25 years – 10% £290,000 per year  
back into **£COM community fund**

Recycled Laptops from £100  
upwards supported by Greywell  
Sally's Computers



Reuse Laptop computers & printers  
(refurbished from corporate  
companies such as IBM)

Laptops from £100 – client save  
through Credit Union



**Community Fund** – Part of **£ Com** profits will go into a community fund to enable people to have cookers, washing machines, fridges and beds at very affordable loans.



**£ COM** to combat effects of Bright House on the poorest

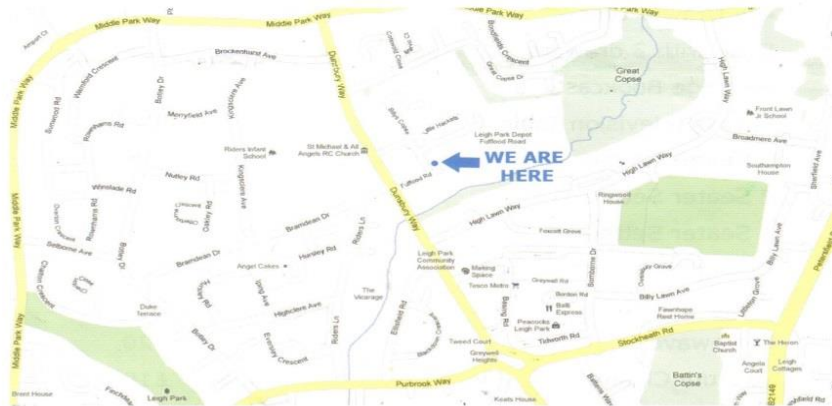
Formation of a new credit union with £290,000 per year and creation of many jobs.

# Charlie Houseman Ltd

We offer a wide range of high quality, clean 2<sup>nd</sup> hand furniture, white goods, TV's, suites, beds, washer/dryers, fridge freezers, microwaves, toasters, kettles, irons etc to the general public and trade. It is a one stop shop for your own home or property let. All items can be delivered at an additional cost.

## How to find us:

Unit 2  
Fullood Road  
(Off Dunsbury Way)  
Leigh Park  
Havant  
PO9 5AX



To arrange a viewing please call **02392 454698**  
or view a selection of our items via our Ebay Shop.

Visit our  
**ebay**  
store

[www.charliehouseman.com](http://www.charliehouseman.com)



## New & Used cloths



## Shoes for Children



Wellies

## T Shirts for Children



## Footballs





## Lunch Boxes for Children



Toys



mjdc2010



Support being obtained from

ASDA  
TESCO  
Marks & Spencer's  
New Look  
Primark

The new company will be supported by the English companies in our Consortium such as Charlie Houseman Ltd, and ASDA, TESCO's and Marks & Spencer's also the General Public in provision of both New and Second Hand clothing and toys for resale.

Support is being given by Woman's Wisdom based at Warren Park in Havant and Credit Unions will also be contacted for support in managing savings plan for appliances to be purchased

**£ COM – better value for people and extra personal finance from Solar PV**

**Do you know what its like to starve in the UK – 100's in Leigh Park are starving?**

**Do you know what its like to choose between food or electricity for light?**

**Do you know what its like to live on £71 per week – 100.s in Leigh Park can tell you?**

**Do you know what its like to freeze to death due to cold – many have in the UK?**

**Central & Local Government Policy is not working!!!**



Joined up thinking, support & action required

£ COM

have solutions

Lower prices for Computers, appliances cloths & Shoes

Community Fund for appliances

Partnerships formed

Community involvement

Empowering the general public

Reduces crime, alcohol & drug abuse

Lifting many out of fuel poverty

Lower Shop rents & rates now possible

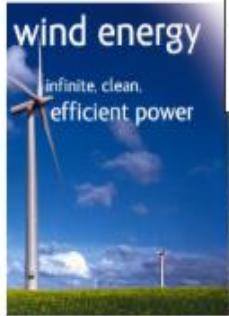
More Sustainable Retail in Park Parade Leigh Park

Environmental gains –

**CO<sub>2</sub> savings - 170 million tonnes over 25 years possible**

# Hampshire Natural Resources Initiative

Hampshire County Council & Local Council's Resource Ownership Concept & Renewable Energy proposals for Major Development Areas (MDA's) in Hampshire



Your Energy  
Our Future

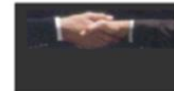
**ECO SECURITIES**

**T4 Local Centre**  
The local centre is intended to be a local space for the community. It is expected to provide a focus for the development of a range of services and facilities, including a local centre, a public library, a community centre, a health centre, a sports centre, a day care centre, a community centre, a public library, a community centre, a health centre, a sports centre, a day care centre.

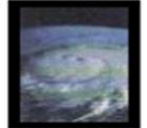
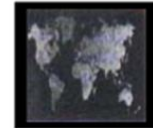


Portsmouth Sustainable Energy & Climate Change Centre – PSECC / HNRI

Technology & Funding



Alan Brewer MSc. Grad.MCIWM - Climate Change Mitigation & Sustainable Energy Director





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## Current PSECC projects:

£ COM

NHS England Trust Hospitals  
SOLAR PV

Lakeside SOLAR PV

Leigh Park SOLAR PV

Meridian roof area & West  
Street Car park roof – SOLAR  
PV proposals

ASDA Bedhampton SOLAR PV  
proposals

Kenyalight – SOLAR PV



## Certificate of Attendance

This is to certify that

*Alan Brewer*

*of*

*PSECC*

attended the

BRE Global Assessor Training Course on the  
BREEAM Education Scheme

On

Tuesday 14<sup>th</sup>-Thursday 16<sup>th</sup> October 2008



Date: Thursday 16<sup>th</sup> October 2008

Pauline Traetto  
Training and Events Manager  
BRE Global



BRE Global Limited (incorporating LPCB) is an independent third party approvals body offering certification of fire, security and sustainability products and services to an international market.





**Portsmouth  
City Council**

Contact Mr Johnston  
Our reference DJ/GAS/LA21  
Your reference  
Telephone 01705 834247

Fax  
DX 19 October 1995

TO WHOM IT MAY CONCERN

RE: ALAN BREWER, MSc CANDIDATE, PORTSMOUTH UNIVERSITY 94-95  
161 SYDENHAM COURT, BERKSHIRE CLOSE, FRATTON, PO1 1RQ

I confirm that Alan Brewer has been engaged on his MSc project "Sustainable Development in Local Authorities", full-time from early May 1995, until 13 October 1995.

Whilst engaged on this project he has also been assisting a City Council Team engaged on developing an Energy Policy and Strategy which forms an essential part of a Sustainable Development Strategy in Terms of Local Agenda 21. Alan has attended all meetings of this internal team which started on 12 April 1995 and has provided a positive knowledgeable contribution.

Furthermore, during this period he has also assisted me with other workgroups and Local Agenda 21 issues.

The City Council has benefitted from Alan's voluntary assistance and I, personally, have benefitted not only by his ready assistance but also from his expert knowledge of the full range of environmental issues embraced by Local Agenda 21.

I would have no hesitation in recommending Alan for any post in the sphere of environmental management and control.

Yours faithfully

D M R Johnston  
Environmental Co-ordinator

*Environmental Health Service*

*Civic Offices  
Guildhall Square  
Portsmouth  
PO1 2AZ*



20 June 2013

Mr Alan Brewer  
39 Woodhay Walk  
Havant  
Hants  
PO9 5RD

Dear Alan

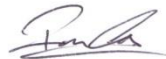
Further to your request for a reference for all the work that you have done helping us with this project I hope the following statement from me will be helpful for you.

To whom it may concern

Solar Energy Proposal for 1000 Lakeside, North Harbour, Portsmouth, PO6 3EN

Alan along with his specialists approached us at 1000 Lakeside and provided us with some extremely helpful information relating to solar energy proposals. Alan and his team were all extremely professional and very skilled from both an installation and technical perspective. As a company we are now considering Solar PV technology across all of our sites and we are seeking further confirmation of pay back verses installation before this exciting project is authorised.

Yours sincerely



Mr Ian Cox  
Facilities Manager



An Avanta Enterprise Company

## *Certificate of Participation*

This is to certify that

**Alan Brewer**

has completed a period of test-trading and was assisted in the development of the following business idea

### **Sustainable energy**

from 24/09/2009 to 24/03/2010

Skills developed included

*CUSTOMER CARE  
INCOME GENERATION  
PURCHASING  
SALES AND MARKETING  
COMMUNICATION  
FINANCIAL MANAGEMENT  
RECORD KEEPING*

Signed *S Samways*



InBiz is committed to Equality of Opportunity

INB/SEP/3056/1/210907