



Wight Community Energy Limited

(“WCE”)

Minutes of the WCE Annual General Meeting 2018

The second Annual General Meeting of Wight Community Energy Limited took place at 12:00pm on Wednesday 20th June 2018 at Shalfleet Village Hall, Church Lane, Shalfleet, PO30 4NF.

Present:

Name	Role
Colin Palmer	Chair, Member
Ray Harrington-Vale	Director, Member
David Bunker	Director, Member
Laurie Tennant	Director, Member
Michael Lilley	Director, Member
Robert Rabinowitz	Asset Manager (Mongoose Energy)
Nick Good	Asset Manager (Mongoose Energy)
18 Members of WCE	Society Members

Apologies:

Name	Role
Jeremy Turk	Member
Elizabeth Vinycomb	Member



1. Welcome and Introductions

The Chair welcomed all attendees to the meeting and briefly introduced the directors who sit on the board of WCE.

The Chair advised the members that representatives from Mongoose Energy were also in attendance and provided an overview of Mongoose's involvement in WCE, noting that Robert Rabinowitz had been coordinating the work to improve the Society's financial situation.

A slide show was presented to the members to follow each agenda item.

2. Brief Overview of Wight Community Energy Limited and Homestead Community Solar CIC

The Chair provided a brief overview of the corporate structures of WCE and Homestead CIC noting the directors involved, the community impact objectives of the Society, the financial structure of the project and Mongoose Energy's involvement as the current asset manager.

3. Homestead Site Issues

The Chair presented an update on site performance, noting the problems with outages imposed by SSE and the National Grid that were experienced across the 2016 and 2017 financial years.

The Chair explained that during 2017, SSE planned to impose outages at the Homestead solar farm which would cause 43% of the expected annual income from electricity generated to be lost. Mongoose Energy and Wight Community Energy worked together to negotiate with SSE and other parties across the island to reduce the losses to 13.4%.

4. Update on Financial Position of Homestead CIC and WCE Ltd

The Chair summarised the current financial situation of both companies, which have been impacted by outages experienced across 2017. He highlighted that although the short term cash flow of the project is tight, the Homestead project is efficient with fewer outages expected in future. In addition to the efficiency, the Chair noted that the project will experience greater income in 2018 due to higher power prices under a new Power Purchase Agreement and higher inflation rates linked to Feed-In Tariff income.

The Chair then advised that consequently, due to the financial status of the Homestead project, it is not able to make any distribution of cash to Wight Community Energy for interest payments or for community grants.

Finally, the Chair presented a number of options to the members that had been identified to refinance the debt profile of the Homestead project, including:

- Negotiating lower cost loans with a number of different prospective lenders, as well as the existing senior project lender (Close Brothers), which would enable members to earn some interest on their shares and potentially to distribute some funds to the community fund
 - Currently there are two alternative debt lenders being considered which would repay the whole £3.8m loan from the existing senior lender, with the option for the £1.7m Isle of Wight council junior loan to also be repaid.



- Sale of the Homestead solar farm, which would provide enough funds to repay the project lenders and to repay the shares held by the members.

Both the Chair and Robert Rabinowitz highlighted that these options were currently being considered by the board with support from Mongoose Energy as the Asset Manager. The members will be updated on developments to these options in due course.

5. Performance Update

The Chair announced the project performance statistics for 2017:

- Total electricity generated was 3.78GWh from January 2017 to December 2017, enough output to power over 1,200 homes; and
- Homestead performed to 86% of its targeted output; primarily due to National Grid and SSE curtailments.

The Chair also noted that the solar array had performed above targeted generation during the first 5 months of 2018, at 102.8%. This equals 1.8GWh of electricity generated so far this year, almost enough energy to power 600 homes.

6. The Future of WCE

The Chair presented updates from the first AGM on next steps, emphasising that the key priority for 2018 is to choose an option for the refinance of the Homestead project's debt profile. This would then allow the Society to build financial reserves.

Separately, the board directors highlighted that they would be promoting uptake of renewable energy and electronic vehicles across the island.

7. Resolutions

The Chair presented the resolutions outlined on the Notice of Agenda:

- a. Approval of the draft minutes of the first WCE AGM on 20th July 2016
Proposer: Nigel Hastings *Secunder: Susan Painting*
(Resolution unanimously accepted)
- b. Accept the Wight Community Energy audited accounts for the year ending 31st December 2017
The members queried the accounts, to which David Bunker (DB) provided answers as the financial expert on the board.
Proposer: Colin Palmer *Secunder: Michael Lilley*
(Resolution unanimously accepted)
- c. Delegate to the directors the authority to appoint auditors and to fix their remuneration
Proposer: David Bunker *Secunder: Laurie Tennant*
(Resolution unanimously accepted)
- d. Election of directors to the board
The Chair confirmed that Charlotte Rayner had resigned from the board.
Colin Palmer stood down from the board, as required by the rules of WCE.
Colin Palmer then stood for re-election.



Anthony Woolhouse stood for election, citing his experience in other community benefit societies that generate renewable energy and with project management of solar installation projects.

Both candidates were unanimously elected to the board of WCE Ltd.

Proposer: Michael Lilley

Secunder: Laurie Tennant

(Resolution unanimously accepted)

8. AOB

No other business was raised at the meeting and the Chair declared the 2018 AGM closed.

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