

Housing and Environment Scrutiny Commission

Monday 17 December 2018

7.15 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

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Item No.	Title	Page No.
5.	Southwark's sustainability plans Stuart Robinson-Marshall, Head of Sustainability & Business Development, Environment & Leisure will present on Southwark Council's environmental sustainability plans; a briefing paper is attached.	1 - 3
6.	Community Energy: council plan and community pilots Martin Kovats, Community Projects Manager, Housing and Modernisation will provide an officer overview on delivering the council plan commitment to: <i>"support the creation of community led sustainable energy projects on estates to help residents reduce their energy bills"</i> , with input from the following colleagues in Asset Management and Finance. Finance: <ul style="list-style-type: none">• Ian Young, Departmental Finance Manager Housing & Modernisation,• Louise Turff, Homeownership Services Manager, Finance and Governance	

Contact

Julie Timbrell on 020 7525 0514 or email: julie.timbrell@southwark.gov.uk

Date: 14 December 2018

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Item No.	Title	Page No.
	Asset Management: <ul style="list-style-type: none">• Michael O'Driscoll, Contract Manager, Lifts & electrical.• Tom Vosper, Strategic Project Manager, district heating lead.	
7.	Community Energy pilots Overview of community led energy models by Dr Giovanna Speciale, Chief Executive Officer, and South East London Community Energy (SELCE) with input from Afsheen Kabir Rashid, Repowering London <ul style="list-style-type: none">• Haddonhall TMO with support from SELCE• Juniper House, with a deputation including Rob Kenyon, Secretary, Juniper House TRA- a paper is attached• Brenchley Gardens TMO	4 - 8
8.	Repowering London Repowering London have provided the attached paper; 'Making Community Energy in Southwark'. Afsheen Kabir Rashid, Chief Operating Officer, and Felix Wight, Technical Director will present.	9 - 11
9.	Roundtable Members of the Commission, officers, community representatives, and stakeholders will discuss how Community Energy could be best taken forward in Southwark. Sustainable Energy 24 (SE24) have provided a paper; attached. The Mayor of London's office has provided a comment on behalf of Shirley Rodrigues, Deputy Mayor for Environment and Energy, who is unable to attend; see attached.	12 - 14

Date: 10/12/18	Item No.	Type of report:
Report title:	General summary of Sustainability for Scrutiny discussion 17/12/18	
Author name	Stuart Robinson-Marshall Head of Sustainability & Business Development, Environment & Leisure	
Officer to Present Report	Stuart Robinson-Marshall	

Introduction

1. This briefing paper sets out some background regarding sustainability in its widest sense, and also the role of Sustainability & Business Development (S&BD) within the Environment & Leisure Department.

Council wide Sustainability

2. There is a wide range of activity across the council that could be considered part of Sustainability for example:
 - Energy and carbon management
 - Regeneration, place and wellbeing
 - Housing renewal and asset management
 - Planning
 - Air quality improvements
 - Development of green spaces
 - Biodiversity
 - Waste management and recycling
 - Transport planning
 - Decentralised energy
3. All of these areas have current or draft policies and action plans in place, and the Sustainability team in S&DB are working on an overarching policy that summarises these collectively, and sets out some shared targets and demonstrates how Sustainability contributes to the Fairer Future Promises.
4. S&BD are also forming a sustainability group in order to coordinate the cross-departmental activity to deliver better outcomes, and also to manage action plans, reporting and consultation.
5. The council support the aims of the GLA London Environment Strategy, and submitted a detailed response to the consultation.

Energy procurement

6. The Sustainability and Energy team within S&DB manages our energy contracts and billing. We are currently in a contact with LASER (Kent County Council) which is due for renewal in 2020.
7. We are also in partnership with LEP (London Energy Partnership) to procure a new contact for post 2020. LEP represent the majority of London Boroughs, the Police, LFP, NHS and TFL and Southwark has representation on the board.

8. This current contact covers the supply of gas and electricity to the Council's operational estate, parks and street lighting, as well as to the communal elements of the Council's housing estates including supply of gas to the boiler houses and district networks.
9. We currently spend around £50.3m over a 4 year contact on gas and electricity, and through the LASER contract and on average, those sites that utilise our energy contracts are currently saving 38% on gas prices (operational), 41% on gas prices (housing), and 17% on electricity prices (housing) and 11% on electricity prices (operational) compared to individual procurements.
10. Energy costs are predicted to rise over the next four years, and we are working with LEP to maintain the excellent cost and performance we have achieved for the new contact.
11. Energy suppliers are under an obligation to offer assistance to residents at risk of fuel poverty and Southwark has published a statement of intent that allows residents to access funding under the "Energy Company Obligation Flexible Eligibility scheme" and qualify for the GLA's Warmer Homes Fund offering up to £4,000 funding for vulnerable owner occupiers. We are in partnership with Lewisham to deliver this scheme.
12. S&DB manage the contractual elements for the waste to energy supply with SELCHP (South East London Combined Heat and Power) run by Veolia. This plant produces heating and hot water that supplies approximately 2,600 properties of nearby Southwark housing estates (fed from boiler houses at Abbeyfield, Clements Road, Pedworth and Tissington).
13. The expansion of this network is being considered as part of a wider decentralised energy strategy and the regeneration of the Old Kent Road.

Carbon

14. In 2005 the Council set itself the highly ambitious target of an 80% reduction in carbon emissions by 2050. The Council agreed the Energy and Carbon Reduction Strategy in 2011 (shown in appendices) which set out the two distinct roles the Council has in reducing CO₂ emissions in the borough and how they would achieve this:
 - to lead by example and reduce its own energy use
 - to encourage others within Southwark to reduce their use
15. The targets in that strategy have since been superseded by the latest Council Plan targets to become carbon neutral as a borough by 2050, and to reduce the emissions from our own operations by 50% by 2022, based on our existing Carbon Reduction Commitment (CRC) baselines (The CRC scheme is coming to an end in 2019. Consultation is still ongoing about any replacement scheme). The 2008 CO₂ baseline taken for the CRC was 41,306 tonnes per year. Against the same baseline, the figure for 2017-18 was 25961 tonnes. This is a 36.7% reduction on 2008.
16. Proposals are being developed to reduce our CO₂ further largely through capital investments to improve the efficiency of our buildings, and through the procurement of renewable energy.
17. To coincide with the ending of the CRC scheme, a refresh of the Energy and Carbon Reduction Strategy is being carried out and is due to be published in 2019.
18. Electricity supplies to our housing estates via the LASER contact are for the communal areas only: the individual properties purchase their own supplies. In terms of CO₂ reduction, improvements to the fabric of the properties and energy efficiency measures within the properties are likely to yield the highest reductions and cost savings for individuals.

Capital Investments

19. S&BD holds a capital budget of £2.2m for investment into the operational estate in order to meet our carbon reduction commitments. A number of schemes are being looked at, and will be delivered by 2022.

20. Currently £80k had been identified for improving efficiency in the new Grove Vale Library.
21. A scheme for installing efficient and controlled LED lighting in the Tooley Street office is due to commence in early 2019 at an expected cost of £1.5m. This efficiency project is projected to deliver a 75% reduction in consumption, which equates to £110K saving and a 572 tonne CO₂ reduction per year.
22. A programme has been commissioned from facilities management to look at the feasibility of similar LED lighting projects across the whole operational estate.

Other considerations

23. Work has begun on a decentralised energy strategy for the borough, and there are a number of projects looking at this and commissioning heat mapping and feasibility studies.
24. A proportion of Southwark's housing blocks are supplied by district heating systems. The current infrastructure is inefficient and requires significant investment.

Juniper House Solar PV Project 2017-18

Progress to date

Presentation Document

Environment Scrutiny Committee Roundtable 17/12/2018

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- 2 PROJECT AIMS AND OBJECTIVES**

- 2. POSSIBILITIES & PROBLEMS**

- 2. BACKGROUND**

- 3 PROJECT SPECIFICATION AGREED WITH LBS**

- 4. EXPLORATORY 1st QUOTES**

- 4. JUNIPER ESTATE LIGHTING CONSUMPTION BREAKDOWN**

- 5. PROJECT GROUP ACTION PLAN 1**

Juniper House Tenants and Residents Association
Registered office: 32 Juniper House, Pomeroy Street, SE14 5BY
telephone: 0207 732 8493. email: sec.junipertra@gmail.com
secretary: Rob Kenyon

Juniper House Solar PV Project 2017-18

Project Aims & Objectives

1. Free Communal Lighting

It is Juniper TRA's intention to install a solar PV system which would (initially) power the communal lighting, thereby eliminating (or at least radically reducing) those specific service charges for every Leaseholder and Tenant of Juniper House while the facility is installed.

2. Community Motivation

Projects which bring long-term, tangible benefits to communities tend to encourage involvement and participation, and help counter negativity and apathy.

Additionally, reducing the energy consumption of Juniper House will also benefit the whole Neighbourhood by proportionately reducing service charges.

It is also an example of the kind of project which, with basic guidance from LBS, many TRA's might initiate.

3. Funding. The TRA has access to significant legacy assets via Juniper House Co-operative Ltd, and is authorised to use it to subsidise the project.

Possibilities & Obstacles

Primary investigations have shown that the capacity to generate enough electricity to power our communal lighting is achievable. However, should such use be made of the funds at our disposal, the benefits would have to be shared equitably among all residents. As required by the legal obligations of the funding party, Juniper House Co-operative Ltd (Registered Friendly Society.) A rough estimate of the *average* benefit per flat based on 2017 figures would be £118.54 per year. (see page 4)

However, the LBS position remains that discounting the relevant Service Charge for Leaseholders is possible – but not for Tenants, in spite of the fact that the Service Charge for Estate Lighting is itemised in the annual rent statement. The argument being that the service charge is an average of Area Consumption, not estate consumption, which appears to disregard the fact that without the contribution of Juniper House to the gross Area consumption, the average would be lower for everyone in the neighbourhood.

Because of the legal obligations mentioned above, LBS inflexibility on this issue would sadly make the funds unavailable. Which is why the TRA is reluctant to view this obstacle as a realistic possibility.

Background

The funds in question represent the residue of a historic reimbursement to Juniper House Co-operative for several years of GLC under-funding between approximately 1978-82. During this time the residents were directly responsible for large areas of management, maintenance and refurbishment of the estate, which they undertook without payment.

Without that community initiative to restore an estate which had been allowed to decay, there might not be a Juniper House. The Solar project is partly a repayment of that community investment, and partly an investment in securing Juniper's future as modern social housing – a future which was recently in question again.

Juniper House Solar PV Project 2017-18

Project Specifications Agreed with LBS

1. **Technical specifications of the equipment to be installed:**
2. **Cost/savings analysis (including maintenance and repairs)**
3. **Ownership and management and maintenance responsibilities to be determined.**
4. **Ownership of electricity to be determined.**
5. **Proposals for access and repairs for the equipment and roof space the equipment is on.**
6. **Copy of the draft contract/agreement of terms and conditions to assure that:**
 - a) **The insurances in place are appropriate to level of risk.**
 - b). **The financial Status of company is sound.**
 - c) **The staff are technically competent.**
 - d) **Details on Warranties are provided.**
 - e) **Employers conditions are satisfactory i.e. do they pay the London Living wage.**
 - f) **Future maintenance requirements for the roof are determined and assured.**

Juniper House Solar PV Project 2017-18

Exploratory 1st-Round Quotes (confidential figures redacted)

1) HORIZON SYSTEMS

vat



To supply a solar PV on grid complete system and installation. Comprising 48 x Perlight 250W Delta Mono Triple Black 54 Cell Solar panels, 1 x Huawei SUN2000 12kW 3phase inverter. Associated roof mounting for pitched roof. DC 4mm single core DC cable 250 metres, MC4 connectors, AC/DC Isolators, L&G 3-ph generation meter E230 125A (500pulse/kWh).

Installation to include MCS certificate for FITS, building control notification, G59 notification. AC connection to DB. This quote is subject to a site survey and using the scaffolding currently around the building.

Estimated output 11,808 kWh at anytime. This is based on a south facing roof at 35 degree.

2. HERO RENEWABLES Over £28K

3. VALO

Labour

Materials

Scaffolding

Total inc 5% VAT



Testing and Part P Electrical Installation Certificate upon completion Included.

This Quotation includes price to guarantee corrective action visit with a 10 year warranty on all workmanship and wiring.

4. EMMO

35kWh + Battery Storage

£1500 p/kWh =

Fit Income =

Total Income/Saving =

Potential Electric Savings =



Juniper House Estate Lighting Accounts 2017

ACCOUNT	INTAKE	USAGE (kwh)	COST*
79475197490	1 (flats 1-25)	15,218	£4,520.04
79787950120	2 (flats 26-50)	9,877	£2,829.05
79394521500	3 (flats 51-75)	5,300	£1,541.66
		30,395KWh	£8,890.75
Average benefit per flat:	£8,890.75 / 75 flats	=	£118.54/year.

Juniper House Solar PV Project 2017-18

Project Group Action Plan 1 - 1st March 2018

members: Coralie Alison, Rob Kenyon, Tim Burrow, Martin Hughes

1. **Procurement:** New quotes are needed
 - a. MH to create specification to create level playing field for quotes
 - b. RK to request latest electricity bill from Southwark
 - c. MH to estimate roof space available
 - d. MH, RK and TB to look into companies to shortlist for new quotes
2. **Appraising the quotes:** TB to create appraisal and cost plan document including:
 - a. Capital cost of installation
 - b. Savings through offset electricity
 - c. Income from feed-in-tariff
 - d. Maintenance and replacement costs
3. **Ownership and maintenance costs:**

The question of ownership of the equipment and the maintenance costs needs to be resolved. CA to ask Loughborough Rd what their arrangement is. TB to ask GLA for advice.
4. **Funding/guidance opportunities:** The project team are to look into other funding and information/guidance opportunities:
5. **Bid document:**

A document that communicates the project plan and benefits should be created to be used in communications with partners, stakeholders and funding opportunities. The document should include:

 - a. Energy saving/eco benefit
 - b. Community engagement/cohesion benefit
 - c. Educational benefits.
 - d. Creating a model that can be copied
 - e. Cost plan
 - f. Conformity with Southwark's specifications
7. **Co-operative funding:**

Question about how benefits are shared equitably to be decisively resolved.



Making Community Energy in Southwark-

An update from Repowering

1. About Repowering London

Repowering London is a Community Benefit Society ('BenCom') that specialises in creating local energy. Creating local energy means that we adopt a community-led approach to delivering renewable energy projects that are owned by the community and provide benefits to local residents.

Our vision is to create resilient, empowered communities across London with greater control and ownership of their energy generation and usage. At Repowering London, we are committed to working with Local Authorities and communities, developing local solutions to local energy related problems. Through our projects, we aim to:

- Tackle fuel poverty and reduce exposure to energy price shocks
- Generate decentralised renewable / low carbon energy;
- Provide training and employment opportunities for local people;
- Promote local leadership through mentoring and community ownership
- Provide opportunities for local and socially responsible investment;
- Increase awareness about energy efficiency and encourage behaviour change.

To deliver these objectives, Repowering London has created a strong team that possess the necessary technical, financial, legal, project management and community engagement expertise to co-produce community-owned renewable energy projects.

Repowering plays a critical role in shaping the policy development of the community energy sector by playing a leading role in the following groups:

- Local Energy Contact Group a special unit that advises the Department for Business Energy and Industrial Strategy on community energy policy.
- Community Energy England a trading body set up to provide a voice for the community energy sector and help create the conditions within which community energy can flourish.
- DG Forum Steering Group which convenes representatives from the distributed generation sector and Distribution Network Operators, reporting to Ofgem.

2. Our experience

Repowering London is unique in the UK in its delivery of a programme of social works alongside each community-owned renewable energy installation. We run mentoring sessions, training and workshops for local residents, paid youth internship programme and work experience through the development of projects.

Repowering London have co-produced five community-owned solar projects, three in Brixton with the support of Lambeth Council and a fourth project in Homerton with Hackney Council. These have included both the first and largest inner-city community-owned energy projects on social housing in



the UK. We have recently completed our fifth project in Vauxhall and are raising funds for sixth scheme in North Kensington working with Kensington and Chelsea Council.

The projects installed a total solar PV capacity of 300kW through community share offers raising £375,500 largely from local investors. Shareholders of the co-operative receive a 3-4% return on investment and historically have also benefited from 30-50% tax relief. The projects will also generate a Community fund of £75,000 for further training opportunities and tackling fuel poverty in some of London's most deprived estates.

To date 84 young people have benefited from Repowering's training programme. **The Repowering London youth training programme** is a paid scheme covering sustainable energy, social enterprise and community development. The programme is offered to young people (16-19 year olds), who are lacking opportunities and role models and who may feel alienated from greater society, disengaged with education and uncertain of the future.

Repowering also runs training and workshops to help people understand the simple changes they can make to reduce their energy bills, for example through draught proofing their homes and switching to different energy tariffs that match their energy usage. Through our fuel poverty programme delivered in 2017-2018 we have provided direct advice and support to 972 London residents saving them a total £6,732.

We are also delivering an innovative project called 'Energy Garden' the world's first citywide community energy and gardening project. delivered through a partnership between Repowering London and TfL and is funded by the People's Postcode Lottery.

3. The Repowering model for Local Authority landlords

The Repowering model was developed to address specific challenges to community ownership of renewable energy systems in urban areas, namely:

- Raising finance for capital costs without public sector investment
- Providing material benefits to all residents, regardless of their ability to invest in a scheme
- Ensuring independent oversight and O+M support

What this means from a Local Authority perspective is that each community energy project set up by Repowering is fully financed and maintained without requiring any investment or ongoing facilities maintenance staff resource.

Repowering undertake all the design and feasibility work, and are responsible for raising the finance through a community share offer, once the Local Authority has given their approval and all necessary consents are in place.

Repowering will liaise with the relevant teams in planning, capital projects and asset management, and provide the relevant documentation in terms of lease Heads of Terms, method statements and construction risk assessments.

Once the scheme is operational, Repowering are then contracted by each Community Benefit Society that we set up to provide ongoing maintenance and governance support in order to comply



with FCA and HMRC requirements. This support can be transferred to another provider after 3 years, at the discretion of the Community Benefit Society.

Each project includes a community fund which is for the benefit of residents local to the scheme, ensuring that the financial benefits are managed equitably. Repowering manage the community fund, in consultation with members, residents and local stakeholders.

4. Opportunities for increasing benefits to residents

To date, all of Repowering’s projects have benefited from the UK Government’s Feed in Tariff policy which has supported small scale renewables. As the FiT scheme ends for new projects in March 2018, Repowering have initiated a number of trials to develop new models for maintaining the financial viability of community energy. These have been supported by funders such as Innovate UK and the energy regulator Ofgem. The technical details are currently confidential, but essentially provide a route for electricity from rooftop solar panels to be supplied to residents of multi occupancy buildings such as blocks of flats. On-site solar electricity can be supplied at a significant discount to market prices, meaning savings of approximately 20% to residents.

Repowering are also leading on work to integrate additional low carbon technologies such as LED lighting and battery storage to improve the financial performance of solar PV and create additional benefits to residents.

While these business models are still at the trial stage we would be delighted to work with Southwark Council in taking them further.

5. Repowering London credentials: Awards and achievements

- In July 2012, BES1 was selected by KPMG as one of the Top 100 Innovative Urban Infrastructure projects globally.
- In October 2012 Repowering received further recognition, winning the Inside Housing Sustainable Finance award for the innovative financial model developed for the Brixton Energy projects.
- In July 2013 Repowering won the Renewable Energy Association Community Awards.
- In August 2013 Repowering was ranked top 20 UK Social Enterprise by ReEconomy.
- In September 2015 Repowering was highly commended for the National Community Energy Awards.
- In June 2016 Repowering won the Ashden Sustainable Communities Award with Low Carbon Hub.
- In November 2016 Repowering won the European Solar Prize 2016 Local Organisation of the year
- In September 2018, Repowering won the award for Healthier Cities for our Energy Garden Project and ‘Overall Winner’ at the 2018 Sustainable Cities Awards



Sustainable Energy 24 (SE24) Ltd is a Community Benefit Society founded in London SE24 in 2015 that has a focus on installing solar PV on community Buildings (see www.se24.co.uk).

What we do

- **Sustainable Energy** – SE24 aims to reduce our carbon footprint by encouraging and setting up local renewable energy projects. We currently focus on installing solar PV on community buildings.
- **Social Enterprise** – SE24 aims to create jobs in the local community through installing and maintaining solar energy equipment and improving insulation and draft proofing in partner properties.
- **Social Engagement** – SE24 aims to plough money back into the local community particularly through action to tackle fuel poverty

Operational Projects

- Herne Hill Methodist Church Hall 2016 (10 kWp)
- Herne Hill United Church 2016. (10 kWp)
- St. Christopher’s Hospice 2018 (50 kWp)
- Dulwich College 2018 (100 kWp)



Project currently in Development: Walworth Methodist Church (WMC)

- 20 kWp solar installation (72 panels).
- Capital cost £20k.
- 17 MW hr output p.a.
- 9 tonnes CO2 avoided p.a.
- WMC save £1k on electricity p.a.
- £1.5k Community Fund contribution towards WMC Peace Garden project p.a.



WMC Project Development and Installation Timetable

- Nov 17. First contact with WMC.
- Nov 17. Applied for LCEF grant aid.

- Dec 17. Financial modelling.
- Jan 18. LCEF Grant application approved.
- Jan 18. Presentation of project to Church leaders
- Feb 18. Agree Memorandum of Understanding with WMC
- Mar 18. Apply for DNO registration
- Apr 18. Agree heads of lease terms with WMC
- Apr 18. Roof feasibility study and structural survey
- June 18. EPC assessment
- June 18. BA Carbon Fund application
- July 18. Installer selected.
- Oct 18. Lawyers instructed to draft lease and PPA
- Dec 18. Submit FIT pre-registration
- Jan 19. Instruct installation.
- Mar 19. Complete and commission installation.
- Mar 19. Apply to FIT licensee and start generation.

SE24 Community Fund Activities

- Pilot project planned in Jan 2019 at the Kingswood Estate to provide home insulation and energy saving measures to households at risk from fuel poverty.
- This will include a pop-up energy advice café at the estate.
- Delivered in partnership with SELCE using funds from SE24 community fund.
- Application to the Cleaner, Greener, Safer fund for capital measures to extend the pilot to other households in the area.



SE24 Partnership Working

- Keen to work in partnership with other community energy organisations and groups.
- Local knowledge
- Experience of developing community energy projects in Southwark
- Potential for working with schools in the borough

For further Information

Website: www.se24.co.uk

Telephone: Laura Wilson 07827 782263; Alan Jones: 07717 781 191

From: Mayor of London [mailto:mayor@london.gov.uk]
Sent: Thursday, December 13, 2018 10:21 AM
To: Timbrell, Julie
Subject: RE: MGLA041218-9905 F.A.O Shirley Rodrigues, Community Energy invite from Southwark scrutiny - Monday 17 December

Dear Julie,

Thank you for your email to Shirley Rodrigues inviting her to attend Southwark's community energy roundtable.

I'm very sorry but, whilst Shirley is extremely grateful for your request, I'm afraid that her schedule is extremely busy during the lead up to Christmas, so she will be unable to attend.

We are pleased that Southwark are taking leadership to promote community energy, as this is a key priority for the GLA. The first phase of our London Community Energy Fund supported 11 solar PV projects across 8 groups. This provided financial support for groups to undertake feasibility including structural and technical surveys and arrange leases, as these upfront expenses can be a barrier stopping community energy groups from delivering projects. SE24 received a LCEF grant in Phase 1 and are continuing development of a solar project on Walworth Methodist Church in Southwark. The second phase of the community energy fund was even bigger. The funding agreements are being finalised but will include South East London Community Energy (SELCE) working with Haddonhall Estate. We are pleased that representatives of SELCE and Haddonhall will be able to attend and we look forward to seeing the progress of that project.

Thank you again for taking the time to write. Please do get in touch again about your community energy projects going forward.

Yours sincerely,

Clare Silcock
Senior Policy and Programmes Officer, Environment

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HOUSING & ENVIRONMENT SCRUTINY COMMISSION**MUNICIPAL YEAR 2018-19****AGENDA DISTRIBUTION LIST (OPEN)****NOTE:** Original held by Scrutiny Team; all amendments/queries to Fitzroy Williams Tel: 020 7525 7102

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