

Juniper House Solar PV Project 2017-18

Progress to date

Presentation Document

Environment Scrutiny Committee Roundtable 17/12/2018

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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.

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Project Specifications Agreed with LBS

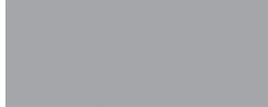
1. **Technical specifications of the equipment to be installed:**
2. **Cost/savings analysis (including maintenance and repairs)**
3. **Ownership and management and maintenance responsibilities to be determined.**
4. **Ownership of electricity to be determined.**
5. **Proposals for access and repairs 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.**

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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.

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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.