



STAFFORDSHIRE
COMMUNITY ENERGY

Community Share Offer

Lichfield Leisure Centre Solar Project



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Power with Purpose

Power with Purpose

Important Investment Warning:

This share offer is not regulated by the Financial Conduct Authority. Community shares are not covered by the Financial Services Compensation Scheme and investors do not have access to the Financial Ombudsman Service.

You may lose some or all of the money you invest. This is a long-term investment, and you should only invest money you can afford to be without.

Please read this document in full and seek independent advice if you are unsure.

This offer document has been awarded the Community Shares Standard Mark. The Standard Mark indicates that this share offer meets national standards of good practice for community shares.



The Community Shares Standard Mark is awarded by the Community Shares Unit to offers that meet national standards of good practice. For more information about community shares, the Community Shares Standard Mark and the Community Shares Unit go to: communityshares.org.uk

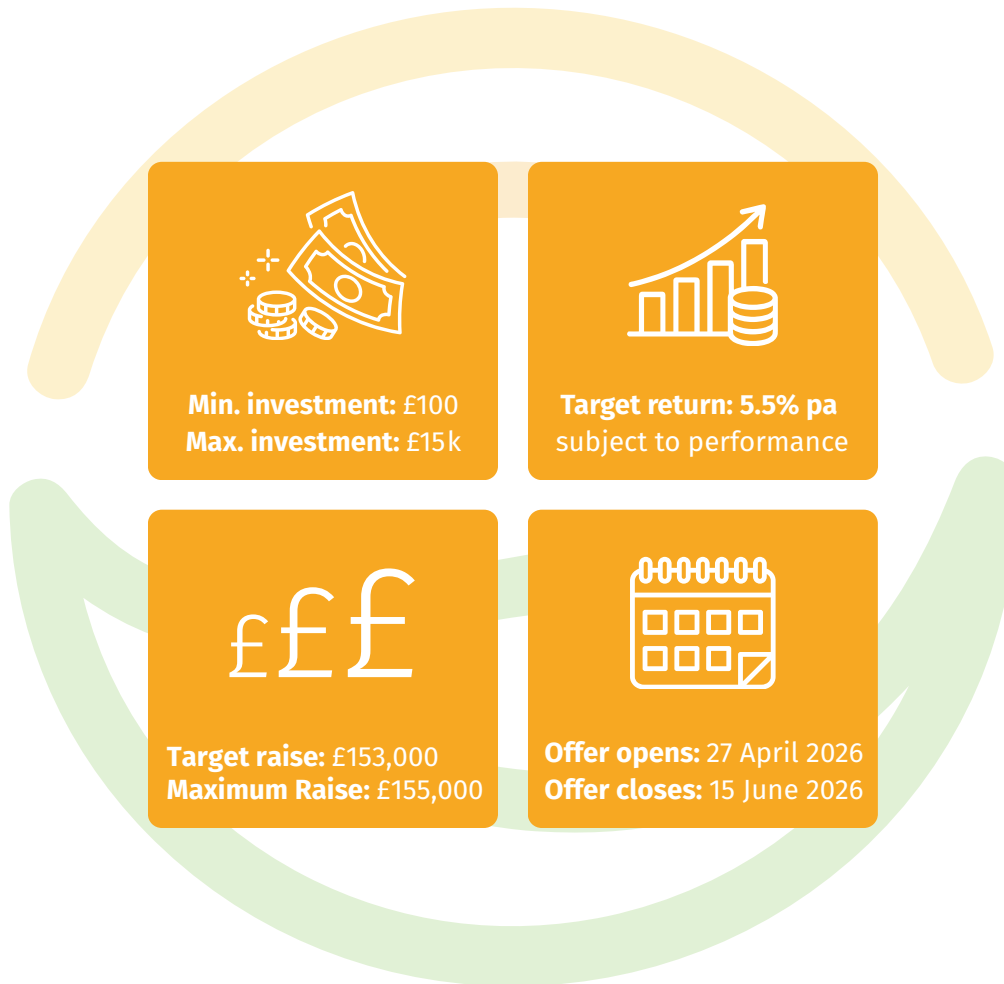


Contents

1. Introduction.....	5
2. Purpose of the Share Offer	6
3. Share Offer Details.....	7
4. About SCE.....	8
5. The Lichfield Leisure Centre Solar Project.....	18
6. Why You Should Consider Investing.....	19
7. Financial Overview.....	19
8. Risks & Considerations.....	23
9. Membership & Governance.....	25
10. Offer Timetable & Allocation.....	26
11. Withdrawals & Long-term Repayment.....	27
12. Democratic Control & Governance.....	27
13. Death, Nominations & Buying Shares for Children	28
14. Payments, Applications & Compliance Matters.....	29
15. Asset Lock, Legal Jurisdiction & Binding Terms.....	29
16. Conclusion.....	30
17. Glossary of Key Terms.....	31
18. Share Application Form.....	32

Share Offer Summary

SCE Limited is seeking to raise £153,000 through the issue of community shares to refinance the completed Lichfield Leisure Centre Solar PV Project.



1. Introduction

Staffordshire Community Energy* ('SCE' or 'The Society') was set up in 2011 by local people who care deeply about the environment, about the rising price of fossil fuels, and about the need to build resilience locally to reduce our dependence on increasingly expensive and finite sources of energy.

Through practical action at a local level, SCE seeks to reduce carbon dioxide emissions and to play a meaningful part in addressing the damaging effects of climate change.

SCE is a Community Benefit Society, owned and run democratically by its members for the benefit of local people and communities in Staffordshire. The Society exists to demonstrate that communities can take an active role in the transition to renewable energy, owning and operating assets that deliver long-term environmental, social, and economic value.

From its inception, SCE has been guided by three closely linked aims. The first is to invest in renewable and sustainable energy. We actively seek out local opportunities for renewable generation, carry out detailed feasibility work, and raise the necessary funds to develop projects that generate clean electricity for community and public-sector buildings.

The second is to promote demand reduction and positive behaviour change. Alongside energy generation, we aim to create a sustainable and ethical business through which local people can invest, receive a fair financial return, and make a positive contribution to the environment while supporting the local economy.

The third is to seek to mitigate fuel poverty, directing much of our current Community

Fund to the Keep Warm Keep Well project supporting vulnerable health service patients to improve home comfort and reduce energy costs.

SCE operates across Staffordshire, with projects focused on private and public-sector, as well as community buildings within this area. For this share offer, the primary target community comprises residents, businesses and organisations in Lichfield District and the wider Staffordshire area. While membership is open more widely in accordance with the Society's Rules, engagement and promotion of this offer are prioritised locally to strengthen community ownership and retain economic and social value within the area where the project is located.

SCE has developed and operates a growing portfolio of community-owned renewable energy assets across Staffordshire. These projects have been delivered in partnership with local authorities, NHS organisations, housing providers and community bodies, and are primarily focused on rooftop solar photovoltaic installations on public-sector and community buildings.

This Share Offer Document relates to the Lichfield Leisure Centre Solar PV Project, a 180 kilowatt peak rooftop solar installation on a new-build public leisure facility owned and operated by Lichfield District Council. The solar system has already been installed, commissioned, and energised from (February 2026), and is now generating renewable electricity for use within the leisure centre.

To enable timely delivery of the installation and to avoid delays associated with contractor availability and supply chain constraints, the system was funded through a short-term bridge loan facility provided by a group of impact investors.

*Staffordshire Community Energy is the trading name of Southern Staffordshire Community Energy Ltd. Southern Staffordshire Community Energy is registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 (Registration No. 31384R)

This allowed the project to proceed immediately, ensuring that carbon savings and electricity cost reductions for the leisure centre began without delay. The purpose of this community share offer is therefore not to fund construction, but to refinance the existing bridge finance and replace it with long-term community-owned share capital.

Investing in the shares of SCE should be regarded as a long-term investment. As with all investment and commercial activities, there are risks involved. Prospective investors should take appropriate advice and make their own assessment of the risks, while also considering the wider social and environmental benefits of the project.

SCE would like to acknowledge the assistance received in the development and delivery of

this project from the following organisations and partners:

- **Lichfield District Council**
- **JoJu Solar**
- **Spencer West Solicitors**
- **Tim Stumpff and We Are The Power**
- **Sharenergy**
- **Energy For All**

We hope that you will choose to join us as a member of SCE and take part in this exciting venture to secure long-term community ownership of renewable energy in Lichfield District and across Staffordshire.

2. Purpose of the Share Offer

The purpose of this share offer is to raise £153,000 through the issue of withdrawable community shares in SCE Limited.

The funds raised will be used solely to refinance the bridge loan facility, provided by a consortium of individual impact investors led by Tim Stumpff, that enabled the installation of the solar photovoltaic system at Lichfield Leisure Centre. The system was installed and energised in February 2026.

The solar installation is fully operational and is supplying renewable electricity to the leisure centre under a long-term Power Purchase Agreement with Lichfield District Council. The centre consumes most of the

electricity generated on site, ensuring that the environmental and financial benefits of the system are maximised locally.

Refinancing the project through a community share offer allows SCE to align the ownership and financing of the asset with its founding principles. Rather than relying on short-term private capital, the project will be owned collectively by community members who share SCE's commitment to long-term social and environmental benefit. Over time, replacing bridge finance with community share capital also improves the project's financial efficiency, allowing a greater proportion of surplus income to be directed towards community benefit.

3. Share Offer Details

SCE Limited is seeking to raise £153,000 through the issue of community shares to refinance the completed Lichfield Leisure Centre Solar PV Project.

- **Target raise: £153,000**
- **Maximum raise: £155,000**
- **Offer opens: 27 April 2026**
- **Offer closes: 15 June 2026 (may be extended at Directors' discretion)**
- **Minimum investment: £100**
- **Maximum investment: £15,000**
- **Target interest rate: 5.5%**

This share offer is primarily aimed at people who live or work in Lichfield District and the surrounding areas, as well as those with an interest in supporting community-owned renewable energy in Staffordshire.

SCE intends to apply to participate in the Community Shares Booster Fund's Share Payment Subscription Service, subject to eligibility and approval. If approved, this service would enable eligible investors to subscribe for shares through an instalment payment mechanism, allowing them to spread the cost of their investment over an agreed period rather than paying the full subscription amount upfront.

The availability of the Share Payment Subscription Service is subject to the rules, terms and conditions of the Community Shares Booster Fund and cannot be guaranteed. Investors using this mechanism will be required to comply with the specific terms of the service provider, including payment schedules and any applicable eligibility requirements.

This facility is intended to increase accessibility to community investment by enabling participation from individuals who may not be able to invest their desired amount as a single upfront payment. By offering an

instalment-based subscription option (if approved), SCE aims to broaden community ownership and remove financial barriers to participation, while maintaining compliance with the Society's Rules and applicable regulatory requirements.

Investors should note that shares will only be issued in accordance with the terms of this Share Offer and the Society's Rules. Further details of the Share Payment Subscription Service (if available) will be provided prior to or at the point of investment.

SCE intends to apply for match equity funding of up to £50,000 from the Community Shares Booster Fund.

The Community Shares Booster Fund is designed to provide matched equity investment to eligible projects. If successful, any match equity secured will be invested as community shares, with the shares held by Community Shares ICOF, who will therefore be a member of Staffordshire Community Energy.

The availability and award of Community Booster Fund investment is not guaranteed and remains subject to application approval and satisfaction of the fund's eligibility criteria. There can be no assurance that the full amount, or any amount, of match equity will be secured.

If awarded, the match equity investment would reduce the amount required to be raised from community investors. If the offer is under-subscribed, the Society may extend the offer period or use alternative finance. If oversubscribed, allocations may be scaled back and excess funds returned. The financial model assumes full refinancing of the bridge loan through this share offer. If insufficient funds are raised to refinance the loan in full, the Society will seek alternative funding sources or negotiate revised repayment arrangements, but it would accept all share applications received subject to the conditions set out in this document.

4. About SCE

This Share Offer Document is issued by SCE, which is a Community Benefit Society registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 (Registration No. 31384R).

4.1 Governance

SCE is owned and governed democratically by its members. Shareholders automatically become members of the Society and have the right to elect the Directors of the Society, or to stand for election themselves, in accordance with the Society's Rules. Each member has one vote, regardless of the number of shares held.

The Society's constitution is set out in a formal set of Rules, which are registered and approved by the Financial Conduct Authority.

These Rules govern how the Society operates, how decisions are made, and how assets and surpluses are managed.

The following documents are available on request or via the Society's website at: staffscommunityenergy.org.uk

- **The Society's Rules**
- **Business plan for the Lichfield Leisure Centre Solar Project**
- **Latest annual accounts**

The Board of Directors is responsible for the overall management and strategic direction of SCE. Directors are elected by the membership at the Annual General Meeting of the Society, which is normally held once each year.



4.2 Solar Project Portfolio

SCE is an established community benefit society with a track record of developing and operating community-owned solar projects.

The Society currently owns and operates a portfolio of renewable energy assets that generate ongoing income. SCE manages its finances prudently, maintains appropriate reserves, and meets its financial obligations as they fall due.

The portfolio reflects SCE's established delivery model: long-term ownership of renewable energy assets, stable income derived from power purchase agreements or equivalent arrangements, and ongoing asset management undertaken by the Society.

Together, these projects provide a track record of operational performance and income generation that underpins SCE's financial resilience and informs the development of new projects. Below is a summary of SCE's existing generation portfolio.

Whittington Village Hall & St Giles Hospice Solar PV

- **Installation: December 2011, with further additional arrays installed in 2016.**
- **Generation Capacity: 26 kWp**
- **Annual energy generation: 7,500 kWh**
- **CO2e emissions reduction*: 74 tonnes**
- **Social Value from emissions reduction*: £18,574**

University Hospitals of North Midlands (UHNM) NHS Trust Solar PV

- **Installation: September 2016**
- **Generation Capacity: 284 kWp**
- **Annual energy generation: 232,000 kWh**
- **CO2e emissions reduction*: 801 tonnes**
- **Social Value from emissions reduction*: £201,051**

Although the funds raised through this share offer will be used specifically to refinance the Lichfield Leisure Centre solar project, investors are purchasing shares in SCE as a whole. The Society's assets and liabilities are held collectively, and returns to members are dependent on the overall financial performance of the Society.

As an established community energy organisation, SCE has previously issued community shares and managed member interest payments and share withdrawals in accordance with its Rules, as follows:

- **Our first share offer was for roof top PV systems at St Giles Hospice, Whittington and Whittington Village Hall and took place in early 2012, raising £54,000**
- **The second offer - for roof top PV systems on 8 buildings at Royal Stoke & Stafford County Hospitals (the Hospitals Project) took place in 2016 and raised £345,000.**

To date, the Society has been able to make share interest payments on both the Whittington and Hospitals projects at the precise rates projected in the original share offer documents without difficulty. Whilst past performance does not guarantee future returns, this experience informs the Society's prudent approach to financial management.

*These calculations are based on the UK Government GHG Conversion Factors for Company Reporting (commonly referred to as Defra's emission factors).

4.3 Membership

SCE has built its membership base primarily through community share offers linked to the development of new renewable energy projects. Membership has remained stable between share offers, reflecting the Society's long-term investment model.

Date	Number of Members	Commentary
31 March 2012	52	Initial membership established following the Society's first community share offer.
31 March 2016	55	Membership remained broadly stable during the period between share offers.
31 March 2017	119	Significant increase following the Society's second community share offer, which attracted new local investors.
31 March 2025	117	Membership has remained stable since the second share offer, reflecting the long-term nature of community share investment.

The Society currently has 117 members, comprising individuals and organisations who have invested in the Society's renewable energy projects. Members are primarily based within Staffordshire and the surrounding region.

Historically, membership growth has occurred primarily when new investment opportunities have been offered to the community. In addition, a few people have bought shares to become members in order to be eligible to be co-opted or elected to the Board as Directors, and a few people have ceased to be members on death or after requesting repayment of their share capital.

The current share offer provides an opportunity to expand the Society's membership further, particularly among residents and organisations in Lichfield District and the wider Staffordshire area.

4.4 Financial Performance

SCE has an established operating history and has generated trading income from its existing portfolio of community-owned solar PV installations. A summary of the Society's financial performance for the past three financial years is set out below:

Share capital	Financial Year Ending		
	31/03/2025	31/03/2024	31/03/2023
Opening balance	£234,646	£252,696	£265,028
New share capital added during year	£0	£0	£0
Share capital withdrawn during year	£0	£18,050	£12,332
Closing balance	£234,646	£234,646	£252,696

Society funds	Financial Position On		
	31/03/2025	31/03/2024	31/03/2023
Fixed assets	£205,278	£223,148	£241,017
Total assets	£306,301	£298,071	£313,316
Long term liabilities (debt)	£0	£0	£0
Share capital	£234,646	£234,646	£252,696
Retained profits or losses	£71,655	£63,425	£60,620

Use of Society Funds	Financial Year Ending		
	31/03/2025	31/03/2024	31/03/2023
Net profit (or loss) before share interest and community benefit	£48,796	£40,365	£24,617
Interest rate on (eligible) share capital	4.1% & 6.03%	4.0% & 5.54%	3.9% & 5.06%
Total share interest paid/credited to members	£12,558	£12,356	£11,993
Community benefit spend	£28,008	£25,204	£28,562

The Society's capital structure is funded through member share capital and accumulated reserves. As at 31 March 2025, the Society had £234,646 of member share capital and £71,655 in retained reserves, giving total funds of approximately £306,000.

The Society has historically financed its renewable energy assets through community share capital rather than commercial borrowing. As shown in the table, the Society has no long-term debt, reflecting a prudent approach to financial management and reducing exposure to interest rate risk.

The vast majority of share capital returned to investors has been due to the capital repayment strategy of the Board, as opposed to investor redemptions. Depending on the Society's reserves the Board will look to repay capital where possible with amounts balanced over the remaining term of each project. This Strategy reduces overall interest costs in later years, so allows for increased surplus available for Community Fund deployment.

The slight reduction in share capital between 2023 and 2024 reflects the planned withdrawal of shares by the board, in accordance with the Society's Rules, to ensure that the Society maintains adequate reserves and liquidity.

Over the same period, retained reserves have increased from £60,620 in 2023 to £71,655 in 2025, reflecting the generation of operating surpluses after payment of share interest and community benefit contributions. These reserves provide financial resilience and support the Society's ability to manage operational risks and maintain stable operations.

Overall, the Society maintains a strong capital position, with assets funded through community share capital and retained surpluses rather than debt. This conservative financial structure supports long-term stewardship of community assets and provides a stable platform for the development of new projects.

SCE has utilised financial surpluses from the existing projects to pay share interest payments in line with the target rates of return in each project's respective share offer documents. A prudent level of reserves has been maintained to manage liquidity risks and unexpected development and operational costs. Remaining financial surpluses have then been deployed to much-needed community grants in line with the spirit and commitments relating to each project.

The full statutory accounts for the last three financial years are available on the SCE's website (on the 'About – Publications' page) and may be provided on request. Prospective investors are encouraged to review the Business Plan alongside this Share Offer to understand the Society's historic performance, financial position and forecast outlook in greater detail.

SCE will continue to investigate and capitalise on opportunities to work in partnership with other local authorities, public-sector organisations, and community groups to expand community-owned renewable energy across Staffordshire. Before committing capital to any new project, SCE undertakes a structured appraisal process that considers technical feasibility, legal and contractual arrangements, financial performance under a range of scenarios, and alignment with the Society's community purpose. Projects are only progressed where the Directors are confident that risks are proportionate, existing obligations can continue to be met, and the Society's long-term financial resilience is maintained.

The Directors are satisfied that the Lichfield Leisure Centre Solar PV Project does not jeopardise the Society's existing financial obligations or commitments to members. The project has been developed using conservative financial assumptions and has been structured to generate stable, long-term income under contractual arrangements with a public-sector counterparty.

4.5 Community Fund

To date SCE has distributed over £46,000 to local community organisations from surplus funds generated by the original Whittington project. This has been allocated for a wide range of projects, including energy audits, low energy lighting, insulation for community buildings and for biodiversity projects such as community gardens, improvements to Hednesford Park and support for Tanglewood Days Outdoor Learning Centre at Marquis Drive Visitor Centre on Cannock Chase.

The entire surplus of £179,000 generated from the Hospitals project since inception in 2016 has been provided to Beat the Cold for the Keep Warm Keep Well (KWKW) project to enable them to provide energy advice and support to vulnerable patients referred by UHNM and other hospitals. This is based on the PPA with UHNM which specifies that all surpluses from the PV systems on their

buildings are allocated to addressing fuel poverty in Staffordshire in a manner to be agreed between SCE and UHNM.

Such has been the success of KWKW that it has been able to attract substantial funds from other sources to expand the project and invite referrals from a wider range of agencies dealing with those in fuel poverty.

A key development in the project is the introduction of a new digital system via UHNM which enables the identification of households with health issues who might benefit from KWKW intervention. These households are now being contacted by UHNM to ask if they would like to be contacted by KWKW to discuss energy issues. Early indications are that well over 50% are opting for this offer – a very positive result.



Community Benefit Fund



4.6 Board of Directors

The Board is responsible for SCE's strategy, overseeing business performance, relationships with stakeholders and the Community Fund. The Directors are volunteers and are not remunerated by the Society. The Board of Directors as at the date of this document comprises:

Neil O'Brien - Chair

Neil is a qualified Chartered Accountant who has worked across the construction and support services becoming the CFO at the FTSE250 listed company, Speedy Hire PLC. Neil moved into the energy sector in 2008 as CEO at Alkane Energy PLC a FTSE AIM Listed company. Alkane had a portfolio of sites using waste gas to generate electricity. The business expanded into flexible power generation and grid services.

For the last decade Neil has held a portfolio of Non-Executive Director roles in both listed and private companies. These businesses have largely been in the UK Energy sector but also include plant hire businesses.

Richard Patey - Treasurer

Richard has over 20 years' experience in the Finance Industry covering a broad range of roles, asset classes, clients and regions. He has experience in advising UK regulated utilities, infrastructure corporates and renewables sponsors on structuring and executing strategic and tactical funding, liquidity and risk management solutions.

An Environmental, Social and Governance (ESG) enabler and champion, he has assisted treasury functions and boards to structure and originate funding under green, sustainable and transition frameworks and been involved in numerous large-scale renewable energy projects. He holds a BSc in Mechanical Engineering from Nottingham University and an MSc in Quantitative Finance from Imperial College, London.

Ian Smout - Secretary

Ian is a retired Chartered Civil Engineer with skills and experience in the governance of not-for-profit organisations and a keen interest in renewable energy. His career included 8 years as Director of the Water, Engineering and Development Centre at Loughborough University, and he has more than 15 years' experience as a charity trustee/director. Since 2022, he has been a Director and Secretary of Chase Community Solar Limited and in 2025 he became a Director and Secretary of Staffordshire Community Energy Limited.

Mike Kinghan - Director

Mike has a background in economic regeneration as a senior local authority officer and consultant. Since 2007 he has been deeply involved in the drive to tackle climate change and reduce carbon emissions at community level. He was joint founder of Whittington and Fisherwick Environment Group which was a pioneer Low Carbon Community initiating local Green Open Homes events and collective buying schemes for solar PV and cavity wall insulation.

In 2011 he and volunteer colleagues in Whittington and Lichfield founded Southern Staffordshire Community Energy as a vehicle for community-led renewable installations in the area, followed by the establishment of Chase Community Solar in 2015.

He remains a Board member in both organisations and is determined to see community energy play an increasingly influential part in the future decarbonisation of the Staffordshire and Stoke-on-Trent. In 2012 he was awarded an MBE for services to sustainability and biodiversity in Staffordshire and the West Midlands region. When not engaged with community energy matters he is a keen gardener, apple grower, theatre goer and grandparent.

Mark Fitzpatrick - Director

Mark Fitzpatrick joined Staffordshire Community Energy in 2016, attracted by the 'Saving Lives with Solar' project. With a B.Sc. in Environmental Science and an M.Sc. in IT for Commerce and Industry, he worked as an IT project manager and business analyst for over 40 years. He also has a deep interest in conservation. He has been a Board Member for several years and is keen to help SCE grow so it can achieve more for local communities in Staffordshire.

Judith Smith - Director

For over 30 years Judith has worked with businesses to improve their performance in the environmental pillar of sustainability. She also has an active part in the leadership of the Staffordshire and Stoke-on-Trent Climate Commission. She joined the board of Staffordshire Community Energy in 2020 and focuses mainly on managing the Community Fund. She is a member of the Institute of Sustainability and Environmental Professionals (ISEP) and the Energy Managers Association.

David Price - Director

Dave has considerable experience in electrical engineering and IT hardware support as well as PV systems design - installation and maintenance. He always enjoyed working with end user customers and feels well placed to support Staffordshire Community Energy initiatives, indeed in his role as a contractor for SCE he has conducted annual inspections of the SCE sites each year and dealt with service issues on behalf of SCE.

Dave has been a director of SCE for over 5 years in an operations role and continues to enable SCE to move forwards with new projects in support of the community. In summary Dave's customer service background when coupled with extensive experience with solar PV and storage systems puts him in a good position to support SCE's activities.

Howard Price - Director

Howard joined the SCE Board in July 2018. Since then Howard has managed the Community Fund with other Directors and has built relationships with many Community Groups in Staffordshire. Howard is one of the original shareholders. Howard is a retired Chartered landscape architect and is a strongly committed environmentalist. He ran a Landscape planning and design consultancy for 30 years prior to retirement, specialising in work for the public sector and charitable Trusts. The practice had a long track record working with the Heritage Lottery Fund on restoring public parks nationally.

Jason Howlett - Director

With over 15 years in senior roles within the renewable energy sector, Jason has led initiatives in biogas, hydro (Severn Trent Water), battery manufacturing (Hoppecke, GivEnergy), and solar distribution (Segen, HDM Solar). His broader career spans global companies such as Caterpillar and Rapiscan, and his work has taken him across multiple continents, engaging with governments and agencies worldwide.

Jason is the founder and driving force behind the Energy Storage Association (UK), the new trade body championing storage as a cornerstone of the UK's clean energy transition. Closer to home, he remains committed to regional impact as a visiting entrepreneur at Staffordshire University, a board advisor at Solarport and a board member of Staffordshire Community Energy.

Some Directors may have, or may in future have, potential conflicts of interest (for example, where a Director provides professional services).

All such conflicts are declared and managed in accordance with the Society's conflict of interest policy. Any decision involving a conflict is taken without the conflicted Director participating in the decision-making.

SCE does not currently employ any staff directly. The Society operates through a combination of volunteer Directors and specialist contractors, with clear Board oversight and defined responsibilities.

Key operational and professional support is provided as follows:

Kate Copeland-Rhodes – Consultant, Globe Support Studio CIC

Kate Copeland-Rhodes and team support SCE through their role at Globe Support Studio CIC. She provides strategic oversight for project development and community engagement, helping to shape partnerships, identify opportunities and develop a strong pipeline of community energy projects. Drawing on extensive experience in partnership working and established local networks, she helps progress projects from concept to delivery.

Louis du Plessis – Project Development Consultant

Louis du Plessis provides specialist project development consultancy to SCE. He is an experienced renewable energy and infrastructure development professional with expertise in project origination, feasibility assessment, commercial structuring and stakeholder engagement.

In addition, SCE works with:

- **Shareenergy**, providing community share offer administration, financial modelling support and share register management
- **Professional legal advisers** (including Spencer West) for contractual and regulatory matters

All contractors operate under formal agreements and report to the Board.

Strategic control, financial oversight and key decision-making remain the responsibility of the Directors.



4.7 Our Partners

SCE has developed a strong network of partners at both national and local level to support the delivery and long-term success of community-owned renewable energy projects, and to help establish a viable community enterprise as effectively as possible.

The solar photovoltaic installation at Lichfield Leisure Centre was delivered by Joju Solar, one of the UK's leading renewable energy specialists. Joju Solar has extensive experience in the design and installation of solar photovoltaic systems for public-sector bodies, commercial organisations, and community energy groups across the UK. The company is recognised for its high technical standards, strong health and safety culture, and long-term commitment to the renewable energy sector, and has delivered many successful community-owned solar projects. Their experience in working with local authorities and community benefit societies made them a trusted delivery partner for this project.

In addition to technical delivery partners, SCE has established strategic relationships with national organisations that support the

development of community-led low-carbon projects. SCE has a strong working relationship with Sharenergy, which provides advisory services to community energy organisations, including support with governance, financial modelling, and community share offers.

The Society has also established constructive relationships with Co-operatives UK that provide practical guidance, governance expertise, and peer learning opportunities for co-operatives and community benefit societies. This relationship has helped SCE navigate the challenges associated with establishing and growing a community-owned enterprise.

SCE is also an active member of Community Energy England, the national trade body for the community energy sector. Community Energy England provides policy representation, sector intelligence, peer learning, and practical guidance for community energy organisations operating across England. Engagement with Community Energy England helps ensure that SCE remains aligned with best practice and emerging developments within the sector.



5. The Lichfield Leisure Centre Solar Project

Lichfield Leisure Centre is a significant public facility providing sports, fitness, and wellbeing services to residents across Lichfield District. Like many leisure centres, it has a high and consistent demand for electricity throughout the day, making it particularly well suited to on-site solar generation.

The solar photovoltaic installation has a capacity of 180 kilowatt peak and is expected to generate approximately 149,000 kilowatt-hours of electricity each year. The project has been structured to provide long-term security for both the Society and the host building. SCE has entered into a 25-year roof licence agreement with Lichfield District Council, granting the Society the right to install, operate, and maintain the solar photovoltaic system on the building for the full operational life of the project. This roof licence runs in parallel with a corresponding 25-year Power Purchase Agreement (PPA) under which electricity generated by the system is sold to the Council at an agreed tariff.

This aligned contractual structure provides certainty of access to the roof,

long-term income stability for the Society, and predictable energy cost savings for the Council. It also ensures that the interests of both parties remain aligned over the lifetime of the installation. Should Lichfield District Council be merged with others under the current Local Government re-organisation proposals all the obligations of the Council will pass to the successor authority.

All necessary structural surveys and grid connection approvals were completed prior to installation. The system has now been fully commissioned and energised. Electricity generated by the system is sold directly to Lichfield District Council at a starting tariff of 15 pence per kilowatt-hour, indexed annually. Any surplus electricity not consumed on site is exported to the grid under standard export arrangements.

SCE will retain ownership of the solar installation for its full operational life and will be responsible for ongoing monitoring, maintenance, insurance, and regulatory compliance.



6. Why You Should Consider Investing

Investment in SCE is intended as a long-term commitment to community benefit and environmental impact, alongside a fair and reasonable financial return.

This share offer provides an opportunity to invest in a completed and operational renewable energy asset, removing construction and commissioning risk. The Society is targeting an annual interest rate of 5.5%, subject to performance and annual approval by members, with share capital repaid gradually over approximately 25 years. Interest on shares is not guaranteed and is subject to annual approval by members at the AGM, based on the financial performance of the Society.

SCE intends to establish a Community Fund, to which a proportion of surpluses from the project income will be allocated. The Community Fund will be allocated in co-operation with Lichfield District Council with a focus on alleviating fuel poverty and supporting environmental projects in deprived areas of Lichfield particularly those adjacent to the leisure centre.

SCE intends to continue developing additional community-owned renewable energy projects where viable opportunities arise. Future projects may be funded through a combination of retained surpluses, grant funding, bridging loans, and additional community share offers.

7. Financial Overview

The total capital cost of the Lichfield Leisure Centre solar photovoltaic project was £153,000, funded initially through bridge finance. The capital raised through this share offer will be used solely to refinance short-term bridge finance used to fund the solar installation.

Capital expenditure has already been incurred on the solar PV system. Ongoing operating

costs and reserves are funded from project income. After meeting operating costs, the Society expects to pay member interest at the target rate of 5.5% and begin repayment of share capital. Financial surpluses are expected to increase over time as share capital is repaid. Financial projections have been prepared over a 25-year period, aligned with the roof licence and PPA.

7.1 Projected Income & Expenditure (Indicative)

Profit & Loss Forecast (Year ended 31 March)	2027	2028	2029	2030	2031	2032- 2036	2037- 2041	2042- 2051
Income								
Exported energy sales	0	£1,135	£1,154	£1,172	£1,191	£6,243	£6,756	£15,224
On-site energy sales	£19,560	£19,871	£20,187	£20,509	£20,835	£109,258	£118,236	£266,419
Total	£19,560	£21,006	£21,341	£21,681	£22,026	£115,501	£124,993	£281,643
Expenses								
Metering etc	(£505)	(£515)	(£525)	(£536)	(£547)	(£2,902)	(£3,204)	(£7,442)
Admin & Management	(£3,764)	(£3,918)	(£3,990)	(£4,063)	(£4,138)	(£21,859)	(£23,944)	(£54,969)
Maintenance	(£474)	(£484)	(£493)	(£2,013)	(£2,053)	(£10,897)	(£22,032)	(£27,951)
Total	(£4,743)	(£4,917)	(£5,009)	(£6,612)	(£6,738)	(£35,658)	(£49,179)	(£90,362)
EBITDA	£14,817	£16,090	£16,332	£15,069	£15,288	£79,844	£75,813	£191,281
Depreciation	(£6,125)	(£6,125)	(£6,125)	(£6,125)	(£6,125)	(£30,623)	(£30,623)	(£61,245)
EBIT	£8,692	£9,965	£10,208	£8,944	£9,164	£49,221	£45,191	£130,036
Share Interest Payment	(£8,421)	(£8,421)	(£8,421)	(£8,055)	(£7,689)	(£32,953)	(£23,799)	(£20,138)
Net Surplus	£271	£1,544	£1,786	£889	£1,475	£16,268	£21,392	£109,898

7.2 Project Balance Sheet (Indicative)

Project Balance Sheet	2031	2036	2041	2046	2051
Fixed assets (Year ended 31 March)					
Property, Plant & Equipment	£128,616	£97,993	£67,370	£36,747	£6,125
Less Depreciation	-£6,125	-£6,125	-£6,125	-£6,125	-£6,125
Total	£122,491	£91,868	£61,246	£30,623	£0
Current Assets	£0	£0	£0	£0	£0
Bank Account	£25,034	£38,600	£59,727	£103,719	£163,473
Net Assets	£147,525	£130,468	£120,972	£134,341	£163,473
Represented by					
Share Capital	£133,143	£99,857	£66,571	£33,286	£0
Reserves (cumulative)	£14,382	£30,611	£54,401	£101,056	£163,473
Total	£147,525	£130,468	£120,973	£134,342	£163,473

7.3 Returns (indicative):

Target share interest: 5.5%

Generation Assumptions

- Installed capacity of approximately 180 kWp
- Forecast annual electricity generation of approximately 149,000 kWh in Year 1
- Annual generation estimated using industry-standard solar design software and historical irradiation data for the site location
- Conservative annual panel degradation rate assumed at approximately 0.4% per annum over the project life

Revenue Assumptions

- On-site Electricity Sales (Primary Revenue Source)
- Electricity sold to Lichfield District Council under a long-term Power Purchase Agreement (PPA)
- Initial PPA tariff of 15p per kWh agreed at contract signing
- Annual tariff indexation assumed in line with long-term inflation (modelled at 2% per annum)

Operating Cost Assumptions

- Routine maintenance and monitoring costs based on installer guidance and portfolio experience
- Provision included for inverter replacement in year 15

7.4 Financial projections for the Society as a whole

The financial projections for the society as a whole can be found in Section 2.9.4 of the business plan. They show that the society makes a surplus every year, pays back its share

Financing Assumptions

- Share capital raised in line with the Target set out in the Share Offer
- Share interest modelled at target rate of 5.5%, subject to annual Board recommendation and member approval

Taxation Assumptions

- The Society operates as a not-for-profit Community Benefit Society.
- No changes in VAT treatment assumed beyond current legislation

Inflation Assumptions

- General inflation assumed at approximately 2% per annum over the projection period.
- PPA revenues assumed to be indexed annually

Prospective investors are encouraged to review the Business Plan alongside this Share Offer for further financial assumptions.

8. Risks & Considerations

All forms of investment involve risk, and community share investments are no exception.

This section outlines the principal risks associated with investing in SCE, a more detailed risk assessment is included in the Business Plan. Prospective investors are encouraged to review the Business Plan alongside this Share Offer to understand the Society's risk position. It does not represent an exhaustive list, and the Society's future performance may be affected by changes in economic conditions, market dynamics, or legal, regulatory, and tax requirements. Prospective investors should consider the risks carefully before deciding whether to invest and should seek independent financial, legal, or accounting advice if they are uncertain about any aspect of this offer.

This investment should be regarded as long-term. Shares are not readily convertible into cash and may not be withdrawable when needed by an investor. If the Society were to experience serious financial difficulty, the Directors may decide to write down the value of shares to protect the financial stability of the Society, and investors could lose some or all of the money invested.

SCE is a Community Benefit Society registered with, but not authorised by, the Financial Conduct Authority. Investments are not protected by the Financial Services Compensation Scheme, and investors do not have access to a financial ombudsman in relation to this share offer.

Shares are withdrawable but not transferable and are not traded on any recognised stock exchange. Applications for withdrawal may normally be made after shares have been held for 3 years, but approval is at the discretion of the Board, subject to notice periods, and may be refused if the Board considers that withdrawal would harm the financial position of the Society.

This is an investment in SCE as a whole and returns to members are dependent on the overall financial performance of the Society. This overall performance is itself dependent on the performance of the Society's overall portfolio of existing and future projects.

Renewable Energy Sector Risks

Changes in government policy or regulation affecting renewable energy may influence the profitability of future projects. However, this project benefits from long-term contractual arrangements, under the PPA with Lichfield District Council, which reduce exposure to policy change.

Electricity generation depends on sunlight levels. Long-term climate trends or short-term weather variability could affect annual output, although generation estimates are conservative and based on long-term averages.

Project-Specific Risks

Operating costs may increase faster than anticipated, or electricity generation may be lower than forecast. These risks are mitigated through prudent financial assumptions, ongoing performance monitoring, and professional maintenance arrangements.

There is a risk of interruption to electricity generation due to mechanical or electrical failure. This risk is mitigated through warranties, maintenance arrangements, and comprehensive insurance, including cover for business interruption.

If the building owner requires roof works during the project term, the roof licence agreement includes provisions requiring reinstatement and compensation sufficient to protect the Society's financial position.

Additional Risks & Mitigations

Counterparty risk: Electricity is sold to a local authority under a long-term PPA, reducing the risk of non-payment due to the counterparty's financial stability.

Operational capacity risk: As a community-led organisation, SCE relies

on voluntary directors and limited staff resources. This risk is mitigated through strong governance, a dedicated delivery team, the use of professional advisers, and partnerships with experienced sector organisations. The Directors will continue to manage risks prudently through careful project selection, conservative financial planning, and ongoing oversight.



Powering your fitness



9. Membership & Governance

Investors become members of SCE Limited, with one vote per member regardless of shareholding.

Membership of SCE is open to individuals aged 16 or over and to organisations, including corporate bodies and nominees acting on behalf of unincorporated associations. Anyone who is issued shares automatically becomes a member of the Society. Individuals under the age of 16 can become junior members (see section 13 below) but do not have a vote.

The Society issues a single class of ordinary withdrawable shares, each with a nominal value of £1. To keep administration efficient and costs proportionate, membership is linked to a minimum level of investment. Applicants must apply for at least 100 shares (equivalent to £100). A maximum investment limit also applies: no member may hold more than 15,000 shares (equivalent to £15,000).

Where the offer is oversubscribed, the Directors may apply additional limits in order to achieve a fair distribution of shares and maintain an appropriate balance of local membership.

Under this share offer, the Society is offering 153,000 ordinary shares of £1, issued at par and payable in full on acceptance of an application in accordance with the terms and conditions of this offer. Shares are not transferable and cannot be sold or traded. In the event of a member's death, the value of the shares may be paid to the member's personal representatives or nominated beneficiary in accordance with the Society's Rules and applicable legislation. Shares will normally remain at their paid-up value; however, the Directors may decide to write down the value of shares if this is necessary to protect the financial stability of the Society, in which case any repayment would be at the reduced value.



10. Offer Timetable & Allocation

The offer period will open on 27 April 2026 and close on 15 June 2026, although the Directors may extend the offer period at their discretion if the target is not reached by the closing date.

Shares will be allotted within 14 days of the Offer closing date (or earlier close). Shareholdings will be recorded in the Society's register of members, which will be maintained by Sharenergy on behalf of the Society. Investors will receive written confirmation of their share allocation. The Society does not routinely issue physical share certificates, but these may be provided on request.

The Directors are not obliged to accept any application in full. They may decline an application, or allocate fewer shares than applied for, without giving reasons. Where an allocation is reduced or declined, any excess monies will be returned within 30 days of the

Board meeting at which the decision is made. The Society will not pay interest on monies returned.

The Society reserves the right to refuse any application or return application monies (without interest) where the application form is incomplete, contains materially inaccurate or misleading information, or where a breach of the declarations made in the application form is identified, decisions will be taken by the Board acting reasonably, in good faith, and in accordance with its legal duties.

SCE aims to ensure that a significant proportion of its membership is drawn from Lichfield and surrounding areas. The Directors therefore reserve the right to manage allocations, including withholding or limiting allocations where this is necessary to achieve an appropriate local balance.



11. Withdrawals & Long-term Repayment

This investment should be regarded as long-term. Shares are not transferable and cannot be sold to a third party.

Members may apply to withdraw share capital after three years from the date of issue. Withdrawal requests are subject to three months' notice, unless the Board waives or shortens the notice period in an individual case, and will be considered by the Directors. Approval is entirely at the Directors' discretion and is not guaranteed.

Withdrawal will depend primarily on the financial position of SCE at the time, including the level of reserves, available cash, loan covenants and the need to protect the Society's long-term stability.

The Directors may change the notice period, suspend withdrawals, or refuse withdrawals if they consider repayment would harm the

Society. In certain circumstances, the value of shares may be reduced and members may receive less than they originally invested.

If withdrawal requests exceed available funds, the Board will manage repayments in a fair and transparent manner. This may include prioritising cases of hardship (including bereavement) and otherwise processing requests broadly in the order received, in line with the Rules.

In addition to the withdrawal mechanism, SCE's intention is that share capital will be repaid over the life of the project, so share capital may be repaid without a request to withdraw shares having been made. Any repayment of share capital (including at the end of the project term) is not guaranteed and will be subject to the Society's financial position at the time and the Board's discretion under the Rules.

12. Democratic Control & Governance

Every investor, regardless of the size of their holding, becomes a Member of the Society on a one member, one vote basis.

The Board of Directors comprises between three and twelve Directors, elected by and from the Members at the Annual General Meeting.

In accordance with the Society's Rules, the Board may co-opt up to two Members for their particular skills and experience and may also co-opt up to two external independent Directors who need not be Members. Co-opted Directors may not at any time

comprise more than 50% of the Board. External independent Directors serve for a fixed period determined by the Board and are subject to review at least every 12 months.

SCE keeps members informed through its website, email communications (where consent has been given), occasional newsletters, the Annual Report, and the Annual General Meeting. Use of email as the primary method of communication helps reduce administrative costs; members are responsible for keeping contact details up to date.

13. Death, Nominations & Buying Shares for Children

On the death of a Member, the Society may transfer or pay the value of the Member's shares to their personal representative in accordance with the Rules.

Shares are generally non-transferable, but may be transferred on death or bankruptcy as permitted by the Rules.

The personal representative may apply to withdraw the shares in accordance with the withdrawal provisions set out in this Offer and the Society's Rules.

Members may nominate an individual or individuals to receive the value of their shares on death, up to the statutory limit permitted under the Co-operative and Community Benefit Societies Act 2014. Any such

nomination must comply with the Society's procedures and applicable legislation. The Society's Rules provide for individuals under 16 years of age to be admitted to the Society as junior individual Members if a parent or guardian applies for Membership on their behalf. Junior individual Members will have the right to receive interest on their shareholding (if payable) but not the right to vote until they reach the age of 16.

Please note that applications for children cannot be completed via the online application system. Any applicant wishing to purchase shares on behalf of a child will need to complete a paper application form, which is available on request from Staffordshire Community Energy.



14. Payments, Applications & Compliance Matters

Applications can be made by completing the online application form via the offer website <http://apply.shareenergy.coop/staffs-ce-2026-share-offer> and submitting payment in full.

Paper application forms are also available on request, including for:

- Applications on behalf of children
- Applicants unable to use the online system

Once shares are allotted, investors are bound by the Rules and withdrawals are only possible under the withdrawal provisions.

The Society may bank payments on receipt and will hold funds on trust pending consideration by the Directors after the offer closes. To meet legal and regulatory

requirements, SCE (and/or Shareenergy acting on its behalf) may carry out identity and other checks and may require additional information from applicants. SCE reserves the right to reject any application or return monies (without interest) where satisfactory information is not provided or where accepting the investment may breach applicable law or regulation.

Neither SCE nor its Directors can provide investment, tax, or legal advice. Applicants who are unsure should seek independent professional advice before applying. The Directors do not currently expect this share offer to qualify for Enterprise Investment Scheme (EIS), Seed EIS, or Social Investment Tax Relief. Investors should seek independent tax advice regarding their individual circumstances.

15. Asset Lock, Legal Jurisdiction & Binding Terms

SCE has an asset lock. In the event of dissolution or winding-up, any residual assets remaining after liabilities are paid cannot be distributed to members but must be transferred to another body or bodies with similar restrictions on the distribution of assets and surpluses, in accordance with the Society's Rules.

After payment of interest to shareholders, any profits of the Society shall be applied:

(a) To a general reserve for the continuation and development of the Society; and/or

(b) To making payment for social or community purposes within the community served by the Society.

This offer and any agreement entered into for the purchase of shares is governed by the law of England and Wales, and the courts of England and Wales have exclusive jurisdiction.

Members are bound by the Society's Rules and the terms and conditions of the offer once shares are issued.

16. Conclusion

This share offer provides an opportunity to support long-term community ownership of a completed renewable energy project that is already delivering environmental and financial benefits to Lichfield District.

By refinancing the Lichfield Leisure Centre solar installation through community shares, SCE is ensuring that the remainder of the project's life is guided by democratic control, local priorities, and reinvestment for community benefit.



17. Glossary of Key Terms

AGM (Annual General Meeting)

The yearly meeting of members at which Directors are elected and key decisions, including approval of share interest, are made.

Asset Lock

A legal restriction within the Society's Rules preventing the distribution of assets or surpluses to members beyond permitted share interest. On dissolution, remaining assets must be transferred to another asset-locked body.

Bridge Loan / Bridge Finance

Short-term loan finance used to fund the installation of the solar project prior to refinancing through this community share offer.

Community Benefit Society (CBS)

A legal structure registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014. It operates for the benefit of the wider community rather than private shareholders.

Community Shares

Withdrawable shares issued by a Community Benefit Society to raise community investment. They are not transferable or traded on a stock exchange.

Community Shares Booster Fund

A funding programme providing match equity investment and support services to eligible community energy projects.

CO₂e (Carbon Dioxide Equivalent)

A standardised measure used to compare emissions of different greenhouse gases based on their global warming potential.

Export Tariff / Smart Export Guarantee (SEG)

Payment received for surplus electricity exported to the grid under a Smart Export Guarantee or equivalent arrangement.

Feed-in Tariff (FiT)

A government scheme (now closed to new applicants) providing fixed, index-linked payments for electricity generated by accredited renewable energy installations.

IRR (Internal Rate of Return)

A financial metric used to estimate the annualised return on an investment over its life, taking into account the timing of cashflows.

kWh (Kilowatt-hour)

A unit of electricity representing the amount of energy used by a 1 kilowatt appliance running for one hour.

kWp (Kilowatt peak)

The maximum rated output of a solar photovoltaic system under standard test conditions.

Member

A person or organisation holding shares in SCE. Each member has one vote regardless of the number of shares held.

PPA (Power Purchase Agreement)

A long-term contract under which electricity generated by the solar installation is sold to the host organisation at an agreed price.

RPI / CPI (Inflation Indices)

Measures of inflation used to adjust tariffs or costs over time.

Share Capital

The total amount invested by members through the purchase of community shares.

Share Interest

A payment to members on their shares, subject to financial performance and annual approval. Share interest is not guaranteed.

Withdrawable Shares

Shares that may be withdrawn at the discretion of the Board, subject to notice periods and the financial position of the Society.

Share Application Form

Staffordshire Community Energy encourages applicants to apply online where possible, as this is the quickest and most efficient way to process your investment.

Online applications can be completed at: <http://apply.shareenergy.coop/staffs-ce-2026-share-offer>

Paper application forms are provided for those who are unable to apply online, or for specific cases such as applications on behalf of children, which cannot be completed through the online system.

Please return, enclosing your cheque or banker's draft, to: Southern Staffordshire Community Energy, Globe Eco Centre, Old Mill, Church Street, Uttoxeter, Staffordshire, ST14 8AG

PLEASE COMPLETE IN BLOCK CAPITALS AND BLACK INK.

Personal Details

Title (Mr/Mrs/Ms/other):

First names (in full):

Last name:

Address:

Town:

County:

Post Code:

Daytime telephone number:
(In case of queries relating to this application)

Email address:

Details of Organisation (where applicable)

Full name of organisation:

Registered address:

Address for correspondence if different:

Type of organisation:

Registration No. (if applicable):

Name and position of authorised signatory:

Telephone No.:

Email address:



Amount to Invest

YOU MAY INVEST NOT LESS THAN £100 AND NOT MORE THAN £15,000.

I wish / My organisation wishes to invest a total amount of £_____ in Southern Staffordshire Community Energy Limited on the terms and conditions of the Offer Document.

I enclose a cheque or banker's draft made payable to Southern Staffordshire Community Energy Limited. Please note: Cheques may be presented for payment upon receipt.

If you wish to waive any interest payments from SSCE arising from your shares so that these amounts may be used by the Society, please tick here:

Your decision to waive interest payments will persist unless you notify SSCE in writing.

Declaration

I confirm my understanding that:

This application, if and when accepted by SSCE, forms a contract subject to English law on the Terms and Conditions of the Offer Document.

Shares are allocated at the sole discretion of the directors. They may decide not to issue shares to me, or may allocate fewer shares than I applied for, and do not have to give a reason for their decision.

I confirm that:

I am at least 16 years of age and eligible to become a member of Southern Staffordshire Community Energy Limited (the "Society"), a Community Benefit Society registered under the Co-operative and Community Benefit Societies Act 2014.

I am investing on my own behalf (or, where applicable, on behalf of the organisation named above with proper authority).

I have read and understood the Share Offer Document, including the risks associated with this investment, and the Society's Rules.

I understand that:

- Community shares are not transferable (except in limited circumstances provided in the Rules)
- Withdrawal of shares is at the discretion of the Board and is not guaranteed
- The value of my shares will not increase and may go down. I may lose some or all of my investment
- This investment is not covered by the Financial Services Compensation Scheme and no complaints can be referred to the Financial Ombudsman Service

I am not relying on any information relating to this share offer that is not contained within the Share Offer Document.

I will not hold shares in excess of the maximum individual investment limit stated in the Share Offer.

I consent to the Society making such enquiries as are necessary to confirm the eligibility of this application and to comply with anti-money laundering, counter-terrorism financing, taxation or other legal requirements.

I will provide such further information as may reasonably be required in connection with this application.

I confirm that the funds used for this investment are from legitimate sources and are not derived from criminal activity.

The Society reserves the right to carry out identity verification and other checks as required by law. The Society may reject this application or return funds (without interest) if satisfactory information is not provided.

Personal data provided in this application will be processed by the Society for the purposes of administering membership and shareholdings, and for communicating with members (including by email where an email address is provided), in accordance with applicable data protection legislation and the Society's Privacy Policy.

Signature:

Name (Block capitals):

Date:



Application for Junior Membership (for those under 16)

If you are a parent/guardian applying for shares on behalf of someone who is under 16, please fill in that person's details below.

First names (in full):

Last name:

Address:

Town:

County: Post code:

Child's date of birth:



Nomination of Shares on your Death

You can nominate a person to whom you wish your shares to be transferred on your death. Please name your choice of nominee below and sign as a deed.

Nominations are subject to the statutory limit permitted under the Co-operative and Community Benefit Societies Act 2014 (currently £5,000 unless amended) and to the Society's Rules.

I understand that:

The Society will use reasonable endeavours to give effect to this nomination in accordance with its Rules and applicable legislation but cannot guarantee that it will be able to do so in all circumstances.

This nomination is made at my request, and neither I nor my heirs shall hold the Society liable for any actions taken in good faith in administering this nomination.

These instructions can only be revoked or amended by my giving clear written instructions to the Secretary of Southern Staffordshire Community Energy Limited at the registered office.

Trustees will need to be appointed if my nominee is under 16 years of age.

Signed as a Deed

Personal data provided in this application will be processed by the Society for the purposes of administering membership and shareholdings, in accordance with applicable data protection legislation and the Society's Privacy Policy.

Nominee's name in full:

Address:

Town:

County:

Post code:

Name (Block Capitals):

Signature:

Date:

A witness to your signature
must sign here:

Name (Block capitals):

Witness address:

Town:

County:

Post code:

Date





STAFFORDSHIRE
COMMUNITY ENERGY