

Community Energy Newham's community share offer: Two Schools



**Be a part of bringing community-owned solar energy to
St. Stephen's Primary School and Godwin Junior School**

Investment target:
£148,422

Minimum investment:
**£100, or £50 for residents of the
London Borough of Newham**

Maximum investment:
£15,000

Share offer period

Start date: 20 October 2026 | Close date: 29 January 2027

Important note: You could lose some, or all, of the money you invest in this share offer, without recourse to the Financial Services Compensation Scheme or the Financial Ombudsman Service. Please read through this document before making an investment decision.



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The Community Shares Standard Mark is awarded by the Community Shares Unit to offers that meet national standards of good practice. These standards ensure that:

- The offer document and application form are easy to understand
- You are provided with all the facts you need to make an informed decision
- The facts are supported by the annual accounts and/or business plan for the society
- Nothing in the documents is purposefully incorrect, confusing or misleading.

Societies are asked to sign a Code of Practice requiring them, among other things, to give the public a right of complaint to the Community Shares Unit. For more information about community shares, the Community Shares Standard Mark and the Community Shares Unit go to: communityshares.org.uk



Foreword

Tim Atkinson, Community Energy Newham Director

Most people buy energy from large companies without knowing where it comes from or where the profits go. As energy prices rise, households are left with little control over daily costs.

According to recent government figures, around 11% of England's households currently experience fuel poverty. This means many people and families are living in houses with an energy efficiency rating of "D" or below, and after paying housing and energy costs, are left with too little income to maintain a reasonable standard of living.

At the same time, the transition to cleaner energy is moving too slowly.

Community energy offers a different approach. It brings people together to create and manage their own local energy projects which generate fairly priced renewable energy, improve energy efficiency and reduce energy use.

Community Energy Newham's work:

- helps accelerate this transition by installing renewable energy assets that are owned by the community;
- helps tackle fuel poverty and energy inequality in the London Borough of Newham;
- brings residents together, helping to reduce loneliness and strengthening community connections;
- provides much needed energy discounts to local service providers;
- creates opportunities for residents to develop technical, leadership, communication, and management skills.

And crucially, it achieves all of this while also aiming to generate a return for investors.

The project funded through this share offer centred around solar panels installed on two Newham schools; you can read more about the project in the pages that follow.

Invitation to invest

You are invited to invest in Community Energy Newham (CEN) to purchase the solar installations on two Newham Schools and become a member of CEN

Community Energy Newham (CEN) is the first and only community energy co-operative in the London Borough of Newham. Our mission is to develop locally owned and democratically led sustainable energy projects that empower communities and reduce carbon emissions.

This share offer aims to bring the solar panels installed on Godwin Junior School and St. Stephen's Primary School into community ownership. Over its lifetime, this project is expected to **save up to 452 tonnes of carbon emissions** while contributing **£85k to CEN's community fund**, supporting initiatives that benefit the local community, at the same time **saving the schools £214k on energy bills**.

Make a difference, not just an investment

The climate crisis is one of the biggest challenges that humankind has faced, and we have become trapped by our dependence on the systems causing it. By developing community energy projects, CEN provides clean energy to tackle this crisis, while decentralising and democratising the borough's energy system. CEN's local ownership and membership structure ensures that each member has a vote in the organisation's decision-making process.

Newham has one of the highest rates of fuel poverty in England, with 13.3% of the borough experiencing this in 2025 (according to the London Mayor's Office). In this context, initiatives like CEN are vital. We have consistently reached out to individuals and communities that have fewer opportunities to engage in environmental and energy projects. We believe that if we want

to make a fair transition to a clean, local and affordable energy future, everyone needs to be a part of it.

This is an invitation to invest in our community share offer to finance the solar panels on Godwin Junior School and St. Stephen's Primary School. When you invest, you will:

- become a member of Community Energy Newham, a co-operative that is creating a greener and fairer energy system, and have a say in how the co-op is run,
- receive a target annual interest of 3%,
- access unique training, events and other community-centred and innovation opportunities,
- participate in and benefit from the transition to a low-carbon and resilient borough.

You'll find full details of the offer and how to invest on the pages that follow. We hope you will invest in this share offer and help to make a fairer, more sustainable energy future for Newham.

DECLARATION

The directors of Community Energy Newham Ltd hereby declare that having taken all reasonable care to ensure that such is the case, the information contained in this Share Offer document is, to the best of their knowledge, in accordance with the facts, and contains no omission likely to affect its import.



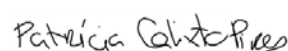
Tim
Atkinson



Arifa
Begum



Marco
Brunone



Patricia Calixto
Pires



Ruth
Chiat

Summary of the share offer

Community Energy Newham Ltd is a Community Benefit Society, registered in September 2023 under the Co-operative and Community Benefit Societies Act 2014, registered with the Financial Conduct Authority (registration no. 9136). Our mission is to develop community-owned and democratically led sustainable energy projects in the London Borough of Newham.

We are supported by Repowering London, a social enterprise that specialises in developing and supporting community energy projects alongside local communities. Repowering London has a successful track record of seeding 12 energy co-operatives across London and is using the expertise it has gained over the last 13 years to help CEN accomplish its mission.

In this share offer, we are seeking to raise £148,422 from the local community, bringing 183 kWp of solar energy installed on the roofs of Godwin Junior School and St. Stephen's Primary School into community ownership.

Unlike traditional community energy projects, these solar assets were installed before raising local investment. They were installed in August 2024 and were financed by Repowering Finance on behalf of CEN. Repowering Finance is an asset locked Community Benefit Society created to increase the speed and scale at which community-owned solar power can be installed across London. The solar assets are held in trust by Repowering Finance until CEN is able to raise the capital required to purchase the assets, which is the purpose of this share offer.

We will sell the electricity generated by the solar panels to the schools at a 10% discounted rate. Any surplus electricity will be sold to the National Grid; the income generated will be used to repay our investors with a return on investment and contribute to CEN's Community Fund.

This share offer will be open from 20 October 2026 to 29 January 2027. If we reach our investment target before the closing date, we will close the share offer early. Below is a summary of the share offer, and more details can be found in the section entitled ***The investment opportunity***.

Membership is open to UK residents aged 16 and over*



Offer period:

20 October 2026 to 29 January 2027



Deadline for applications:

6pm, 29 January 2027

Investor Membership



Share price:

£1



Minimum investment:

£100, or £50 for Newham residents



Maximum investment:

£15,000

Community Membership

Newham Borough residents who do not wish to invest but wish to become members of Community Energy Newham can purchase a single share for £1. Community members do not have the right to earn interest but have the same voting power as an investor member.



Investment Target:

£148,422



Lifetime of the project:

16 years

*Corporate and public sector bodies, voluntary organisations, and local businesses are also welcome to invest.

Our story so far

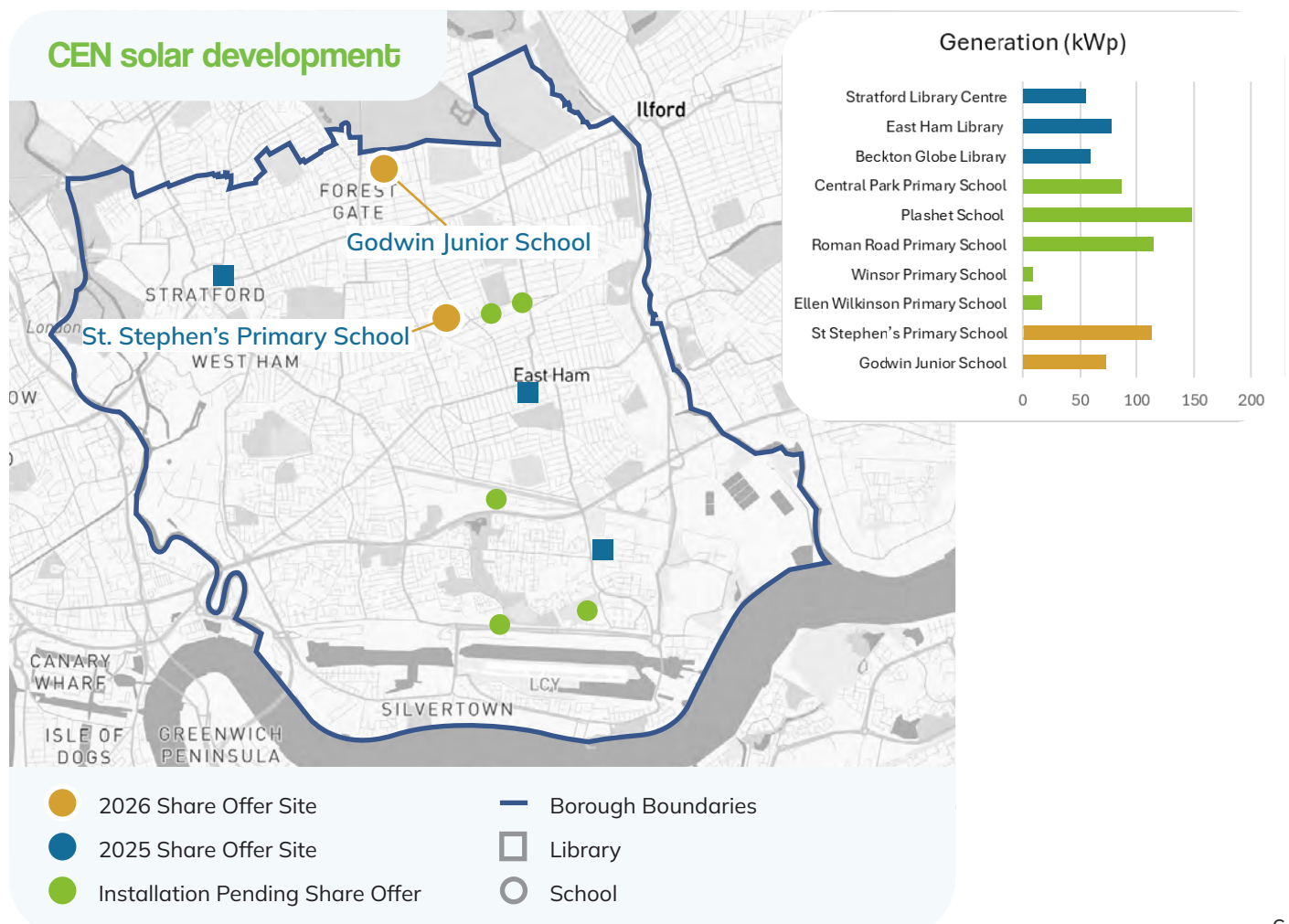
Community Energy Newham (CEN) was created in 2023 by a group of Newham residents who were passionate about taking local climate action and in working with their community to make a change and be a part of a just transition in their borough. With the support of Repowering London, CEN was established by five founding directors.

Repowering London's work in Newham has been supported by the Climate Action Team at Newham Council since 2022. This partnership was facilitated by three researchers, Dr Anna Rebmann (at King's College London), Charlotte Johnson and Irma Allen (at University College London). They introduced Repowering London to key stakeholders in the borough which gave the Repowering London team a strong basis on which to develop social engagement around community energy as well as a pipeline of local sites suitable for solar installations.

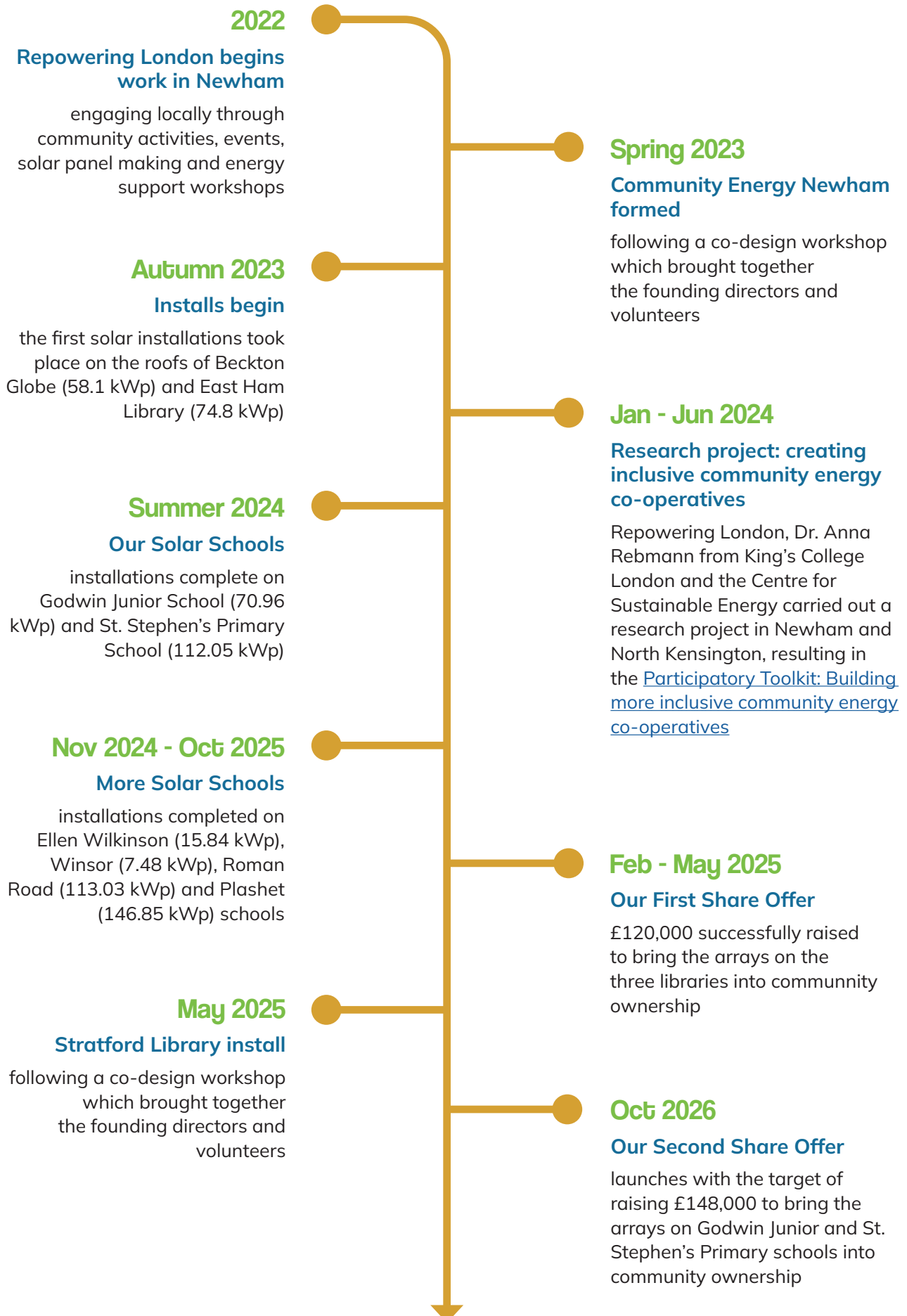
Installations began in October 2023, at Beckton Globe (58.1 kWp) and East Ham Library (74.8 kWp). This was followed in August 2024 by further installations at Godwin Junior School (70.96 kWp) and St. Stephen's Primary School (112.05 kWp). For details of how the installations were funded, please see the section **About Repowering Finance – how it works** on page 18.

Four additional schools – Ellen Wilkinson School, Winsor School, Roman Road School, and Plashet School – and Stratford Library (53.94 kWp) had feasibility studies and installations completed between November 2024 and October 2025, with a seventh school, Central Park Primary (86 kWp), joining the portfolio in June 2026.

With ten active sites providing 739 kWp of installed capacity – enough to generate the annual electricity used by 182 average UK households – CEN is London's fastest growing energy co-operative.



CEN Milestones



Our 2025 Share Offer

Between February and May 2025, Community Energy Newham launched its first community share offer, with the goal of raising £120,000 to purchase the installations on the Beckton Globe, East Ham and Stratford Libraries from Repowering Finance. The share offer was successful, raising the target from 104 investors, of which 59 are Newham residents, and with equity match investment secured from the Booster Fund administered by Co-operatives UK.



Our community

Community Energy Newham operates in the London Borough of Newham. Known for its diversity, Newham is a borough shaped by a mix of cultures, languages, businesses, traditions and communities, and this is an important part of Newham's identity. At the same time, Newham is a place of rapid change, with high levels of population movement and significant differences in people's experiences across neighbourhoods.

The recent *Independent Commission on Inclusion and Belonging in Multi-ethnic Newham* report highlighted the importance of creating more opportunities for people from different backgrounds to meet, connect and participate in local life. These opportunities are particularly important in a borough where many residents face fuel poverty, financial exclusion and other forms of inequality.

In this context, initiatives like CEN bring people together around shared local priorities and play an important role in strengthening connections between residents.

Source: [Bringing people together in a place of change](#), Independent Commission on Inclusion and Belonging in Multi-ethnic Newham



Building community

Community Energy Newham, working with Repowering London, is building a growing, sustained and grass-rooted community-led energy movement across the borough. We are engaging residents with community energy at local events, schools, neighbourhood networks and multi-faith spaces, and providing ways for them to take part in democratic energy projects.

CEN has developed as a volunteer-led organisation, supported through mentoring, training and capacity building, which has strengthened its core group of directors and volunteers while creating meaningful opportunities for local people to get involved. A key focus has been on widening participation and reducing barriers to involvement through targeted outreach, ongoing engagement and compensated participation.

Volunteers play an active role in outreach, events, and communications while contributing directly to project strategy. This includes identifying potential solar sites, shaping share offer approaches and informing wider project development. Our approach has helped build trusted local networks, deep engagement and a more inclusive and representative community energy group in Newham.

Through the [Repowered Community project](#), a programme to develop a clean energy neighbourhood model that combines renewable energy with long-term local services and benefits, a Community Steering Group of 20 Newham residents from diverse backgrounds was established to help guide the project and ensure local voices are embedded in decision-making and delivery. (The project is funded by the National Lottery Community Fund.)

Alongside wider engagement work, practical support has been delivered at community events across the borough, through energy saving advice, distribution of energy efficiency kits and signposting to energy support services. Over the past year, nearly 2,000 people have been engaged, with 29 active volunteers supporting delivery. CEN's first community share offer in 2025 brought in 110 new members, increasing local ownership and participation in community energy.

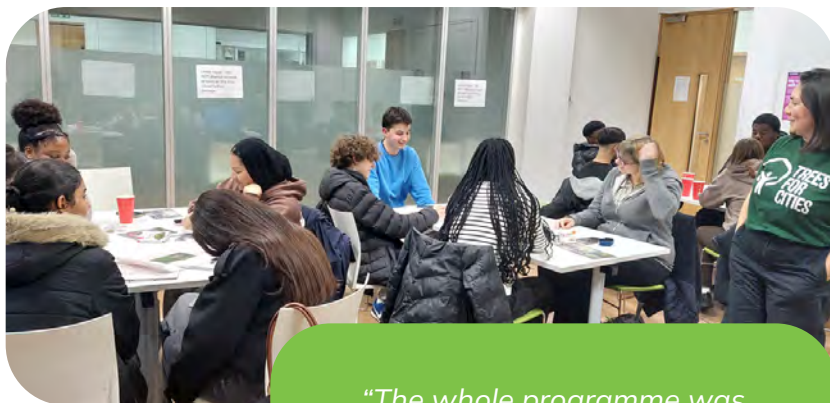
Working with young people

Repowering London's Education and Training team delivered a Green Skills Youth Training Programme for 14 young people aged 16-19 between January and March 2026. This paid programme introduced participants to low-carbon technology, sustainability and green careers through practical workshops, site visits, community engagement workshops and a two-day placement with a local employer, giving the cohort a real-world insight into low-carbon jobs and the growing green sector.



"I believe this programme has allowed me to step outside my comfort zone and taught me I can achieve the things I want within a sector that is sustainable."
- Humayra

Additionally, two graduates have made valuable contributions through volunteering with Community Energy Newham. Arsenii volunteered with the Repowering London team for a couple of months and Safia for a fortnight, supporting work on share offer research and contributing to the development and initial delivery of a youth engagement strategy for CEN.



"I have benefitted tremendously from the programme as it has taught me that there are so many job opportunities in the sustainability environment."
- Riya



"The whole programme was amazing and allowed me to branch out and discover different jobs within the green sector that before I didn't even know existed." - Elliott



"The Green Skills Programme has strengthened my understanding of the causes and global impacts of climate change, and it has emphasised the importance of spreading greater awareness around these issues." - Sadia



As part of the solar installations at St. Stephen's Primary School and Godwin Junior School, two trainees – Eugeniu and Abubaker – took part in every stage of the installation process, from initial setup to completion. Wherever possible, Repowering London provides paid work experience opportunities for local professionals seeking to develop practical skills and gain hands-on experience in solar technology, alongside an industry-leading provider.



The Community Energy Newham team

Our team is made up entirely of volunteers, including a five-person voluntary Board of Directors. The Board works closely the Repowering London team. They monitor the co-operative's performance and operation, and determine its mission, vision and strategic direction. Directors do not receive remuneration for their role and are not involved in decision-making where there is a conflict of interest.



**Tim
Atkinson**

Tim Atkinson has lived in Newham for over 3 years. With a background in administration, business development and project management, he is driven to build new pathways for the energy industry and wider environmental services, and communities' relationship to them.



**Patricia
Calixto
Pires**

Patricia Calixto Pires is CEN's Secretary and Repowering London's Co-operative Development Programme Manager. Patricia has been involved in the project since the beginning, running community engagement activities and supporting the establishment of the Community Benefit Society. Patricia is committed to creating a fair and sustainable energy system and in facilitating strong and resilient communities.



**Arifa
Begum**

Arifa Begum lives in Newham and is Repowering London's Newham Community Lead. Through her involvement with CEN and work with local communities in Newham, Arifa has developed a strong connection to the organisation and its mission. Arifa cares deeply about ensuring local voices are central to decisions around energy, affordability and sustainability. Arifa has strong local links and communicates in a clear and relatable way, and believes in bringing valuable community perspectives, passion, and commitment to the Board.



**Ruth
Chiat**

Ruth Chiat is the Programme Manager for Repowering London's Newham Communities work and a proud Newham local. She is passionate about working with her neighbours to take practical action on the climate emergency, the cost of living, and bringing people together. Her work centres on creating people-first systems that help us support each other and build a stronger community-shaping a future that feels fairer, more resilient, and genuinely hopeful.



**Marco
Brunone**

Marco Brunone is a Newham resident and has been working in the energy industry for the past eight years. Bruno is currently working to help Great Britain's energy infrastructure adapt to a net zero, low-carbon future.

A volunteer story: Selene

Well, how to describe Selene? She would say that she just 'cares'— about the community, about togetherness, the environment, and particularly about sharing that the solutions to our issues are already here.

Selene is involved in a range of local projects that bring real benefits to the Newham communities. She runs a successful Freetail Unit that started as a Little Library during lockdown, and which became a community hub, as well as the 'Dead park became alive', a safe and sound oasis, creating this feeling of community. She also runs the Newham Sharing initiative, that supports hundreds of individuals, families, and small businesses, and the All4Free events that support more than 2,000 families every year.

Selene is also involved in baby, food and pet food banks, litter picks with Plastic Free Maryland, permaculture gardening and SEN gardening sessions with the Friends of Chandos Open Space, Right to Grow, sustainable art & craft with SMP, and events for youngsters and elderly, for all abilities, celebrating community! She has joined Climate Coalition and Community Energy Newham to dedicate her energy to fostering a sustainable and fair future.

Selene is listening, and makes things happen, for the community, by the community.

Our Directors are supported by a wider group of volunteers, who meet regularly and continue to support the project on an ad-hoc basis.



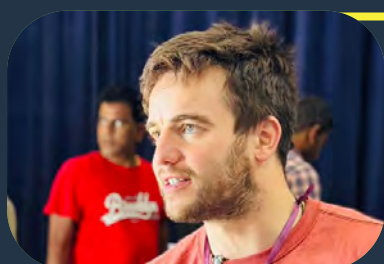
The Repowering London team

The team at Repowering London works closely with CEN and Newham Council on the development of the social and technical feasibility of the project. Together with the Directors and volunteers the team has been key to getting CEN off the ground and growing the co-op's solar portfolio.



Suzan Ipeklioglu

Suzan Ipeklioglu is the Newham Communities Project Manager, working closely with Community Energy Newham, the Council and local residents to support the development of community-led energy projects. She leads on engagement and outreach, helping to build strong local relationships and ensure that community voices are central to the design and delivery of clean energy initiatives. Alongside her team, she played a key role in delivering CEN's successful first community share offer in 2025.



Chris Born

Chris Born works with the Newham Communities team maintaining on-the-ground engagement with volunteers and community partners as well as helping to deliver time sensitive projects throughout the borough. Chris has particularly focused on CEN's mentoring programme and processes to integrate feedback and data insights into the work of the Newham team.



Etta Dale & Sarah Taggart

In the Solar Development team, **Etta Dale** and **Sarah Taggart** work with members of the community, the local council, building owners and other relevant stakeholders to identify and conduct feasibility studies on buildings that are suited to installation of community-owned solar, and other low-carbon technology.



Dave Fuller

Dave Fuller is a Director at Repowering London, leading on Community and Business Development, and is responsible for developing the financial model and business case for the community-owned clean energy projects in the borough, as well as the legal arrangements required to get the projects up and running.

Our partnership with Newham Council

Community Energy Newham and Repowering London work closely with the Climate Action and Community Neighbourhood teams at Newham Council, which have been invaluable partners throughout the project. They provide key support in identifying suitable sites for solar installation and connecting the Repowering London team with established grassroots community groups in the borough.

The London Borough of Newham was one of the first boroughs to declare a climate emergency in 2019, and the UK's first local authority to launch a Just Transition Plan, which included its commitment to developing a more resilient, equitable and community-led energy system.

Our sites

The libraries: Beckton Globe, Stratford and East Ham

The three libraries serve Newham in different but complementary ways. The Beckton Globe acts as a cultural hub, hosting activities such as dance, yoga, adult learning, youth clubs, and community events. East Ham Customer Service Centre and Library combines library services with practical support including advice on housing, benefits and debt, and self-service facilities for council tax, bill payments, and job searching. Stratford Library, the borough's flagship site, provides study space, careers advice, technology access, and community events.

Community Energy Newham has held a range of events and activities at the three libraries over the years, which continue to be hubs for the group and for the local community. They have also consistently hosted Community Energy Newham volunteer meetings and provided opportunities for community members to see the solar panels up close.



These three sites are the only solar installations currently owned by Community Energy Newham. The 2026 share offer aims to bring the solar panels installed on the roofs of Godwin Junior School and St. Stephen's Primary School into community ownership as well.

Godwin Junior School

Godwin Junior School is a thriving four-form entry junior school serving 349 pupils in Forest Gate. The school community is richly diverse and ambitious. Despite challenging local socio-economic conditions, with free school meal eligibility sitting at 25%, Godwin has been rated "Good" or "Outstanding" by Ofsted continuously since 2006, which is a testament to its strong leadership and inclusive ethos. The school provides an important educational setting for children in a rapidly changing and diverse part of Newham.



St. Stephen's Primary School

St. Stephen's Primary School is a large, four-form entry primary school serving 623 pupils in Green Street East, an area experiencing high levels of economic disadvantage.

The fact that 94% of pupils speak English as an additional language, reflects the school's exceptionally multicultural and diverse community. St. Stephen's has been rated "Outstanding" since 2011 and was named 2018 State Primary School of the Year. Its size, diversity and sustained record of achievement highlight the school's important role in providing an inclusive and high-quality education for children in the local community.



The investment opportunity in detail

The purpose of a Community Benefit Society (CBS or co-op) like Community Energy Newham is to serve the broader interests of the community. As a CBS, Community Energy Newham can issue community shares, which are non-transferable and withdrawable. This allows the co-op to raise funding at a low cost when compared to a commercial loan. It also provides the local community with an economically accessible and environmentally responsible investment opportunity.

CEN has an asset lock as part of its governing rules. This means that its assets – solar panels and profits – are protected for the benefit of the community. If the society is wound up or sold to another entity, and all members' share capital has been refunded, the remaining assets can only be transferred to another asset-locked body. CEN's governing rules can be found at www.repowering.org.uk/newham.

Summary of the offer

Membership is open to UK residents aged 16 and over*

Offer Period:

20 October 2026 to 29 January 2027

Deadline:

6pm, 29 January 2027

Share price:

£1

Minimum investment:

£100, or £50 for Newham residents

Investment Target:

£148,422

Maximum investment:

£15,000

Lifetime of the Project:

16 years

Community Membership:

Newham Borough residents who do not wish to invest but wish to become members of Community Energy Newham can purchase a single share for £1. Community members do not have the right to earn interest but have the same voting power as an investor member.

**Corporate and public sector bodies, voluntary organisations, and local businesses are also welcome to invest.*

As an investor member, you will receive:

- **Membership** of Community Energy Newham Limited
- A target **annual interest rate of 3%**, to be approved by members at the Annual General Meeting
- A portion of your **capital paid back** every year, with the full amount returned by the end of the 16-year project
- A **democratic say** on how the project is run, with opportunities to take on **leadership roles**. As a Community Benefit Society, CEN operates a 'one member, one vote' policy, meaning members collectively decide at Annual General Meetings how the organisation is governed and how income is used, in accordance with the rules of the co-operative
- **Regular updates** on our activities and the impact of your investment
- Free access to **community events, training and research opportunities** and clean technology trials as part of the Repowering London family of co-ops.

Your investment will contribute to:

- Saving **452 tonnes of CO₂ emissions** over the lifetime of the project
- **Reducing the schools' energy bills by up to £214k** over the project lifetime, enabling funds to be redirected towards improving facilities and strengthening services for the school community
- Creating a **Community Fund of £85k** that will be distributed to local projects
- Building stronger community cohesion in Newham
- Raising awareness of the role of renewable energy in fighting the climate crisis
- Ensuring the solar panels are community owned. The solar panels were funded by Repowering Finance, which has taken a loan from the Esmée Fairbairn Foundation and Trust for London to cover the installation costs. This loan will be repaid in one payment when the share offer period finishes, and CEN purchases the solar panels from Repowering Finance. You can learn more about this process in the section **About Repowering Finance – how it works**.

Your investment would cover a part of Repowering London's fundraising costs for holding this share offer. This would allow Repowering London to remain sustainable and develop more renewable energy projects in Newham and across the capital.

About Repowering Finance – how it works

Repowering Finance is an asset-locked Community Benefit Society created to increase the speed and scale at which community-owned solar power can be installed across London. [Repowering Finance](#) has taken a £1.5m loan facility with social impact lenders the Esmée Fairbairn Foundation and Trust for London. This facility has allowed Repowering Finance to cover project costs to install solar panels at St. Stephen's Primary and Godwin Junior Schools on behalf of CEN. The assets are held in trust until CEN can raise the capital required to purchase the assets, which is the purpose of this share offer.

Once the capital is raised and the share offer closes, the transfer of ownership of the assets occurs in the next available date, which must be on the first day of a quarter to align with the billing schedule of the sites. We expect that the transfer date for the assets on the two schools will be the 1 April 2027 and, therefore, CEN will take ownership of the assets on that date (subject to change).



1

Project feasibility study completed

Feasibility studies are completed by Repowering London or a local group, conforming to Repowering Finance due diligence requirements.

2

Repowering finance installs solar assets

Using the social impact loan facility, Repowering Finance completes legal negotiations and installs the solar assets on the building/site.

4

Local co-op purchases assets

After fundraising, the local group purchases the assets from Repowering Finance at a depreciated cost and receives the financial benefits of the project going forward.

3

Solar assets generate electricity

Installed assets generate electricity, decarbonising the electricity system and creating social benefit. Repowering Finance retains the income from the assets at this time to cover costs.

The share offer process

This community share offer is open from 20 October 2026 to 29 January 2027. If the investment target is fully raised before the deadline, the share offer will close early. If the funds are not fully raised within the period, the share offer deadline might be extended at the discretion of the CEN Board of Directors. Should the Directors decide not to extend the deadline, and the funds are not raised, all capital to shareholders will be returned. Until the share offer closes, the funds will be held in CEN's bank account.

Capital repayments

We intend to repay members a portion of their share capital each year, throughout the 16 years of the project, after which members may retain their membership but will not receive a return on their investment, given that they will have been repaid in full and will not hold capital in the co-operative. The capital repayments are calculated monthly and paid yearly after the approval of the annual accounts at the Annual General Meeting (AGM).

Share interest

Investing in our share offer should be seen as a long-term ethical investment opportunity that can provide social, environmental, and financial returns. We aim to pay investors an annual 3% interest over the lifetime of the project. This is based on projected income and expenditure. The distribution of interest is subject to a vote by the members at each AGM, and there is no guarantee that interest will be paid in each year. Shareholder interest for a given year is paid in the following year, after the AGM.

Unlike company shares, community shares cannot go up in value, but they can go down, which means that you could lose some or all of the money you invest.

In the first year, you will receive a part-year payment because the project only starts earning from the moment the assets are purchased by CEN, which is provisionally set to 1 April 2027, subject to change. From the second year, a full year of interest is paid.

Calculate your own share interest throughout the lifetime of the project using our tool:



[Click here to calculate your interest](#)

Suggested shareholder return

A £1,000 shareholder gets	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 to 16
Annual interest of remaining capital	3%	3%	3%	3%	3%	3%
Share interest	£ 15.00	£ 29.03	£ 27.10	£ 25.16	£ 23.23	£ 127.74
Capital repayment	£ 32.26	£ 64.52	£ 64.52	£ 64.52	£ 64.52	£ 709.68
Total	£ 47.26	£ 93.55	£ 91.61	£ 89.68	£ 87.74	£ 837.42
Cumulative	£ 47.26	£ 140.81	£ 232.42	£ 322.10	£ 409.84	£ 1247.26

A £250 shareholder gets	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 to 16
Annual interest of remaining capital	3%	3%	3%	3%	3%	3%
Share interest	£ 3.75	£ 7.26	£ 6.77	£ 6.29	£ 5.81	£ 31.94
Capital repayment	£ 8.06	£ 16.13	£ 16.13	£ 16.13	£ 16.13	£ 177.42
Total	£ 11.81	£ 23.39	£ 22.90	£ 22.42	£ 21.94	£ 209.35

Cumulative	£ 11.81	£ 35.20	£ 58.10	£ 80.52	£ 102.46	£ 311.81
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A £50 shareholder gets	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 to 16
Annual interest of remaining capital	3%	3%	3%	3%	3%	3%
Share interest	£ 0.75	£ 1.45	£ 1.35	£ 1.26	£ 1.16	£ 6.39
Capital repayment	£ 1.61	£ 3.23	£ 3.23	£ 3.23	£ 3.23	£ 35.48
Total	£ 2.36	£ 4.68	£ 4.58	£ 4.48	£ 4.39	£ 41.87

Cumulative	£ 2.36	£ 7.04	£ 11.62	£ 16.10	£ 20.49	£ 62.36
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Withdrawing share capital

If you wish to withdraw part or the total amount of your share capital, you can apply for a withdrawal to the CEN Board of Directors after the first year following the issue of the shares. The capital withdrawal process will be subject to three months' notice and in accordance with the society's rules. Withdrawals will be honoured so long as they do not jeopardise the financial strength of the society. If needed, the Board of Directors will prioritise withdrawals on a case-by-case basis, considering personal circumstances, the amount requested and length of investment.

Community Energy Newham membership

Newham residents who do not wish to invest but wish to become CEN members can purchase a single share for £1 through our Community Membership option. This payment must be made through a physical transaction, and Community members do not earn interest, but have the same voting power in CEN as investor members.

Shares application process

All investment applications are made online via our platform CoShares at:



coshares.repowering.org.uk

There are two ways to pay on the CoShares platform:

- Bank Transfer. This is the most cost-effective route and our preferred method. Details for payment are provided on the platform and sent on your confirmation email
- Card payment

If you would like to apply for shares on behalf of a child or an organisation, or as a gift for someone, please complete the online application on your name on CoShares **and** submit a Representative Application Form (available for download at www.repowering.org.uk/invest-cen) by sending the completed form to info@repowering.org.uk.

If you would like to become a Community Member for £1, please apply using the **Community Energy Newham Community Members** form on CoShares, or by completing the **Community Member Application Form** (available for download at www.repowering.org.uk/invest-cen) and sending it to info@repowering.org.uk.

If you have any questions or need support applying through the CoShares platform, please contact us on info@repowering.org.uk or 07546237132. More details can also be found in the **Terms and Conditions** section of this share offer.

Donating your interest to Community Energy Newham's Community Fund

As an investor member, you will be able to donate your annual interest payment to contribute to CEN's Community Fund. The Community Fund will be used to support local, social and environmental initiatives and benefit the communities in the borough. Members vote on the allocation of the fund at the Annual General Meeting. If you would like to donate your interest to the Community Fund, please let us know by sending an email to info@repowering.org.uk after completing your investment application.

Taxation

Interest payments will be made gross, and investors will be responsible for declaring this income on their tax returns.

- Personal Savings Allowance: The interest you receive from your investment counts as savings income, meaning it may qualify for tax relief under the Personal Savings Allowance. If you are a basic-rate taxpayer, you can earn up to £1,000 in savings income-tax free. Higher-rate taxpayers can earn up to £500.
- Inheritance Tax benefit: If a member dies more than two years after investing, the shares can qualify for 100% relief under Business Relief for Inheritance Tax because the shares are unlisted.

The shareholder should consult with their financial advisor regarding the effects of the tax on earned interest.

Data protection

Details of all shareholders will be held on a share register platform called CoShares. Share register information will only be shared with the society's members, Directors and Repowering Ltd, the administrator organisation of the ongoing maintenance and management of the CEN projects, and other persons specially authorised by resolution of the society. Repowering Ltd, which will keep the official record of members, is registered under the Data Protection Act.

Pursuant to section 103 and 104 of the Co-operative and Community Benefit Societies Act 2014, a member of the society, and any person having an interest in its funds, must be allowed to inspect the

following in the manner and under the conditions authorised by the society's rules: (i) the member's own account, and (ii) all entries in the society's duplicate register kept pursuant to section 30, which is a register of members and officers, excluding and not disclosing the number of shares purchased, the amount paid, and information on property held by members. Under no condition shall a member inspect another member's account without that other member's prior written consent.

Provisions on death of member

You can nominate a person to receive your shares on your death. To do this, please complete and send the Nominee Appointment Form (available for download at www.repowering.org.uk/invest-cen) to info@repowering.org.uk, after completing your investment application.

In accordance with the society's rules, on the death of a member of the society, their appointed nominee can apply for withdrawal of the share capital. The return of share capital under this provision will be prioritised by the Board of Directors over any other return of member's capital.

Buying shares as gifts

If you want to buy shares as a gift for someone over the age of 16, please complete the Representative Application Form (available for download at www.repowering.org.uk/invest-cen) and send it to info@repowering.org.uk. We will get in touch with the beneficiary to confirm they agree to become a member of CEN. We must receive this confirmation before the close of the share offer.

If you want to buy shares for a person under 16, please complete the Representative Application Form accordingly. Administrative arrangements need to be put in place, and we will contact you after receiving your application.

Relevant documentation is available on the Repowering London website (www.repowering.org.uk/invest-cen), including:

- An up-to-date list of the CEN Board of Directors and how to contact them
- CEN's Governing Rules
- This Share Offer Document
- The Business Plan accompanying this share offer
- All application forms.

Our business model



The installation costs of the solar assets on St. Stephen's Primary and Godwin Junior Schools total £172,662. These costs were covered by Repowering Finance, which holds the ownership of the assets until CEN can raise the capital required to purchase the assets, through community shares.

After the funds are raised, CEN will purchase the solar panels from Repowering Finance and receive the income generated by the assets going forward. CEN's income is mainly generated from the sale of the electricity to the schools on which the solar panels are installed, at a 10% discount than what they pay their energy supplier. These figures have been forecasted by analysing the site's historical consumption data.

With the income from the sale of electricity, CEN will:

- Pay for the operations, asset management and maintenance, which includes insurance and business charges, provisions for decommissioning costs, meter charges, and administration fees
- Repay members part of their capital each year
- Pay members share interest
- Put surplus money into a Community Fund.

This project has a 16-year lifetime, and the solar panels are donated to the site 20 years after their installation. After year 16, the assets will continue to be owned by Community Energy Newham until they are donated to the sites, at which point members may retain their membership but will not receive a return on their investment, given that they will have been repaid in full and will not hold capital in the society. More detail on financial forecast and analysis can be found in the Financial Analysis section of the Business Plan.

Our long-term goals

Our long-term ambition is to enable a clean and affordable energy future for everyone in Newham, while fighting climate change and tackling issues such as the lack of investment in clean solutions and inequality in the energy sector.

We intend to do this by developing further local and sustainable energy projects with care for people at their core and by working in partnership with Repowering London, the local authority and national funders in a way that puts real people at the heart of the energy system – ensuring they get the benefits created by using clean energy.

More specifically, our aim is to ensure that at least 1% of the total energy consumed in Newham is community-owned and renewably generated.

The next five years will focus on bringing the remaining three installations of 345.88 kWp of solar capacity on local schools into community ownership:

- **Roman Road Primary School** is a “Good” Ofsted-rated primary in East Ham for ages 3 to 11. It provides a balanced curriculum focused on literacy, numeracy, and wellbeing, and works closely with families in a diverse urban community.
- **Plashet School** is a large, high-achieving girls’ secondary school in East Ham with about 1,500 pupils. Known for strong outcomes, diversity, and a broad academic and extracurricular offer across its split-site campus.
- **Central Park Primary School** is a welcoming and inclusive school in East Ham that promotes high achievement, strong values and a nurturing environment where children are encouraged to become confident, respectful and resilient learners.

Financial overview

Community Energy Newham's current financial position:

Community Energy Newham became financially active after its first community share offer in 2025, raising £120k in capital through community shares. This capital was invested in the purchase of solar PV assets installed at three Newham libraries, and the assets were transferred to CEN's ownership on 1 July 2025. As a result, CEN now holds £120k in fixed assets, which generate a stable and predictable income through the generation of electricity since the asset acquisition.

As a relatively new co-operative, CEN's financial position is developing in line with the financial model created at inception. The income from the solar assets is reliable, and operating costs remain low, allowing the organisation to begin building reserves. We prioritise maintaining sufficient funds for asset maintenance and capital repayment to investors, as well as allocating surplus income to a Community Fund, while maintaining healthy reserves.

The first interest payment to investors of the first share offer will be voted for at the Annual General Meeting in the autumn 2026, regarding the period shares were held (from 1 July 2025 to 30 June 2026). After the decision to pay interest, payments will be administered by our partner Repowering London in early 2027.

Capital required

Community Energy Newham will raise the capital to cover for the solar assets through community shares. Community shares are a flexible, effective and inclusive way to raise finance, and are withdrawable and non-transferable share capital, a form of equity that is uniquely available to co-operatives and community benefit societies.

Community Energy Newham needs to raise £148,422 capital to purchase the solar assets at Godwin Junior and St. Stephen's Primary schools. Below is a breakdown of the costs.

Item	Cost (£)
Assets purchase costs	152,023.15
Grant support*	-23,931.36
Fundraising costs**	17,266.23
Inverter reserves	3,064.90
Total capital cost to purchase assets	148,422.92

**The London Legacy Development Corporation (LLDC) provided a grant of £27,220.50 towards the installation costs of the solar assets at the two schools. This grant has depreciated over the time since the installation of the assets in August 2024 until the assets will be transferred to CEN in April 2027.*

***Fundraising costs were calculated to cover the costs incurred by our partner Repowering London in administering and operating the community share offer.*

Project lifetime: 16 years

Project income

The income of the project is generated by selling electricity produced by the solar panels to the schools. The project income is forecasted to be £490k over the lifetime of the project, with an average of £25k annual income.

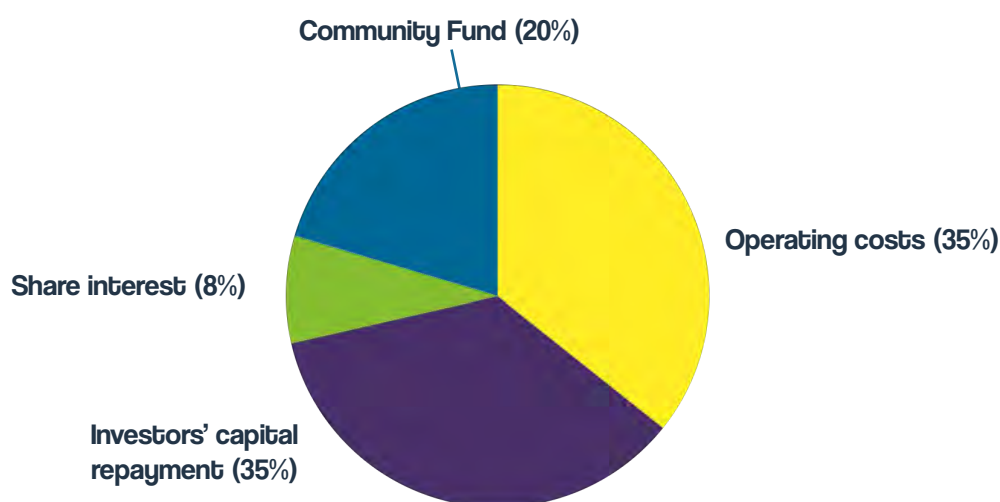
Project expenses

The main expenses of the project are operating costs (35%), capital repayments to members (35%) and interest payments (8%).

As the assets are gradually written off over the 16-year life of the project, capital is repaid to investors annually. We aim to repay a 3% of interest in their share capital to members every year.

Operating costs are significant and include all costs of running a community energy project: meter charges, asset management and maintenance, insurance and business charges, billing and administration costs, and inverter and decommissioning costs.

An average of £5,000 from the surplus is expected to be ring-fenced for the Community Fund every year, representing 20% of total expenses.



Project balance

According to our forecast, in its 16-year lifetime, this project (two schools) will generate a surplus of electricity worth £157-224k. The significant difference in the forecasted surplus is due to the weather. The project income – the sale of electricity – is based on different probabilities of “solar irradiation”. The solar panels will generate more energy, and therefore more income, when the sky is clear and the sun is shining; it will generate less income in cloudy weather conditions. The minimum is very likely; the maximum is somewhat likely to happen.

Every year, members will decide whether the surplus is going to be reinvested in CEN. This could be to carry out further feasibility studies to sites or installations, or to be distributed to the Community Fund to support local initiatives.

The financial forecasts in this share offer document are based on assumptions and more details can be found in the **Business Plan**.

Risk factors

The Directors believe this investment is relatively secure, but as with any investment there is a range of risks you should consider:

Policy

- Legislative changes to the roles and functions of the Financial Conduct Authority or to those of other regulatory bodies may change the way in which Community Energy Newham Ltd is regulated.

Technical

- The amount of electricity produced may not meet the target, for example due to unexpected weather patterns or underperformance of the solar panels.
- There may be interruptions to the generation of electricity caused by, for example, mechanical failure that could increase maintenance costs and impact revenue income.
- There may be interruptions to electricity generation because of temporary roof repairs or maintenance works. This may result in reduced member returns. However, we have selected roofs that are in a good condition and are working with the London Borough of Newham to minimise the impact on the project.
- There may be damage to the site that interrupts electricity generation.
- Although the installation will be fully insured for risks such as accidental and malicious damage, standard exclusions will apply including 'Acts of God'.

Financial

- The project income is heavily reliant on fulfilment of the Power Purchase Agreements with the two sites.
- Inflation is based on the Office for Budget Responsibility's forecasts and may be higher or lower than the forecast.
- The purchase price of electricity may be higher or lower than our forecasts.
- The shares are illiquid, and the Board of Directors may not feel in a position to allow withdrawal if and when required, so you may not be able to have your money back when you request it.
- The value of the shares may be written down so you may not receive all your money back.

Operations

- Operational costs for insurance, administration, service, and maintenance may increase over the life of the project by more than the amounts that have been assumed.

This list is not necessarily exhaustive, and you should consider other risks that may impact the value of your investment.

Terms and conditions for applying for shares

Applications will only be considered if complete, and if the conditions laid out in this share offer are met. Once we have received your application via CoShares, it cannot be withdrawn. Though all applications are considered, we are not obliged to accept your application for shares. If the share offer is oversubscribed, applications for shares will be offered giving priority to Newham residents and applicants living in postcodes in the closest proximity to the project, and those who chose to donate their share interest to the Community Fund.

Investment risk and disclaimer

All investment and commercial activities carry risk and, as such, there is a chance that you will lose the value of your investment.

Since this share offer is exempt from the Financial Services and Markets Act 2000 or subsidiary regulations, you will have no right of complaint to an ombudsman. A society formed under the Co-operative and Community Benefit Society Act 2014 is registered with but not authorised by the Financial Conduct Authority. Any money you invest is not safeguarded by a depositor protection scheme or dispute resolution scheme. As a result, should Community Energy Newham get into any financial difficulties:

- We may have to suspend your rights to withdraw your shares
- We may have to write down the value of your shares
- You may lose all the money you have paid for your shares.

Nomination option

You may choose to nominate someone to receive the value of your shares up to £5,000 when you die. If you do this, the amount of your shares can be paid directly to your nominee and will remove the value of the shares from your probate. This does not affect any inheritance tax that may be due, as the value of your shares will still form part of your estate for tax purposes. If you are unsure, please seek independent legal advice.

Your promises to us

You promise that:

- You, as an individual, are at least 16 years of age
- You will supply us with proof of your identity and address if we ask for it (we may need this to comply with Money Laundering Regulations 2003)
- You are a UK resident.