PARISH COUNCIL & COMMUNITY BUILDING PARTNERSHIP BRIEF

Sleaford & District Community Energy Limited (SDCE) — Lincolnshire Local Energy Partnerships

FCA Registration No: 9900 (Registered Community Benefit Society) | **Registered Office:** 24 Maltkiln Close, Sleaford, NG34 7ZH
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1. ABOUT SDCE & OUR COMMUNITY BENEFIT MODEL

Sleaford & District Community Energy Limited (SDCE) is a non-profit Community Benefit Society regulated by the Financial Conduct Authority (**FCA Reg. No. 9900**) under the Co-operative and Community Benefit Societies Act 2014. Led by volunteer engineers and local community members, SDCE partners with Parish Councils, Town Councils, Village Hall Committees, and charitable trusts across Sleaford and Lincolnshire to deploy clean solar photovoltaic (PV) and battery storage systems.

Because SDCE is governed by an irrevocable statutory **FCA Asset Lock** and a democratic **One Member, One Vote** constitution (£1 nominal member share), projects are structured solely for public and community benefit—removing capital barriers, technical procurement risks, and long-term maintenance burdens from local councils and volunteer trustees.

2. TWO FLEXIBLE PARTNERSHIP MODELS FOR LINCOLNSHIRE ASSETS

Depending on local priorities, building demand, and available parish funds, councils and trustees can select between two transparent, non-commercial delivery models:

MODEL A: TURNKEY COMMUNITY PPA (£0 CAPITAL COST)

Best suited for: Councils and charities seeking zero upfront outlay and zero operational responsibility.

- **100% Externally Funded by SDCE:** SDCE secures 100% of the capital externally—combining Great British Energy (GBE) Community Fund grants (up to 50%) with complementary charitable/community grants (such as the National Lottery) and/or optional local community shares. Your Council pays **£0 upfront**.
- **Free or Discounted On-Site Electricity:** Depending on site usage, the host building either receives clean solar electricity free of charge during daytime hours (with grid export revenues funding the local parish benefit fund) or purchases it via a discounted Community PPA below prevailing grid rates.
- **Full 25-Year O&M & Insurance:** SDCE retains legal ownership and funds all servicing, inverter/battery replacements, Public Liability insurance, and end-of-life decommissioning.
- **Year-25 Handover Option:** At the end of the 25-year lease, the system can be removed free of charge or transferred to the Council/Trust at nil cost.

MODEL B: CO-FUNDED WITH PARISH CIL / RESERVES

Best suited for: Parish Councils holding **Community Infrastructure Levy (CIL)** receipts or earmarked capital reserves.

- **Blended Local & Grant Capital:** Parish CIL funds or local reserves (min. 50%) are combined with up to 50% GBE grant funding arranged through SDCE to unlock larger solar-plus-battery installations.
- **Enhanced Tariff Discount or Direct Ownership:** Depending on the co-funding split, the Council benefits from an even deeper PPA electricity discount or structured asset transfer terms.
- **Professional Turnkey Delivery:** SDCE manages DNO grid applications, structural checks, competitive tendering, and MCS-accredited installation on the Council's behalf.
- **Direct Budget Savings:** Rather than paying a third-party PPA, the Council retains the full direct electricity bill savings and grid export income immediately to offset parish budgets.

Key Feature	Model A: Turnkey PPA (£0 Cost)	Model B: Co-Funded (CIL / Reserves)
Council Upfront Outlay	£0 (100% externally funded via SDCE grants & shares)	Min. 50% CIL / capital contribution + up to 50% GBE grant
On-Site Electricity Tariff	Free daytime solar or discounted Community PPA below grid rate	Direct self-consumption savings + Council retains export income
25-Year O&M & Insurance	Fully managed and funded by SDCE	Optional annual maintenance service plan by SDCE
Parish Benefit Fund	100% of net SDCE surplus ring-fenced locally	Direct energy budget savings retained by the Council

3. SITE & BUILDING ELIGIBILITY CRITERIA

We invite Parish Councils, Town Councils, and Village Hall Trustees across Lincolnshire to nominate buildings or marginal land for technical feasibility assessment ahead of upcoming public grant windows. Suitable sites generally meet four practical criteria:

- **Community & Public Buildings:** Village halls, community centres, parish council offices, preschools, sports pavilions, changing rooms, or parish depots owned or managed by a local council or independent charitable trust.
- **Marginal Land for Ground-Mount Arrays:** Unshaded, non-agricultural parcels (such as edges of playing fields, car park perimeters, or disused depot yards) located within practical cabling distance of an existing grid connection.
- **Roof & Structural Condition:** Sound roof structure with at least 20–25 years of remaining service life and free of asbestos-containing materials. Flat roofs are accommodated using non-penetrating ballasted mounting systems, paired with safe Lithium Iron Phosphate (LFP) battery storage.
- **Electrical Supply & Tenure:** An active electricity meter (single-phase 80A+ or three-phase supply) and freehold or long-leasehold tenure capable of granting a standard 25-year Roof or Land Lease. Every SDCE lease includes a built-in **Roof Redevelopment Clause** protecting the host's right to carry out future roof repairs.

4. LOCAL PILOT CASE STUDY: SPRING LANE PRESCHOOL, LEASINGHAM

CASE STUDY: SPRING LANE PRESCHOOL (LEASINGHAM & ROXHOLM PARISH COUNCIL)

Following SDCE's formal FCA incorporation in November 2026, our engineering and governance team completed a preliminary desktop assessment, a competitive three-bid MCS contractor tender, and submitted our initial Stage 1/2 development grant application to **Great British Energy (GBE)** for **Spring Lane Preschool** in Leasingham.

- **Proposed System Specification:** A **15.12 kWp ballasted rooftop solar PV array** paired with **32.20 kWh Lithium Iron Phosphate (LFP) battery storage**, engineered to match daytime educational load profiles and store surplus generation for late-afternoon use.
- **Indicative Project Budget: £12,500** Stage 1/2 technical & legal development package (independent structural survey, 3D CAD, DNO G99 grid application, and 25-year lease) plus **£34,800 (inc. VAT)** turnkey MCS capital installation.
- **Community Value:** Designed to reduce the preschool's reliance on imported grid electricity, lower long-term running costs, and establish a ring-fenced local benefit fund for Leasingham.

5. NEXT STEPS: REQUEST A FREE, NO-OBLIGATION DESKTOP REVIEW

Nominating a building or parcel of land involves zero financial commitment. Our volunteer power systems engineers follow a clear, three-stage process tailored to Parish Council meeting cycles:

STAGE 1	STAGE 2	STAGE 3
Free Desktop Feasibility Review	**Council Briefing & Funding Bid**	**Lease, Installation & Operation**
Share your building address, recent electricity bills (or half-hourly data), and roof/site photos. We model solar yield, battery sizing, and indicative savings free of charge.	SDCE presents a clear feasibility summary, the Council selects Model A or Model B, and SDCE prepares the external grant application (e.g. GBE Community Fund) and DNO grid enquiry.	Once capital funding is confirmed, SDCE finalises the Roof/Land Lease and PPA, oversees MCS-certified installation, and manages ongoing monitoring and insurance.

Book a Free Desktop Feasibility Review or a 10-Minute Parish Council Agenda Briefing

Email: **sdce.cbs@gmail.com** | Telephone: **07783 857861**
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