

# Ferry Farm Community Solar Ltd

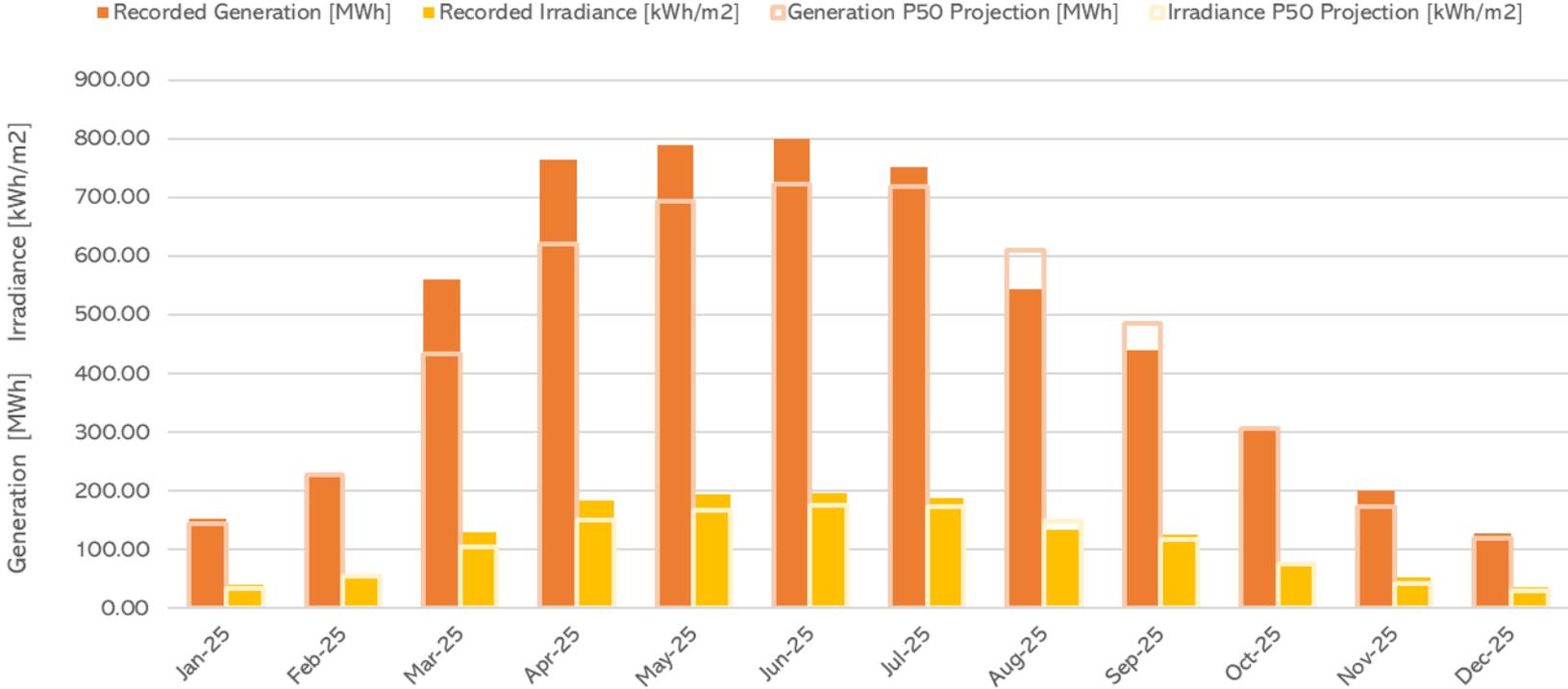
AGM

30<sup>th</sup> January 2026

# Agenda

1. Welcome and introduction;
2. Approval of the previous AGM minutes and quorum;
3. To report on the performance of the community solar project;
4. To report on the distribution of the Society's community surplus over the last financial year;
5. To outline plans for distribution of the Society's community surplus in the current and future years;
6. The receipt of the annual accounts and reports of the board for the year ending 30th June 2025;
7. To report on the payment of share interest to members – payments are up to date with 6% paid in July 2025;
8. The election and re-election of board members in accordance with the Society's rules;
  - a. Up to 3 directors elected from the membership.
  - b. Up to 3 directors appointed by Selsey Town Council, Sidlesham Parish Council and Selsey Community Forum (as the community supporting organisation).
  - c. Up to 2 directors co-opted by the board.
9. AOB

# Performance of the solar project



Cumulative (All time): Forecast vs Actual	
Output	
Forecast	49,767 MWh
Actual	52,159 MWh
Performance/benchmark	105%



# Performance of the solar project

Corrosion has been observed in varying degrees across the Ferry Farm site mainly on the framework connections (nuts, bolts and washers). We have formulated and agreed a solution with the framework manufacturer and operations and maintenance contractor with assistance from a corrosion specialist. Prior to implementation we are conducting cost analysis and confirming details on work package, scope, subcontractors and warranties.

The framework manufacturer is currently not accepting responsibility for the issue. We are providing regular updates to Triodos Bank and our insurance provider and cash reserves are being retained in the business until this issue has been resolved.

Separate to the framework corrosion, we are looking into solutions to future proof the string inverters on site following a few recent failures on site and investigating observed high temperatures on a busbar connection into one of the transformers on site. An interim temperature monitoring and reduction solution has been put in place whilst investigations continue to limit stress on the busbar. Both items are currently under discussion with the operations and maintenance contractor.

## What Ferry Farm funds for the community

In the last year, FFCS **funded £15,000 to Selsey Community Forum** to deliver the Better Housing, Better Health energy advice service, supporting residents experiencing fuel poverty in partnership with the National Energy Foundation (NEF).

This funding helped provide practical energy and financial advice, access to grants, and crisis support, improving household warmth and reducing health risks linked to cold homes.

During the same period, FFCS also provided **£25,000 to the SCF** Small Grants Fund, supporting community-led projects across Selsey and Sidlesham.

These grants funded initiatives focused on energy efficiency, environmental sustainability, climate resilience, and community wellbeing, ensuring surplus income from the community solar farm was reinvested directly into local priorities



# NEF Collaboration: Fuel poverty and energy advice service

Our work with the National Energy Foundation (NEF) continues through two projects. Firstly, identifying residents in need of assistance with energy matters with the help of the Selsey Community Forum:

- In 2025, **50 residents were referred**, with **28 Warm & Well assessments completed** overall to support energy, health, and housing needs (13 completed in Q1).
- Practical energy and financial support was delivered year-round, including **debt and benefits advice**.
- **Priority Services Register sign-ups**, carbon monoxide awareness, and fuel poverty prevention.
- Crisis support provided: **12 emergency fuel vouchers** issued across the year, alongside warmth packs distributed to vulnerable households.
- Heating upgrades enabled: **4 boiler replacements** via the SGN Grant and 1 through the LEAP Boiler Scheme.
- **£18,800+ financial support** unlocked for Selsey and Sidlesham residents, supported by referrals to PayPlan, Citizens Advice, local charities, and grant schemes.

# NEF Collaboration: 'HERO' surveys underway

As part of a separate project, FFCS agreed to fund the NEF with more than **£12,000** to deliver 20 subsidised Home Energy Retrofit Options (HERO) surveys in Selsey and Siddlesham.



A total of 20 surveys will be offered for local people to take advantage at an 80 percent subsidised price.

Two surveys have been conducted in January with more expected to sign up over the coming weeks as we continue to publicise the subsidised offering.

The HERO survey enables residents to make informed decisions on heating and efficiency improvements.



# SCF Small Grants Fund – 10<sup>th</sup> round (2025) awards

The last 12 months have seen a diverse range of community projects funded by the Selsey Community Forum Small Grants Fund.

Awarded to	Description	Amount
Manhood Wildlife & Heritage Group	Part-funding the Sidlesham Pollinator Highway wildflower and rainwater catchment project	£2,158
Selsey Care Shop	Replacement of existing fluorescent lighting with LEDs at the Selsey Care Shop and East Street office	£810
Selsey Pavilion Trust	Part-funding the application of insulation to a hall within the Selsey Pavilion	£2,360
Brent Lodge Wildlife Hospital	Part-funding a coordinator and resources for an environmentally focused education outreach programme	£1,200
Grow Selsey	Part-funding further expansion of community food growing and biodiversity projects	£10,500
Cloud Nine Musical Theatre Group	Replacement of two energy-inefficient spotlights with energy-efficient units	£1,420
Greenway Project Group	Funding specified aspects of the Greenway Project for a Selsey–Chichester cycle route	£600
Sidlesham Parish Council	Upgrade to LED lighting on two additional pylons around the football pitch at Sidlesham Memorial Recreation Ground	£4,452
St Mary, Our Lady	Installation of a secure bike rack to encourage green travel	£1,500

# New Schools Fund Now Open!

The *Grant's for Schools* fund was opened for the first time in September 2025, and has already granted its first application!

The first school to benefit from the fund is Seal Primary Academy, who have been awarded £5,000 for the creation of a trim trail (example pictured below). The project will help pupils get active through outdoor exercise.



▶ A second application now invited from another school!

▶ School visits to the solar farm booked for June 2026

# Sussex Kelp Recovery Project

**Sussex Wildlife Trust has now produced its final impact report for the Sussex Kelp Recovery Project.**

The project's 2021-2024 conservation and outreach efforts have **protected 300 km<sup>2</sup> of seabed from trawling**, engaged thousands of local people, and strengthened cross-sector collaboration.

Public involvement has grown through widespread media coverage, a **25,000-strong online community**, and a citizen science programme that has **recruited 400 volunteers** to help track kelp recovery.

**Sussex Kelp Recovery Project**

## Conservation & Outreach Highlights 2021-2024

Conservation	Coverage	Collaboration	Citizen science	Community
<b>300km<sup>2</sup> of seabed protected from trawling</b> thanks to the implementation of the Sussex Nearshore Trawling Byelaw, since March 2021.  This has given the marine ecosystem the space to recover and allowed the seabed to start to rewild itself.	<b>25,000 local people follow the journey to rewild Sussex seas</b> on SKRP and <b>Sussex Underwater</b> social media channels.  The <i>Our Sea Forest</i> film, created by <b>Big Wave Productions</b> reached over 1.3 million views in its first month on BBC1 and was awarded a Maritime Foundation Media Award.	<b>Group formed to tackle sedimentation</b> coordinated by <b>Blue Marine Foundation</b> . More than 40 cross-sector participants of the Sussex Sediment Working Group to progress actions and address the issue of sedimentation in Sussex waters.	<b>400 Kelp Recorders</b> registered for <b>Sussex Wildlife Trust's</b> Citizen Science program to collect kelp observations and feed into a central database to help map where kelp is recovering.	<b>6 ocean heroes swim the English Channel</b> to support SKRP. The 'Blue Footed Boobies' raised £9,000 for the recovery of their local patch of ocean by conquering the Channel challenge.  Local marine advocate, Ruby Stothard, wins award from <b>Sussex Wildlife Trust</b> for her youth work engaging communities in kelp recovery with <b>Sussex Underwater</b> .

- ▶ Community fundraising and a new working group tackling sedimentation have further supported restoration, reflecting broad and increasing local commitment to rewilding Sussex seas.

# Sussex Kelp Recovery: Research Highlights



Sussex Kelp  
Recovery  
Project

## Research & Monitoring Highlights 2021-2024



### Innovation

#### Spearheading species ID

Research by **Zoological Society of London**<sup>1</sup> using Autonomous Reef Monitoring Systems (ARMS), has shown the presence of more than 180 species, including habitat forming native oyster, ross & honeycomb worms.

eDNA analysis in 2021 by the **University of Sussex**<sup>2</sup> also, detected 78 marine species. This research and monitoring will create an essential evidence base of species present in Sussex waters.



### Carbon storage

#### Secrets of the seabed

56 seabed cores from 20 sites across Sussex have been collected by researchers at **University of Brighton** and **Queen Mary University of London**<sup>3</sup>. This data will provide information on the characteristics of sites, such as depth and sediment type, that provide greatest carbon storage.



### Surveillance

#### Footage from the deep

**University of Sussex**<sup>4</sup> have collected and analysed 360 hours of footage from Baited Remote Underwater Videos (BRUVs) and 126 towed underwater camera surveys have been carried out by **Sussex Inshore Fisheries and Conservation Authority** and **Zoological Society of London**<sup>1</sup>. Footage has identified 86 species in Sussex seas. Results from BRUVs shows an increase in sublittoral (shallow) dwelling species, such as Atlantic mackerel, sand eels and mullets, since the implementation of the byelaw.



### Fisheries

#### Potting surveys provide valuable data

Since 2021, changes in lobster and brown crab populations have been recorded through collaborative research between local fishers and **Blue Marine Foundation**. 78 crustacean surveys have been conducted over the last four years.

- 1 Dr Chris Yesson (Zoological Society of London)
- 2 Alice Clark, supervised by Dr Valentina Scarponi & Professor Mika Peck (University of Sussex)
- 3 Claude Annels (University of Brighton)
- 4 Dr Ray Ward (Queen Mary University of London)
- 5 Madison Bowden Parry (University of Exeter)



### Fisher engagement

#### Collaboration with over 30 local fishers

Research has been undertaken on crustacean fisheries by **Blue Marine Foundation**, and interviews with fishers, carried out by the **University of Exeter**<sup>5</sup>, have assessed historical kelp distribution, perceived drivers of decline and historical climate and weather patterns.

## Research highlights

showcase major progress in species identification, carbon storage studies, seabed monitoring, fisheries data collection and fisher engagement.

Surveys have documented over **180 marine species**, analysed seabed cores for carbon insights, and captured extensive underwater footage to track recovery.

# Selsey Sea Pool - feasibility study underway

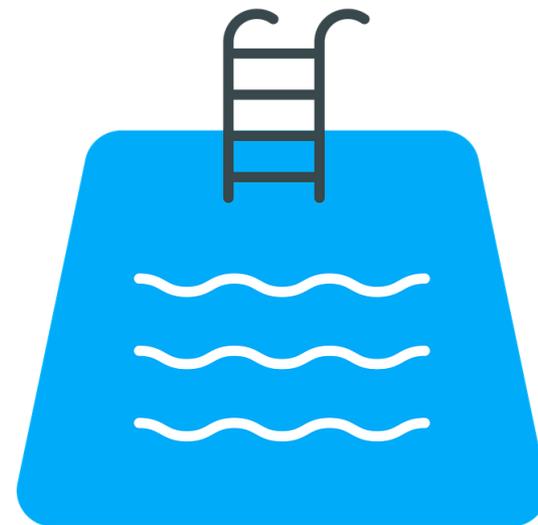
FFCS have identified local demand for a new sea pool in Selsey, thanks to research undertaken by Justine Clement.

A survey from local sea-swimmers in the area stated that the pool would have daily use for most locals, many of whom already use that stretch of coast of swimming year-round.

Engineering firm, Haskoning have now been commissioned to produce a feasibility study, which is due to be published imminently, following additional consultation from key stakeholders.

FFCS has **committed £18,750** in funding for the feasibility study.

The report has been developed to coincide with a new **Coastal Defence Strategy** being published by Chichester District Council.



- ▶ **Following the publication of the report, the FFCS Board will be given an option to proceed with a pool design-phase, depending on the outcome of the study.**



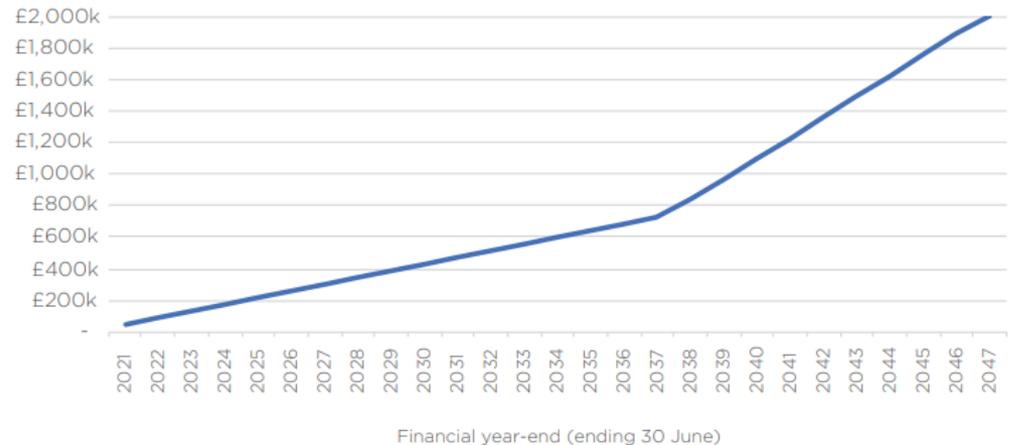
# Future plans for use of surpluses

## Focus for next 5 years:

- Mixture of small grants and larger, impactful strategic projects.
- The potential to construct a Sea Pool at Selsey
- 'Solar Soft Loans' for local schools and community buildings.
- Launch of home energy efficiency scheme which offers HERO retrofit surveys
- Funded visit programme for local schools starting in June 2026
- Continued tackling of fuel poverty with NEF

The Ferry Farm community solar farm is forecasted to generate up to around £2 million in surplus income over the operation life of the project to deliver the community purpose of Ferry Farm CBS. Increased distributions are expected following the repayment of debt and a reduction in financing costs.

**Total cumulative community payments**



It is important to point out that community fund payments are not guaranteed and are subject to the ongoing performance of the Group and solar farm

# Annual accounts July 24 – June 25

## FERRY FARM COMMUNITY SOLAR LIMITED

### CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 £	2024 £
Turnover		1,206,884	971,919
Cost of sales		(67,377)	(46,296)
<b>Gross profit</b>		<b>1,139,507</b>	<b>925,623</b>
Administrative expenses		(623,135)	(531,984)
<b>Operating profit</b>		<b>516,372</b>	<b>393,639</b>
Interest receivable and similar income		3,223	3,132
Interest payable and similar expenses		(164,662)	(172,301)
<b>Profit before tax</b>		<b>354,933</b>	<b>224,470</b>
Tax on profit		(99,350)	(68,209)
<b>Profit for the financial year</b>		<b>255,583</b>	<b>156,261</b>
<b>Other comprehensive income for the year</b>			
<b>Total comprehensive income for the year</b>		<b>255,583</b>	<b>156,261</b>
<b>Profit for the year attributable to:</b>			
Owners of the parent company		(255,583)	(156,261)
		<b>(255,583)</b>	<b>(156,261)</b>

# Annual accounts July 24 – June 25

## CONSOLIDATED BALANCE SHEET AS AT 30 JUNE 2025

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Intangible assets	5	868,496	916,963
Tangible assets	6	2,889,959	3,147,310
		<u>3,758,455</u>	<u>4,064,273</u>
<b>Current assets</b>			
Debtors: amounts falling due after more than one year	8	53,868	59,538
Debtors: amounts falling due within one year	8	410,560	324,213
Cash at bank and in hand		940,692	760,236
		<u>1,405,120</u>	<u>1,143,987</u>
Creditors: amounts falling due within one year	9	(566,619)	(498,523)
<b>Net current assets</b>		<u>838,501</u>	<u>645,464</u>
<b>Total assets less current liabilities</b>		<u>4,596,956</u>	<u>4,709,737</u>
Creditors: amounts falling due after more than one year	10	(3,930,212)	(4,283,899)
<b>Provisions for liabilities</b>			
Deferred tax	12	(101,056)	(110,733)
		<u>(101,056)</u>	<u>(110,733)</u>
<b>Net assets</b>		<u>565,688</u>	<u>315,105</u>
<b>Capital and reserves</b>			
Called up share capital		297,900	302,900
Capital redemption reserve		7,500	2,500
Profit and loss account		260,288	9,705
		<u>565,688</u>	<u>315,105</u>



# Share interest payment

Share interest was paid in July 2025 for the period July 2024 to June 2025 at 6%, in accordance with the 2017 share offer.

If you have not received the payment or have any questions, then please email [registry@ethex.org.uk](mailto:registry@ethex.org.uk) or give them a call on 01865 403304.

[www.ethex.org.uk](http://www.ethex.org.uk)

Period ending	Interest rate paid
June 2017 – June 2024	6%
June 2025	6%

# Appointment of directors

**Justine Clement** (appointed by the Board)

**Karl Roberts** (appointed by the Board)

**Colin Rickman** (appointed by Selsey Community Forum)

**Jake Burnyeat** (founder member co-opted by the board)

**Tom Cosgrove** (founder member co-opted by the board)

**Proposal: Justine Clement to step down and stand for re-election**

**Proposal: Re-appoint Griffin Chartered Accountants as independent auditors**

# Q&A / AOB