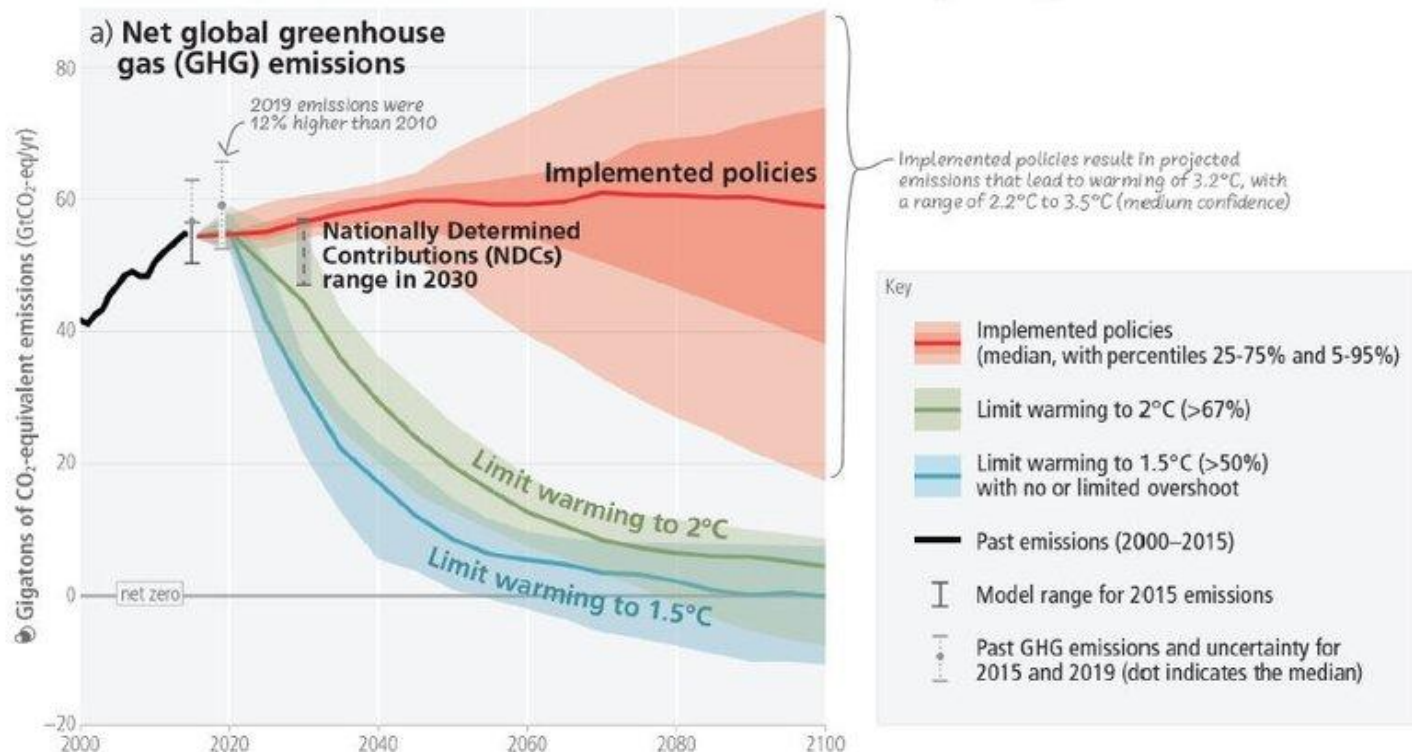


Limiting warming to 1.5°C and 2°C involves rapid, deep and in most cases immediate greenhouse gas emission reductions

Net zero CO₂ and net zero GHG emissions can be achieved through strong reductions across all sectors



source: <https://bonpote.com/en/ipcc-synthesis-report-the-climate-time-bomb-is-ticking/>

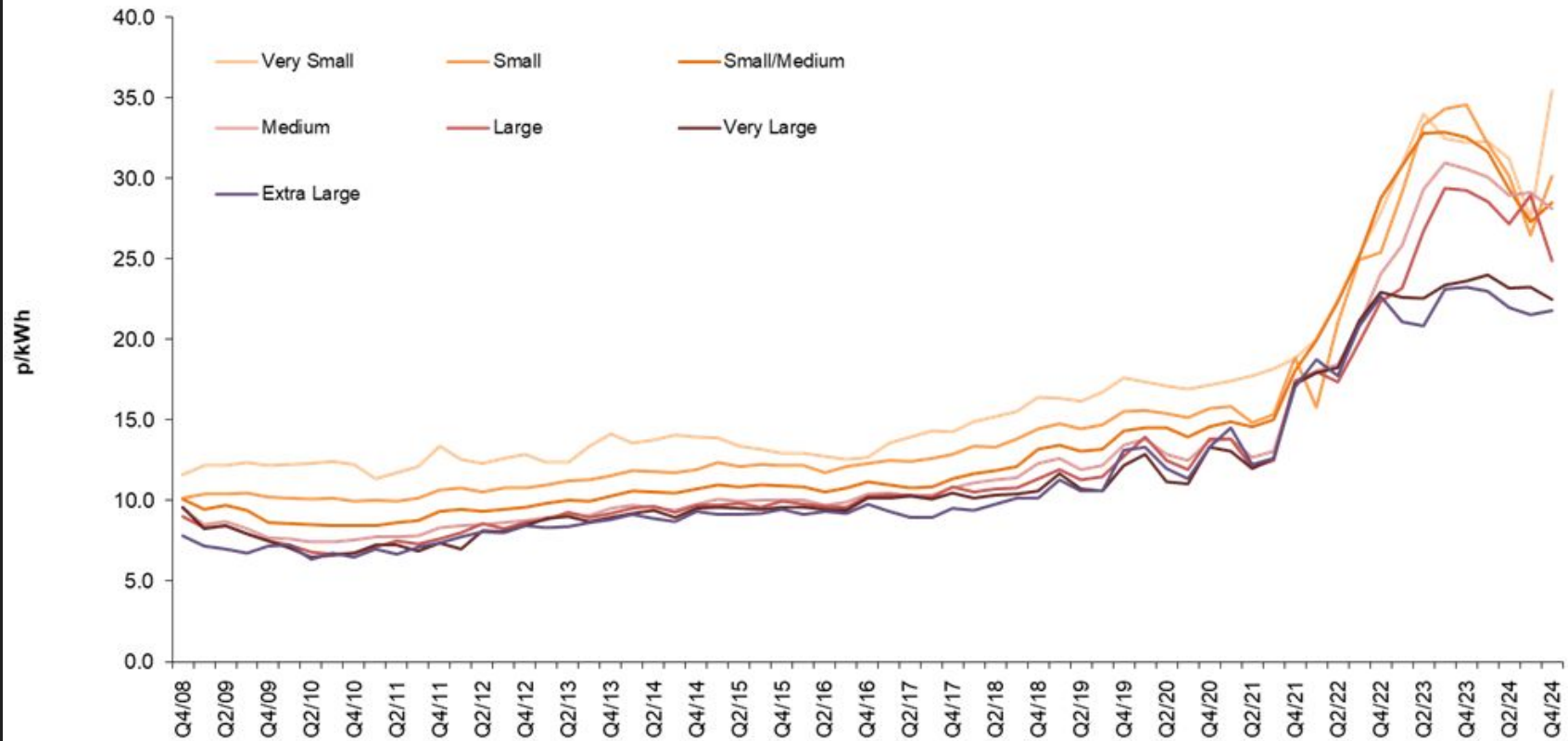
Finding the ideal site ...



What really works for us...

Focusing on the ideal match
to generate **COST AND**
CARBON savings

Average non-domestic electricity prices including CCL



source: <https://www.businessenergyuk.com/business-electricity/>

BSC calling TRUCE
saving clients money
providing them clean energy
whilst they get on doing what they do best

Best results with

TENURE – Freehold or Leasehold with Landlord's buy-in

ROOF – Profiled metal / Flat roof / Most tiles

USAGE – Good match to solar

CHAMPS – Employees keen to see change

ENTHUSIASM – From decision makers and stakeholders to be pioneers

We typically displace around 30% of grid electricity and charge 15% to 55% less

Substantial carbon reductions of up to 100 tCO₂e P/A (Eco-Pack 96)

Land explorer and listed building status check

The screenshot displays the 'Land Explorer' web application. On the left, a sidebar contains a 'Land Information' section with a close button (X). Below this is a 'Clear all properties' link. A map icon precedes the text 'land and buildings lying to the north west of Fenton Way, Chatteris (PE16 6UP)', with 'Title no: CB310075' and a 'Remove Property' link below it. The 'Overview' section shows the 'Full Address' as 'land and buildings lying to the north west of Fenton Way, Chatteris (PE16 6UP)'. It lists 'Area: 37582 m²', 'Perimeter: 790 m', and 'INSPIRE ID: 38634315'. The 'Ownership' section shows 'Proprietors: 1', 'Tenure: Freehold', 'Proprietor: ECO-PAK LIMITED', and 'Last Change: 2023-01-27'. The main map area shows a satellite view with a large blue-shaded polygon representing the 'Selected Property'. A red pin is placed on the map near 'Fenton Way'. A 'Layer Key' panel on the right lists 'Land Ownership' (Company owned in pink, Privately owned in light blue) and 'Selected Properties' (Selected Property in light blue, Active Property in dark blue). The map also shows 'Fenton Way' and 'Bridge Street'.

Land Information X

[Clear all properties](#)

land and buildings lying to the north west of Fenton Way, Chatteris (PE16 6UP) ^
Title no: CB310075
[Remove Property](#)

Overview

Full Address:
land and buildings lying to the north west of Fenton Way, Chatteris (PE16 6UP)

Area: 37582 m²
Perimeter: 790 m
INSPIRE ID: 38634315

Ownership

Proprietors: 1
Tenure: Freehold
Proprietor: ECO-PAK LIMITED
Last Change: 2023-01-27

Layer Key

Land Ownership

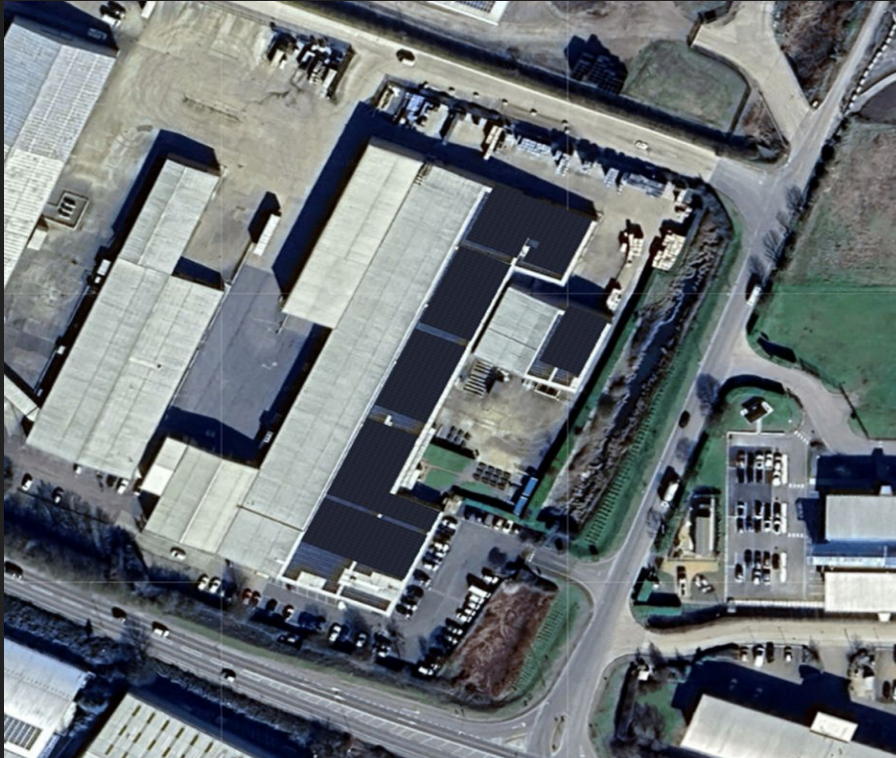
- Company owned
- Privately owned

Selected Properties

- Selected Property
- Active Property

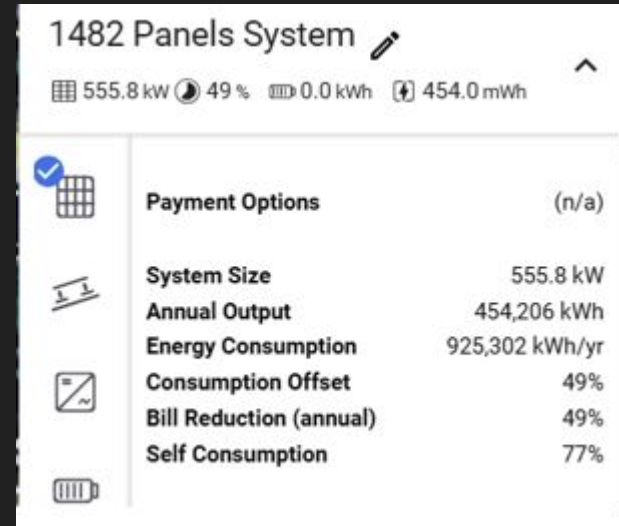
- We use land explorer to check the tenure of the building
- In this case freehold which is ideal
- We would also at this point check for listed building status if relevant

First design



555.8kW self consumption 77%

This stage of design is generally done by our trained volunteers.



Financial model

This version was done based on initial design figures.

Giving :

- 13.5p to the host a saving of approx 48% on existing costs
- Saving £399,521.00 over 10 years and £1,480,875.00 by the end of the 30 year lease
- also giving them 88 tCO₂e avoided per year

[illegible]

Commercial proposal

ROOFTOP SOLAR PV PROPOSAL

[Name of Host/Project]

KEY INFORMATION

Estimated solar capacity installed	[x] kWp
Estimated annual energy generated output	[xxxxx] kWh
Total capital cost to [Name of Host]	£0
Proposed cost per unit of solar generated electricity	[xxxx] p/kWh
Estimated savings at 20 years	£[xxxx]
Estimated carbon savings in first year*	[x] tCO ₂ e
Approximate buyout cost at 5 years	£[xxxx]

Prepared for: [Name of Host] Date issued: [DATE] Version: [x.x]
 Prepared by: [Name of Author] Valid until: [DATE + 2y]

Summary

The Big Solar Co-op is a non-profit organisation which builds and owns solar on sites across the UK.

*Based on UK standard grid carbon emissions rate

OUR OFFER

Solar at zero capital cost	Hedge against future market price rises
Savings on bills and carbon from year one	Ethically sourced, highest quality equipment

[Name of Host] can reduce carbon emissions while making a long-term saving on electricity costs. Under our proposal we will install, own and maintain solar arrays on your building(s), with no capital cost to you. We then sell you clean energy generated from the panels on the roof for less than you are currently paying for grid electricity. The value of this saving is expected to increase significantly over time as electricity prices rise.

Financial offer

We propose to sell you energy generated from our solar panels based on a long-term Power Purchase Agreement (PPA). In this model we have assumed that your import price at the time of installation will be [x]p/kWh. We assume that wholesale energy prices have stabilised after the energy crisis and that your import price will rise in line with the long-term trend. We think these are conservative assumptions. This would mean that your first-year price discount would be around [x]%, giving you a price of [xxxx]p/kWh.

Our future price per unit (kWh) will rise only with inflation rather than with the electricity market, so the value of the savings is projected to increase over time.

The solar energy we generate on your rooftop helps to protect you against volatility and future price rises in the commercial electricity market. Grid electricity prices have historically risen at well above inflation and have in recent times seen spectacular spikes. Our price only rises with inflation.

How much you save

We estimate the total value of your saving as follows:

SAVINGS

LETTER OF AUTHORITY

To Whom It May Concern,

I/we, the undersigned, confirm that I/we am/are the legal [owner(s) / occupier(s)] of the premises located at: [xxxxxxxxx].

I/we hereby authorise the Big Solar Co-op and its representatives, to discuss on my/our behalf matters relating to the electrical supply contract for the above premises.

This authority is granted specifically to assist with the assessment, design, and development of solar PV generation capacity at the premises, and to evaluate compatibility with the existing electricity supply. This letter does not authorise any changes to the supply contract or service.

If you require any additional verification or clarification, please contact me/us at the details below:

Customer Name(s): _____
 Company Name: _____
 Position (if applicable): _____
 Contact Number: _____
 Email Address: _____
 Signature: _____
 Date: _____

The Meter Point Access Number (MPAN) used at this site are:

MPAN/s: _____ / _____ / _____
 Meter location/s are: _____

The Big Solar Co-op is a Co-operative Society registered with the Financial Conduct Authority no. 4877
 Registered office c/o Sharnings, The Pump House, Coton Hill, Shrewsbury SY1 2DP

- Gives the details of system and savings
- Gives more detailed info about us and some of our previous projects
- Has the letter of authority for them to send back to start the project by giving us permission to discuss electrical supply contract with the relevant authorities

Final Design

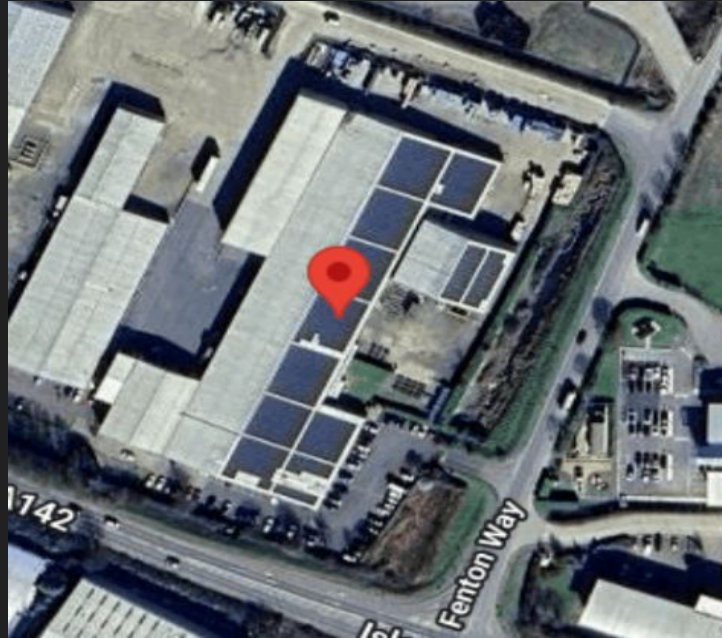


- This design is done in Helioscope by our Technical Lead Chris
- This is the design that goes to the installers for them to quote
- It is then adjusted or confirmed after the chosen installers have done their site survey

Comparing first design and final design



555.8kW - 454,206 kWh
annual output



600kW- 547.8 kWh annual
output

Summary of Process

- Indicative design
- Usage informs feasibility
- Commercial proposal demonstrates savings
- Letter-of-Authority allows grid connection investigation;
- Triggers: site structural survey and formalisation of rooftop Lease and PPA

Some Legal Shenanigans

Dated 24 September 2025

(1) THE MIDCOUNTIES CO-OPERATIVE ESTATES LIMITED

and

(2) BIG SOLAR PROJECTS 2 LTD

and

(3) BIG SOLAR CO-OPERATIVE LIMITED

ROOFTOP SOLAR LEASE

relating to the installation and operation of solar panels at 26 High Street Stonehouse GL10 2NA



POWER PURCHASE AGREEMENT

THIS AGREEMENT is dated 24 September 2025

PART A - KEY TERMS

Purchaser	THE MIDCOUNTIES CO-OPERATIVE ESTATES LIMITED (registered company number 03051198) whose registered office is at Co-Operative House, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DA.
Generator	BIG SOLAR PROJECTS 2 LTD a company registered in England and Wales with registration number 15797368 whose registered office is at The Pump House, Coton Hill, Shrewsbury, SY1 2DP
Guarantor	BIG SOLAR CO-OPERATIVE LIMITED a society registered in England and Wales with registration number 4877 whose registered office is at The Pump House, Coton Hill, Shrewsbury, SY1 2DP
Term:	30 years and 0 months starting on and including the date of this agreement subject to the terms of this agreement and ending on subject to the option to buy out at the Buy-Out Date.
Agreement:	Part A - Key Terms, Part B - Supply Terms, Part C - General Terms, the Schedules and the Plan shall form the agreement by the parties
Electricity Supply:	In accordance with the provisions of this agreement, the Generator shall use all commercially reasonable endeavours to supply electricity generated by the Equipment to the Purchaser and the Purchaser shall take delivery of and purchase such electricity 24 September 2025
Building:	The building/s shown edged red on the plan attached to the lease dated 2025 24 September 2025 and made between (1) THE MIDCOUNTIES CO-OPERATIVE ESTATES LIMITED, (2) Big Solar Projects 2 Ltd and (3) Big Solar Co-operative Limited (a copy of which is annexed to this agreement) forming part of the land registered at HM Land Registry under freehold title number/s GR149409 ("Lease").
Purchase Price:	The charge for electricity supplied by the Generator to the Purchaser pursuant to this agreement in each Billing Period shall be the amount of kWh supplied in the relevant Billing Period multiplied by the Current Unit Price
Base Unit Price:	pence per kWh
Maximum Capacity	113.2 kWp
Billing:	Billing Period: means the last day in each calendar month or such other period reasonably specified by the Generator during the Term of this Agreement (provided that the final Billing Period shall be the period from the first day of the current month until the end of the Term or the date of termination of this Agreement, if earlier);

DATED 24 September

2025

Licence for alterations

relating to premises known as 26 High Street Stonehouse GL10 2NA

- (1) THE MIDCOUNTIES CO-OPERATIVE ESTATES LIMITED
- (2) BIG SOLAR PROJECTS 2 LTD
- (3) BIG SOLAR CO-OPERATIVE LIMITED

Asset managers
Banks with charges
Councils for permissions

