



# BRIGHTON ENERGY COOPERATIVE

Community-Owned Renewable Energy

## Share Invitation 2022

# Chairman's Introduction

The energy crisis is never far from people's lips. But the solution - using less gas - seems beyond the intellectual reach of most commentators. Well, here at BEC, we beg to differ. As well as being carbon positive, renewable energy is cheap - just ask any of our host solar sites who save hundreds of thousands of pounds on their electricity bills each year.

Climate change, too, demands we take this kind of action, and I'm pleased to say that BEC is now building more solar PV sites, detailed in this document, to add to the 80 we've built over the last twelve years.

So this is our latest share offering, and a chance for you to get involved. By buying shares in BEC you get an equal voice in how BEC is managed, help develop a local, affordable energy supply, and ensure the benefits of locally-based renewables are retained locally.

And, crucially, you help us take action on climate change - our new systems will save 400 tons of carbon each year.

Financially, this share offer is a first for BEC - a solar PV system without the financial base of Feed in Tariffs. This means the risk profile of any investment you make is different to our previous share offers, and you should consider our updated risks section accordingly. Having said that, investments in BEC join a 'pot' of existing shareholdings, so all the solar PV we've built to date do have feed in tariffs; and for me this is a key aspect of BEC's stability - our broad-based portfolio decreases the risk of any one solar PV system underperforming, or being overly reliant on one revenue stream or other.

At the last count BEC has more than 600 investors, and it's an inspiration to have so many people as part of what we are doing. You can join them by becoming a member of Brighton Energy Coop and adding your voice to the community energy revolution that's building in Brighton - and beyond.



**Will Cottrell**  
**Chairman**  
**Brighton Energy Coop**

## SHARE OFFER SUMMARY

**Projected Interest Rate:** 5%/ 3.5%\*

**Minimum investment:** £300

**Maximum investment:** £100,000

**Fundraise target:** £482,050

\*First Interest payment (yearly thereafter): April 2024. First two years' interest is expected to be 5%; 3.5% thereafter

Share offer closes: 28/2/2023

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# OUR NEW PROJECT

## 578kW of new community-owned solar at Rathfinny Wine Estate



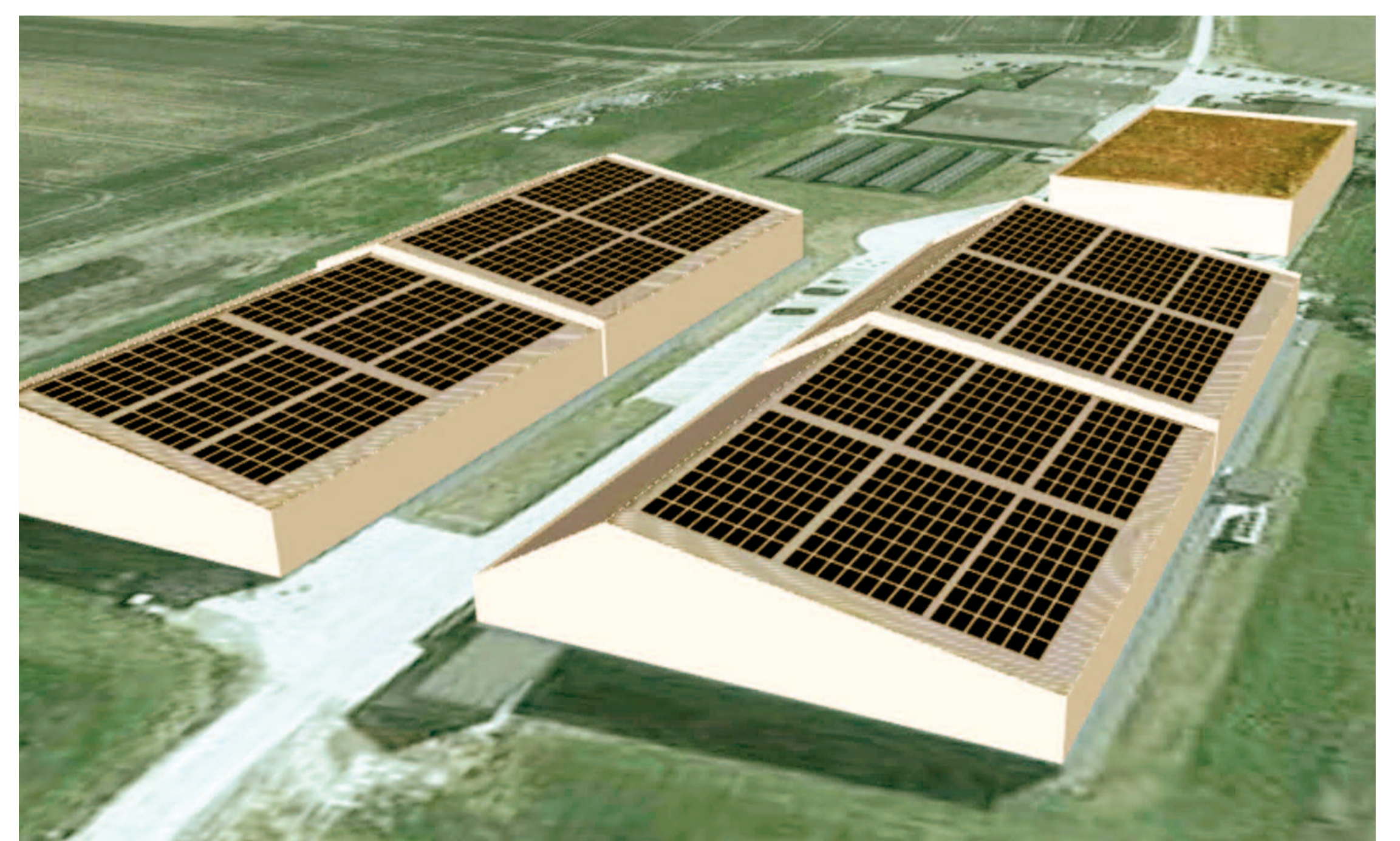
**System Size:** 578kWp

**Panels:** 1410\* 410W Mono **Inverters:** 23\* Solaredge 25kW

Our new solar partner is Rathfinny Wine Estate, a tranquil oasis on the South Downs just north of Seaford. Rathfinny is a family-owned vineyard, founded in 2010, and will join the growing collection of solar wineries in Sussex.

BEC plans to install 578kWp of solar at Rathfinny in November 2022, our biggest system to date. The solar system will have 1410 panels, 23 SolarEdge inverters and will be installed by our long-term installation partner GenFit.

The money will be spent on the installation of solar panels at Rathfinny, scaffolding, and a project development fee for the Brighton Energy Coop team.



# BEC's History

2012/13

£18,000 raised from ten Brighton investors to develop the concept. 77 people later invest an additional £236,000 and BEC installs its first three solar installations.

2014

A further £411,000 of solar assets added to BEC's renewables portfolio. Turnover is nearly £35,000 and BEC makes an operating profit of just over £7,000. By the end of the financial year 215 people are BEC members.

2015

Fifty people join and we are visited by two energy ministers! We raise a further £68,000 for a new solar array at Shoreham Port; turnover passes £64,000 and our operating profits rose to £23,000.

2016

Six large solar arrays built - costing £573,000 - including our first school; membership passes the 400 mark and total funds raised top £1,300,000. Turnover increases to nearly £82,000, with an operating profit of £25,000 we pay our first interest payment to members: £32,000.

2017

Additional solar PV built with the University of Brighton. 77 people join and £230,000 is invested; interest payment this year is £33,000, based on a turnover of £135,000 and an operating profit of £39,000.

2018

Several commercial arrays built and a further £272,000 raised. Membership passes 500 and we pay out £58,000 of interest. At £194,000 our turnover is nearly ten times that of five years ago.

2019

The rollout of our solar Schools project. BEC qualifies as a Brighton and Hove City Council-approved contractor and we install on 12 schools, raising more than £1 million along the way. Membership is now over 600 people.

2020/22

Now with a capital value of £3.5M, BEC takes on three new staff members, and concentrates on embedding our new projects. Interest payments of more than £150,000.

## JOIN BEC AND HELP US BUILD MORE SOLAR

By buying shares you join Brighton Energy Coop you help us raise the money to finance the development, marketing and capital costs of our our new projects.

All new solar PV projects are assessed by the BEC team to ensure they are suitable to deliver a return sufficient to cover operations, maintenance, capital repayment costs and interest. If these projects do not materialise we will return members' monies, only issuing share certificates and investing capital in solar arrays that meet our investment criteria.

### Interest Rate

As a Community Benefit Society (CBS), we set an interest rate that is, in our view, sufficient to obtain the necessary funds to raise the money to build new solar projects. Legally, CBSs are meant to direct their efforts to fulfil their objectives, rather than benefit shareholders.

### Who Can Invest?

Anyone over 16, and also from companies and organisations. Anyone buying shares on behalf of an organisation or a group of people must specify a person over 16 to act as their nominee and be listed in the share register on behalf of that group. You may purchase up to £100,000 of shares, the minimum being £300. Each share is worth £1.

### Share Withdrawals

Shares are issued in tranches and in chronological order. Each tranche of shares is issued a share class - generally a share class represents the solar PV systems this investment has gone to fund. We make no distinction between share classes for the priority of withdrawals. Note that BEC may undertake money-laundering checks as required by law.

# Who Joins BEC?

In June 2021 we surveyed our 600+ members, and asked why they had joined Brighton Energy Coop. The results were illuminating. We found the main factors that motivated people to join BEC were:

- “to take action to tackle climate change” - 99% of respondents thought this was either “very important” or “important”
- “to make my money align with my principles” - 92% similarly thought this was “very important” or “important”
- “to help provide funds for good causes” - 69% also thought this was “very important” or “important”
- “to contribute to something that benefits the local area” - 66% said this was “very important” or “important”

- “Getting an attractive return on my investment” was considered “important” or “very important” by 55% of our members

We also found 64% of BEC members live in Brighton or Sussex, while 25% said that they had no connection with the area. 62% said Brighton Energy Co-op was the first community energy group they have been involved in. Of those who had joined other community energy groups, these included: Bath and West CE, BHESCO, Low Carbon Hub (Oxford), OVESCO, Repower Balcombe, Stockport Hydro, Thrive, Energy4All and Triodos Crowdfunding.

62% of respondents were over 50. In terms of income, 52% had an annual personal income level of £25,000 or less, and 23% had an income of £50,000 or more.



## OUR WORK IN THE COMMUNITY

Through our school-based solar systems, BEC saves schools thousands of pounds on their electricity bills each year. And via our Community Fund we work together optimising energy usage & teaching kids about clean energy.

For the past four years we've been focussing on engaging local school children. Today we work with national charity Energy Sparks to deliver curriculum materials at appropriate levels to the kids, and provide a £300 grant to each of BEC's 13 Solar Schools, to help onboard teachers to these materials.

To facilitate all this, BEC forged a new relationship between Brighton & Hove City Council's Energy Team and Energy Sparks, so that all Brighton & Hove schools could participate, whether they have a free BEC solar system or not. We held a skills-share meeting with fellow community energy group, BHESCO, to ensure that their solar schools could get on board at the start.

BEC allocates 2% of our total turnover to our Community Fund.

# MEET THE BEC TEAM

## Secretary & founder

### Damian Tow

As BEC's co-founder, Damian brings a sharp scrutiny to the operation. With his emphasis on financial, legal and regulatory aspects, he has 14 years' experience as a project manager at Cable & Wireless, BT and was also a director of a small software company. Having originally read Business Studies at Hull University, Damian completed a Masters in Leadership for Sustainable Development at Forum for the Future in 2009.



## Director Peter Davis

Peter joined the BEC Board in April 2017 after retiring as Development Director of Shoreham Port. Previously, he was Head of Planning at Adur Council and before that he worked in various economic regeneration roles in the Midlands. He is a Member of the Royal Town Planning Institute and a Fellow of the Institute of Economic Development.



## Chairman & founder

### Will Cottrell

BEC's other founder, Will has been Chairman since 2010. He was Community Energy Fund-raiser of the year 2014, won the Environment award at 2015's PEA awards and has authored several pieces on developing community energy schemes. Will oversaw the development and fund-raising of BEC's £1 million schools project in 2019 and is part of Coops UK community energy mentoring programme.



## Director Sue Paskins

Sue is a qualified accountant and served as a Green Party Councillor in Brighton & Hove from 2003-7. She owned and ran a number of successful businesses and has worked in accountancy for various commercial organisations, culminating at First Leisure PLC where she was Group Management Accountant. More recently she – along with husband Mick – own and run a series of successful boutique hotels.



## Project Development

### Matt Brown

Matt joined BEC in 2013 as head of new project development. Since then he's overseen the development of BEC's new solar systems. He helps BEC take a positive and pro-active approach to developing our renewable portfolio and is committed to the developing greater community ownership of renewable energy generation.



## Director Gerard Sauer

Gerard joined BEC as a Non-Executive Director in December 2017, focussing on the technical issues of PV assets. Lately concentrating on post FIT strategy, He started in the Renewable Energy Industry in 1992, and has been involved in fuel cell cars and boats, static generators, large scale solar plants, and continental wind projects.



## Project Development

### David Owers

David joined the BEC in 2021 to assist with developing new projects. He has enjoyed careers as an energy engineer, entrepreneur and general manager in the medical devices industry before moving to Brighton in 2011, working as a Directorate Manager at the main NHS hospital trust.



## Director Stuart Condie

Stuart joined BEC's Board at the end of 2019 having previously been chairman at Shoreham Port 2015-17. His working life has mostly been in transport, but he's also chaired two pension funds, and been a Non-Executive Director of Heathrow Express. His areas of expertise include finance, commercial contracts, and compliance issues.



## Communications & Community Fund

### Atlanta Cook

Atlanta joined BEC in November 2020, to oversee our communications and Community Fund. As a longtime eco educator, campaigner, event organiser and fund-raiser, she brings a wealth of knowledge to our table. Atlanta is a Co-founding Trustee & Secretary of eco education charity Beacon Hub Brighton CIO, a Regional Rep for Surfers Against Sewage and runs her own marine environment consultancy.



## ERDF Solar Grants

### Svenja Czubayko

Svenja joined in BEC in 2021 and oversees our ERDF Solar Grant Scheme. She is a Elmhurst-accredited Energy Assessor and qualified in Permaculture Design in 2016. She has a special interest in smart building design and sustainable technologies, previously working as Programme Manager for the Sustainable Business Partnership and BHESCO.



# DISCLOSURE

None of the Directors of BEC have, for at least the past five years, received any convictions (for any fraudulent offence or otherwise), or been involved in any bankruptcies or receiverships, or received any public reprimand or sanction by a statutory or regulatory authority or designated professional body, or been disqualified from any function by any court.

## Conflicts of interest

The rules of BEC include provisions relating to potential conflicts of interest; related party activities are disclosed and dealt with according to the rules.

## Remuneration

None of the directors are paid for their role as Directors but BEC pays remuneration to Will and Damian for providing administrative support to BEC. Similarly BEC pays Will, Damian and others for project development services. We cost these services at a market rate similar to that which has been paid by comparable organisations. The directors are elected each year at our AGM.

# FINANCIAL DETAILS

Note the figures given here are provisional. There remain several key risks around our assumptions, so it's important to read the risk factors below.

## Solar at Rathfinny Wine Estate

Year	1	2	3	4	5	6 to 25	Total
<b>Income from power generation</b>	153,593	123,285	44,500	44,569	44,644	919,470	1,794,214
<b>Operating Costs</b>							
Metering and monitoring	200	205	210	215	221	5,780	11,334
Insurance	2,444	2,506	2,568	2,632	2,698	70,647	138,528
Ops & Maintenance	2,803	2,668	2,735	2,803	2,874	75,239	147,532
<b>Administration Costs</b>							
BEC administration	2,500	2,563	2,627	2,692	2,760	72,254	141,679
Inverter sinking fund	3,620	3,620	3,620	3,620	3,620	25,340	47,061
Depreciation	19,282	19,282	19,282	19,282	19,282	385,640	482,050
<b>Total Operating and Admin costs</b>	45,975	30,843	31,042	31,245	31,454	634,900	805,459
<b>Net profit before Tax, Share Repayment, Interest and Community Fund</b>	107,618	92,442	13,458	13,323	13,190	284,570	524,601
<b>Cashflow</b>							
<b>Cash In</b>							
Ordinary Share Issue	482,050						
Income from power generated	153,593	123,285	44,500	44,569	44,644	919,470	1,330,060
<b>Total cash income</b>	635,643	123,285	44,500	44,569	44,644	919,470	1,812,110
<b>Cash Out</b>							
Capital equipment	482,050						
Operational and admin expenses	11,368	11,561	11,760	11,963	12,172	292,700	351,525
Interest on shares	24,103	23,138	15,522	14,847	14,172	141,723	233,505
Repayment of shares	19,282	19,282	19,282	19,282	19,282	385,640	482,050
<b>Total cash out</b>	536,802	53,982	46,564	46,093	45,626	820,063	1,549,130
<b>Net cash flow after Interest &amp; Share Repayment</b>	98,841	69,303	-2,064	-1,524	-982	99,407	262,980

## Financial Assumptions

### Revenue

Revenue assumptions are based on where our solar electricity gets used. If it is sold to the site, revenue is determined by our power purchase agreement, which is fairly predictable as it's fixed in BEC's lease with the site and inflation-linked. The remainder of electricity is exported to the grid, and revenue here is based on a preliminary offer from Octopus energy for 27p per Kwh for the first 30 months. At that point revenue projections for export are based on our assumptions of where the export market will be; the BEC Board has judged that 7p to be a reasonable forecast of the export price we will receive after our 30-month contract with Octopus expires.

### Outgoings

The greatest costs are interest and capital repayments to members. Our projections are based on the assumption that capital is returned to members as the asset is gradually written off over the 25-year life of the project. Other costs include maintenance (annual checks, repairs, and replacement of generating equipment), insurance, and a contribution to the running costs of BEC. For more information about the latter refer our annual accounts which are available on our website.

### Other Assumptions

- We intend to return all the shareholdings in our new systems over 25 years

- Soar PV performance degrades at 1% pa. This is a normal degradation rate for solar PV and consistent with our operating experience.
- Retail Price Index (RPI) – 2.5%. This is based on the experience of recent years, but is obviously at odds with inflation over the last 12 months. However, since our major costs (share interest and capital payback) do not fluctuate with inflation, while our major revenues (historic Feed in Tariffs, electricity sales) are index linked, inflation rates above 2.5% would benefit BEC's financial position.

- Interest payments to members are targeted to be 3.5%. This is based on a projection of profit and reserves generated by the new systems at the time we aim to pay interest. At this time the Board will review performance and determine what rate of interest is affordable.

The Board expects 3.5% to be paid annually for the life of the project but this is not guaranteed. There may be periods when we don't generate sufficient income to pay this interest due to sites not using all the electricity we generate or other factors.

- Administration costs and running costs are estimates, again based on Brighton Energy Coop's experience.
- Generation projections are not based on numbers from installers - they are based on the production efficiency of our existing systems, and our in-house understanding of how solar operates in the Sussex environment.

## About BEC

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>	408,464	325,977
<b>Cost of sales</b>	(17,724)	(16,930)
<b>Gross surplus</b>	<u>390,740</u>	<u>309,047</u>
<b>Operating expenses</b>	(303,642)	(231,612)
<b>Other operating income</b>	91,301	39,705
<b>Operating surplus</b>	<u>178,399</u>	<u>117,140</u>
<b>Interest receivable</b>	148	147
<b>Interest payable</b>	(594)	-
<b>Surplus before taxation</b>	<u>177,953</u>	<u>117,287</u>
<b>Tax on surplus</b>	(15,463)	(8,611)
<b>Surplus for the financial year</b>	<u><u>162,490</u></u>	<u><u>108,676</u></u>

Brighton Energy Co-op is the trading name of Brighton Energy Limited, a Community Benefit Society (CBS) formed in 2010. As a CBS, Brighton Energy Co-op is democratically owned. Each member has one vote, regardless of the amount invested. Unlike a limited company, which is designed to benefit shareholders, a CBS is designed to benefit the wider community.

BEC is bound by its Rules, and the Directors serve in accordance with those Rules. BEC's day-to-day operations are overseen by the Board which also bears ultimate accountability to BEC members for ensuring financial probity and achievement of the organisation's objectives.

As a CBS, Brighton Energy Ltd complies with the requirements of the Cooperatives and Community Benefit Societies Act 2014 and is registered with and regulated by the Financial Conduct Authority. BEC shares are not traded.

We have been trading since 2010: Our revenue comes from Feed in Tariffs, and electricity sales - to our host sites and to the grid. Our administration costs come from running the organisation, maintaining our solar systems and depreciation.

At the end of March 2021 BEC had issued 3,123,633 shares, each valued at £1. Our most recently-published financial performance is shown to the left. As you can see, our we generated a surplus of £162,490. We then made an interest payment of £96,577, generating a total surplus for the year of £65,913.

See our full Accounts at [www.brightonenergy.org.uk/documents](http://www.brightonenergy.org.uk/documents)



# RISKS

All investments and commercial activities carry risk. By buying shares you should weigh up financial risk and reward as you would with any other investment opportunity. You should read this document in full, including this section on risks and if you are in any doubt please contact us or consult someone with financial experience before joining.

## Not Securing sites

The viability of a project depends on obtaining a lease agreement with our host sites to host our solar panels. Without a lease we are unable to proceed. It's therefore a risk that the money we spend on developing a project prior to lease signing (including planning permission and grid approval) may be spent without a result.

## Mitigation

Our financial projections make provision for project development costs.

## Raising Insufficient funds

It's possible that once under way the required capital cannot be raised

## Mitigation

We are confident our fund-raising targets are realistic. Since 2021 we've been running a pledge scheme where those interested in joining BEC or adding to their existing membership can pledge new investment. To date more than 200 people have pledged more than 1 million pounds. If fundraising targets are not met, however, then we will refund shareholder capital for this class of share.

## Variance in the value of various revenue streams

Historically Feed in Tariffs have provided the bulk of the BEC's revenue. As time has progressed, sales to host sites and electricity exported to the grid have become more important. More recently, increasing export rates have increased their value within BEC's revenue stack.

## Mitigation

The directors keep a close eye on market conditions and attempt to gain the long term contracts to alleviate market fluctuation

## Sites may change hands.

Things change. Businesses go bust, or get sold, and so the hosts of solar panels may change.

## Mitigation

Within our lease agreement it's specified that any new tenant to a building must either buy the system or continue the agreement with BEC. To further ameliorate this risk, BEC aims to partner with the widest range of organisations as possible, so that even if a building falls vacant then a new occupier will soon pay us for electricity.

## General investment risks

BEC shares will not be transferrable or recognised on a stock exchange, but they will be buyable back by BEC. They will never increase in value above their nominal value of 1 pound each, but could fall in the event that BEC becomes financially unsustainable.

## Risks associated with the financial assumptions

Our new systems are not backed by FITs. This means that financially they are less stable than before, as revenue is reliant purely upon market mechanisms: electricity sales to sites and exports to the national grid.

The former is RPI linked, but RPI and cost increases are unpredictable. Energy prices may fluctuate and in an irregular fashion. Revenue may be ahead of projections in the short term but fall back later, or vice versa.

## Mitigation

We model the financial performance of future solar systems using our in-house modelling tool. This has successfully delivered accurate forecasts for the past 10 years of solar projects, despite changing market conditions.

Revenue for our new projects also goes into a 'pot' with revenue from FIT-backed systems, and so the risk of building a small percentage of new projects without FITs is somewhat offset by our legacy projects.

The BEC board will always review actual revenue and developing trends before making annual payments of interest or allocating funds to our community fund.

## Risks specific to BEC

Solar kit may fail. Weather events may damage solar equipment and natural degradation may reduce system performance.

## Mitigation

Warranties and insurance will be in place in the event of mechanical breakdown of the equipment. The risk of complete mechanical failure and subsequent loss of revenue is mitigated by the use of multiple inverters and our systems are regularly monitored and serviced by our maintenance teams to minimise supply interruptions.

## Renewable Energy Industry Risks

Government policy towards renewable energy may change, although there has been no sign of a change in commitment to Feed in Tariffs.

# MEMBERSHIP INFORMATION

## Investing for Children

Parents and grandparents can invest in for their children and grandchildren. Interest earned will be paid to the beneficiary named by the investor in their membership application. Shares owned this way are exempt from inheritance tax when passed on.

## Share Withdrawals

Shares for this latest share offer are withdrawable up to a maximum of 4% per annum of share capital in issue at the end of the financial year. Within this ceiling, individual requests to withdraw will be at the discretion of the Board. The Board may resolve at any time to require any proportion of its share capital to be withdrawn, in which case it shall treat as agreed to be withdrawn on behalf of every member (and not some only) that proportion of the shares held by them (with such rounding to the nearest whole number of that Proportion which is a fraction as the Board may determine). All members are deemed to give any consents required to the withdrawal of their shares in this manner.

The scope for being able to withdraw shares in the future will be dependent upon the Society developing a successful business and hence cash flows to pay out share withdrawals or contingent on the Society raising additional capital for the purpose of paying out share withdrawals. In the case of joint investments, all investors concerned must agree to a withdrawal.

Shares will be repaid at the original price (subject to comments hereafter).

The Directors of the Society have the right to change the withdrawal facility, or to suspend withdrawals.

Similarly the Directors have the right to write down the value of shares, if the liabilities of the Society (and its share capital) should exceed the value of its assets. Members who then withdraw their shares will only receive the written down value of their shares.

The value of your shares may fall and their value will not exceed the £1 per share. Although shares are withdrawable, you may not be able to withdraw the full price you pay for them if BEC does not have funds available at the time you want to withdraw your shares. In some circumstances, the Directors may be compelled to write down the value of your shares. Should you then wish to withdraw your shares, you should expect to receive only their written down value.

## Returns to Members

The Society will pay only a sufficient rate of interest on money paid for its shares and may in any one year pay no interest at all. A sufficient rate is determined by the Directors as the rate necessary to obtain and retain the capital required to carry out the Objects of the Society as set out within its Rules.

## Voting

Each member has one vote regardless of the size and value of their shareholding. Members are kept informed of develop-

ments through the Brighton Energy Co-op website, by e-mails where the member so wishes, by occasional newsletters, annual reports and Annual General Meetings.

## Legal Information

This document is issued by Brighton Energy Limited, registered number 31107 R, as a Community Benefit Society incorporated in England and Wales on the 10 November 2010 under the Industrial and Provident Societies Act 1965.

This offer of shares is not regulated by the Financial Services and Markets Act 2000 or subsidiary regulations. The money you pay for your shares is not safeguarded by any depositor protection scheme or dispute resolution scheme. The Society, unlike banks and building societies, is not subject to prudential supervision by the Financial Conduct Authority, nor has it been approved by an 'approved person' under section 21 of the above act.

This document does not constitute a prospectus within the meaning of the Prospectus Regulations 2005. These regulations do not apply because there is a specific exemption for community benefit societies that conduct their business for the benefit of the community.

As a member and shareholder of the Society you own the Society. If the Society is unable to meet its debts and other liabilities, you will lose the whole amount held in shares. This may make it inappropriate as a place to invest savings.

Your investment in your share account receives interest but does not enjoy any capital growth. It is primarily for the purpose of supporting the society rather than making an investment. As a Society, the maximum return offered to investors will always be limited.

## Nomination option

In the event of the death of a member, the repaid value of the shares will normally be added to the estate for probate purposes. You may elect to nominate a recipient for the value of the shares (but only up to the amount set out in law) and thus (under current legislation) remove the value of the shares (up to the amount set out in law) from your estate for probate purposes i.e. the shares may pass to the nominee outside the Will of the deceased). The nominated property will nevertheless form part of the deceased's estate for Inheritance Tax Purposes, unless the estate is an excepted estate.

## Documents

The Rules of Brighton Energy Limited, application form, latest financial statements and financial projections are available on our website: see [www.brightonenergy.org.uk/documents](http://www.brightonenergy.org.uk/documents).

## Dissolution

In the event of the society's being dissolved, after paying creditors any remaining surplus would then go to paying back initial investments on a pro rata basis, plus any interest due. Should there be any surplus after this point, it will be distributed to other organisations in Brighton and Hove with similar objectives, as chosen by the members.

### **Inheritance Tax Relief**

BEC Shares would generally be expected to attract Business Property Relief at rates of up to 100% for IHT purposes, provided the shares have been held for at least 2 years.

### **Under-subscription**

If this share offer is under-subscribed then we will fund the installation from our existing cashflow, and extend the share offer period.

### **Over-Subscription**

Subject to the directors' discretion we plan to close the share offer once the maximum fund-raising target is reached. Capital is to be sourced purely through the offer of shares; there are no grant or loans planned as part of the fund-raising process.

# DATA PROTECTION

Subject to your consent, BEC may hold your personal data.

You may have:

- \* downloaded a PDF from our website, or
- \* expressed an interest in some other way in obtaining information about our current share offer, or
- \* previously given your contact details to BEC as an investing member, or
- \* previously given your contact details to BEC as an expression of interest in receiving future information about investment opportunities.

BEC will therefore hold your name and contact details:

- \* to communicate with you about this share offer
- \* to communicate with you about your membership of BEC (for example issuing invites to general meetings, or providing information about your investment)
- \* to communicate with you about future share offers
- \* to communicate with you about the plans activities and successes of the business

In addition if you are an investing member, BEC will hold bank

details for each member for the purposes of making annual payments of interest or repayments of capital.

You may withdraw your consent to your data being held by BEC.

You may amend your consent as to what data is held by BEC and which of the above matters BEC may use your data in connection with. However, if you are an investing member, you should note that we need to hold your personal data and bank details in order to manage your membership and investment. If you have any queries about this share offer, or if you wish to pledge money or request shares, please contact us via our on-line contact form as this incorporates a statement regarding your personal data in response to which you may give, withhold, or qualify your consent.

If you are considering becoming an investor, or are just interested in learning more about BEC please note that if we do not receive a record of your consent, we will be unable to continue to hold your contact details after May 2018 and therefore unable to give you information about future share offers or BEC activities after that date.