

LOW CARBON HUB ANNUAL REPORT AND ACCOUNTS



2024/25

We are a social enterprise that's out to prove we can meet our energy needs in a way that's good for people and good for the planet.



OUR PURPOSE

Low Carbon Hub is a social enterprise set out to prove we can meet our energy needs in a way that's good for people and good for the planet.

Our purpose is rooted in creating a sustainable energy future that works for everyone. We are here to be a catalyst for change: to experiment, to innovate, and to lead by example, demonstrating practical, community-led solutions to some of the toughest challenges at the edge of the energy grid.

We do this by developing community-owned renewable energy projects across Oxfordshire that produce clean electricity and generate long-term income. This income powers innovation. It funds our work to break down the barriers to achieving a fairer energy system: from overcoming obstacles to electrification, to improving the energy efficiency of our homes, businesses and schools, and ensuring no communities are left behind.

Our model is designed to be collaborative and inclusive. We raise capital for our projects through community energy share offers, as well as loans and grants, enabling our host organisations to benefit from renewable energy with no upfront cost to them. They benefit from access to cheaper, green electricity, reduced carbon emissions and a leading role in local sustainability.

All of our profits are reinvested into our Impact Programme, which explores new approaches, business models and systems that re-imagine how energy is used and managed at the grid edge. We work with a network of partners, including communities, local authorities, businesses, universities and energy system operators, to build a zero-carbon energy system that benefits everyone.

For us, innovation and meaningful collaboration are at the heart of our purpose: to support a fair, community-centred transition to a zero-carbon energy future.

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STRATEGIC REPORT



A stylized blue ink signature of Steve Drummond.

Steve Drummond
Chair of The Low Carbon Hub IPS Limited

Message from the Chairman

This year marks another milestone in the journey of the Low Carbon Hub, and I'm pleased to reflect on the progress we've made as an organisation – not just in terms of what we've delivered, but in how we've positioned ourselves for what lies ahead. We presented our ten-year strategy at the 2024 AGM, and this was followed up in January this year with the publication of our Business Plan, which sets out our action plan for the next four years. This has given the Low Carbon Hub a strong platform for leading the change that we need in a rapidly evolving technology, economic and policy environment.

Looking inwards for a moment, one of the Low Carbon Hub's most significant shifts this year has been the smooth and successful consolidation of all our investor portfolios into the Community Energy Fund (CEF). While this may sound technical, it represents a powerful transformation in how we operate. The CEF streamlines our structure, strengthens our financial governance, and gives us the agility to respond more rapidly to the changing energy landscape. Crucially, it allows us to bring forward the delivery of community benefit – not just by 2050, but when people need it most: now and in the years just ahead.

This internal strengthening has taken place against a backdrop of rising national interest in community-led energy. The visit from the Minister for Climate, Kerry McCarthy, was a highlight – and more than just a symbolic gesture. It signalled a growing recognition in government that local solutions have a vital role to play in the UK's transition to Net Zero.

The wider policy and infrastructure landscape is evolving rapidly. The publication of the Clean Power 2030 Action Plan and the National Infrastructure Commission's recommendations on local grid capacity have added new urgency – and new opportunities – to the work we do. As the political landscape changes, we must ask: Where is community energy best placed to lead? What role should we play in supporting a just, rapid transition that leaves no one behind?

The answer lies in something that's been at the heart of the Low Carbon Hub since the very beginning: partnership. The kind of transformation we're working toward – across homes, businesses, and whole communities – cannot be delivered by one organisation working in isolation. This year, we've continued to build strong relationships with local authorities, anchor institutions, businesses, and our growing network of community energy groups. These partnerships will be absolutely essential as we move into delivery of more complex, coordinated local energy systems.

How do we catalyse action? We are taking our message increasingly to the national stage, but doing so rooted in real action in Oxfordshire. The activity you read about in this report, ESOx, CAP Zero rolling out in partnership with West Oxford District Council, ACES with our schools, the examples of A House Like Mine and the growth of our community groups are all how we develop and grow ways of ensuring the action that is necessary on a national level is rooted in real experience of what works.

The aim is to bring together knowledge, people, and funding to drive change at the pace and scale required. Whether that's in unlocking smarter retrofit pathways, developing local investment mechanisms, or helping to shape policy frameworks, we're increasingly called on to help navigate the messy middle ground between strategy and action. It's a role we're proud to play, but it starts with you.

My personal conviction – and one that is exemplified in every Low Carbon Hub activity – is that without community action, a truly sustainable future is simply impossible. If you are reading this and you are not already involved in a net zero community group, or have other thoughts about how you can contribute, get involved. It's fascinating and complex and difficult, but above all it's satisfying and helps to make the future better for everyone.



Barbara Hammond, MBE
Chief Executive Officer of
The Low Carbon Hub IPS Limited

CEO's letter

This has been an important year of consolidation for the business, as Steve has set out in his Chair's Report. It has also been the year when we published our 10-Year Strategic Plan, closely followed by our Business Plan of January 2025 that maps out our goals and ambitions for the first three years.

I am very pleased with the progress we are already able to report this year. My major highlights have been:

Recruiting our 50th community group to the network of community shareholders. We have ambitions to grow this to 63 by 2035, one for each of our Primary Substation Areas, so we are well on the way. The groups do fantastic work, some of which is highlighted in the report itself. Our priority for the coming year is to build on this great work to replicate and scale the things that already work as well as continuing to foster new ideas through our grants programme.

Scaling up Energy Solutions Oxfordshire (ESOX). This is our programme of support that helps small and medium-sized businesses (SMEs) with their decarbonisation plans. It is very important because 96% of our businesses in Oxfordshire are SMEs and they use the same amount of energy as households. Our work alongside Local Authority partners in the last year has put us on a firm footing to collaborate on a more streamlined approach to SME support. Excitingly, this work has enabled us to re-launch our Green Fund to help SMEs implement the measures recommended in the energy assessments ESOx does for them.

Looking ahead, we will have to continue to work hard to meet the ambitions we set out in the Autumn. We need to:

- continue growing our renewable energy portfolio and with very big projects if we are to reach the targets set out in our Strategy;
- keep working closely with our partners to put in place a comprehensive and reliable programme of support to help households decarbonise and reduce their bills, particularly the 23,000 households in fuel poverty and 57,000 households off the gas grid in Oxfordshire;
- work with our partners to describe and implement a comprehensive, repeatable and scalable approach to hyper-local energy planning through our Community Action Plans for Zero-Carbon Energy (CAPZero).

As we start implementing our plans, we have seen a huge ramping up of Government policy consultations and announcements following on from the publication of the Clean Power 2030 Action Plan in December 2024. This could mean that our plans might suddenly look rather unambitious in scale! I won't list them all, but two of them, in particular, could change the game for community energy. These are:

- the National Infrastructure Commission's February 2025 report on creating the capacity for the future on the electricity distribution networks. The report sets out a transformative ambition to tackle the issues around the grid edge we described so clearly in Project LEO
- the Department for Energy Security and Net Zero's (DESNZ) newly published working paper on Community Benefits and Shared Ownership for Low Carbon Energy Infrastructure. This could unlock the routes to market we very much need if we are to meet the ambitions set out in our 10-Year Strategy.

I very much hope I will be reporting with hope and enthusiasm on the impact these policies have made in my next Annual Report letter.

With best wishes and a heartfelt THANK YOU to all our community shareholders, investors and partners.

OUR HEADLINES

At Low Carbon Hub, we are committed to leading the transition to a sustainable energy future for Oxfordshire. This section highlights our progress, ongoing work and future plans.

Past successes

Our OxFutures programme continues to deliver lasting impact. It not only provided direct energy efficiency and innovation support to businesses across Oxfordshire, but also created a replicable model for delivering robust, on-the-ground support now forming the foundation of our ESOx service.

Current projects

We are currently actively delivering several key initiatives:

- **Energy Solutions Oxfordshire (ESOx)** is expanding its support for SMEs, including the delivery of funded energy assessments for local councils through the UK Shared Prosperity Fund.
- **A House Like Mine**, an Oxford City Council project in collaboration with **Cosy Homes Oxfordshire** is helping to raise awareness of retrofit by sharing real-life case studies across different house types and residents.
- **ACES** continues to support schools with energy efficiency improvements.
- **Community Action Plan for Zero-Carbon Energy (CAPZero)** completed its first full year of implementation, focusing on engaging local residents in improving energy efficiency in homes and businesses.

Planning the next steps

Looking ahead, we are preparing to launch the **ESOx Green Fund** that will provide match funding for SMEs seeking to undertake energy improvement works to their buildings.

The **Zero Carbon Oxfordshire Partnership (ZCOP)** has agreed for us to make a proposal for how to replicate and fund the CAPZero model in the Cowley Primary Substation area.

You can learn more about our strategic direction and ambition in our recently published 10-Year Strategy and Business Plan, available on our website.



Melanie Tattersall, Darcica Logistics (left) and Moira Dorey, ESOx at the Darcica warehouse in Bicester, Oxfordshire.

Energy Solutions Oxfordshire (ESOx)

Our non-domestic energy reduction service, ESOx, delivered strong results this year, continuing to support Oxfordshire's journey to net zero. It generated £116,619 in revenue through seven contracts, one framework agreement, and two private fee arrangements.

Our delivery partner, EiE at Oxford Brookes University, completed 98 building energy assessments including county-maintained schools through the ACES programme. ESOx secured a diverse mix of funding sources:

- 14 assessments for non-profits through the VCSE framework
- 54 assessments via South & Vale and Cherwell District Councils' UK Shared Prosperity Funding
- 8 assessments through Oxford's Industrial Decarbonisation programme.

We engaged with organisations across all Oxfordshire local authorities, delivering significant environmental and economic impacts. Our energy assessments identified:

- Potential carbon savings of 841 tonnes CO₂
- Potential energy reduction of 4,310 MWh annually
- Potential energy savings of 55,259 kWh per organisation (19% of energy bill).

Before implementing our recommendations, organisations typically spent an average of £28,000 annually on fossil fuels including gas, electricity and oil. The assessment reports also helped organisations secure substantial grant funding:

- My Vision Oxfordshire was awarded £30,000 for insulation, LED lighting and solar panels
- Chipping Norton Theatre received £89,000 for LED stage lighting
- Thame Players Theatre secured £20,000 for a solar panel installation.

“The whole process has been seamless! The assessment itself was so informative, and I took a lot from it in terms of best practice and quick wins that we can implement.”

Melanie Tattersall, Darcica Logistics Limited

“The Freeland Energy Group, supported by Freeland Parish Council, are delighted to be part of Eynsham CAPZero to show how local action can contribute to this objective.”

Colin Smith, Freeland Energy Group



Year one of our Community Action Plan for Zero-Carbon Energy (CAPZero)

This year marked the first year of implementation of CAPZero, a three-year initiative supported in part by a Service Level Agreement with West Oxfordshire District Council (WODC), with active involvement from their officers as well as Oxfordshire County Council.

Year one focused on establishing a strong governance framework. A Stewardship Group, made up of key stakeholders, now meets quarterly to guide strategy. Three working groups - Domestic Retrofit, Non-Domestic Retrofit, and Communication & Engagement – are up and running successfully.

Highlights include the formation of two new community groups, Freeland Energy Group and Go Green Hanborough, who join GreenTEA and First & Last Mile in mobilising local action in their parishes. Public engagement included a

series of events, culminating in the Big Home Energy Day in Eynsham, where over 100 attendees heard from local residents about their experience of energy-saving in their homes.

Communications have expanded through a growing bi-monthly newsletter, local radio interviews, and workshops delivered to West Oxfordshire District Council's Executive.

Most exciting is the wealth of learning we have amassed in the first twelve months, the enthusiasm with which the project is received, the growing collaborations and the discovery that lots of action is already happening in the local area. Net zero is possible and we're heading into year two with optimism and a clearer path towards achieving zero-carbon at a substation level.

“It’s been great to continue offering energy support, and to hear directly from schools about the on-the-ground differences even small changes can make, both to building comfort and to energy bills.”

Michael, Oxford Brookes University

Action on Carbon and Energy in Schools (ACES)

In its third year, the ACES programme continued to provide energy efficiency support to Oxfordshire’s county-maintained schools. To date, the programme has reached over 60% of these schools, achieving actual carbon savings of 55 tonnes of CO₂ as a direct result of implemented recommendations.

The potential carbon savings from all recommended actions amount to 1,437 tonnes of CO₂ out of a possible 2,521 tonnes – representing a 57% potential reduction in emissions.

In 2024/25, project partners at the Environmental Information Exchange (EiE) at Oxford Brookes University delivered 16 free energy assessments to schools.

Report recommendations included improved insulation (in boiler rooms, roofs, and walls), LED lighting upgrades, and

larger-scale measures such as the installation of renewable energy systems. Low and no-cost measures made up 38% of recommended actions such as improved energy, heating, and hot water management - simple operational changes that can result in significant savings, often exceeding those from lighting upgrades or insulation alone.

The ACES team also continued to support schools in applying for Oxfordshire County Council’s interest-free loan scheme, which helps fund the installation of rooftop solar PV systems and LED lighting.

ACES is a collaborative project between the EiE at Oxford Brookes University and Low Carbon Hub, funded by Oxfordshire County Council.



Woodstock Primary School installed solar panels through Oxfordshire County Council's loan scheme.

“Community energy is the only way forward.
I love what Low Carbon Hub does, it’s an
example of how to go forward at national level.”

Angie, GreenTEA



Community Energy Fund

In September 2024, we launched the Community Energy Fund as an open share offer, successfully raising over £600,000 by the end of March 2025. We welcomed 138 new investors to our growing membership, bringing the total to 1,906.

Funds raised have supported the installation of a solar array that sits over the Archimedes Screws at Sandford Hydro, further boosting the site’s clean energy generation. The Fund has also contributed to the expansion of the solar array at Norbar Torque Tools – marking our first 1MW rooftop solar project.

By investing in the Community Energy Fund our investor members are directly contributing to the fight against

climate change, supporting the development of renewable energy projects that cut CO₂ emissions. More community-owned energy also means lower energy bills for schools and organisations that host our solar panels.

All surpluses are reinvested into community benefit, growing community energy projects in Oxfordshire and beyond, supporting both renewable generation and energy efficiency initiatives.

Because the open offer isn’t tied to specific projects, it gives us the flexibility to act on new opportunities as they arise. As existing projects begin to return capital, we are able to reinvest that into new projects – accelerating our impact and driving even greater climate action.

“The Whole House Plan was extremely helpful, providing a detailed cost breakdown and will help us prioritise our next steps.” Louise, Marston, Oxford

A House Like Mine

A House Like Mine is a collaborative project designed to show that home retrofit can be achievable, relatable, and worth the investment. Many of us want to cut energy bills and reduce our carbon footprint – but it can be hard to know where to start.

Led by Oxford City Council in partnership with Cosy Homes Oxfordshire and Low Carbon Hub, the project helps people access the information and support they need to create a healthier, more energy-efficient home.

It features 12 real-life case studies from homes across Oxford – from Victorian terraces to mid-century semis. But it’s not just about buildings. These stories reflect the people who

live in them – renters and landlords, families, couples, and individuals – each exploring what retrofit could look like for them.

Each case study includes a tailored Whole House Plan from Cosy Homes Oxfordshire, showing what improvements are possible, in what order, and at what cost. The aim is to help people recognise a home like theirs and feel confident taking the next step.

Hosted on the Cosy Homes Oxfordshire website, the project also includes advice on funding and planning – turning inspiration into action.



"An investment with the Low Carbon Hub offers sound financial and technical judgement with the highest ethical and community standards."

Colin, Investor Member



Improvements at Sandford Hydro

Our renewable energy portfolio performed well over the last year, with improved reliability across all generating assets. The most significant improvement work focused on Sandford Hydro, where a series of upgrades have enhanced year-round performance.

To address reduced generation during periods of low river flow when the screws cannot operate, we have covered the whole south-facing part of the plant in solar PV panels. This ensures the site can generate clean energy even when water levels are too low.

Another major improvement tackled the issue of algae build up on the turbine screws, which reduces generation capacity by creating drag on the blades. Previously this required difficult cleaning each summer. Since algae needs sunlight to grow, we have covered the turbine blades themselves with solar PV panels, both blocking light passage for algae growth and adding to overall generation capacity at the site.

We also constructed an entirely new plant room, complete with PV-panelled roof, to improve conditions for the equipment as well as deliver improved system reliability.

Together, these upgrades make Sandford Hydro much more resilient to changing weather patterns, increase the clean energy output as well as health and safety at the site.

“I was delighted to be part of the event,
learnt a lot, and made some good contacts.
Thank you for inviting me.”

Angus, Heat Clanfield

Fifty fantastic communities

Our community groups are at the heart of Low Carbon Hub's work. This year, we proudly welcomed four new members, bringing our total to a 'Fantastic Fifty!': First and Last Mile CIC, Phoenix Energy Community, Go Green Hanborough, and Heat Clanfield Limited.

These diverse and passionate groups are united in the common goal of building a zero-carbon energy future. Whether through community transport, heat networks, or energy efficiency projects, they are helping create local, sustainable change.

Community energy has been a big focus this year, with five groups securing or applying for national Community Energy Fund grants for Stage One Feasibility Studies into community energy projects. In a community meeting they inspired all our groups by sharing their knowledge and experiences (see photo below).

First and Last Mile CIC runs a vital community transport service in Eynsham, reconnecting isolated rural communities. One user shared: “It's my lifeline... an absolute godsend.”

Phoenix Energy Community, formed from three local environmental groups, is exploring a community battery project to support renewable energy use in Thame, Long Crendon and Haddenham.

Go Green Hanborough launched in March to support the Community Action Plan for Zero-Carbon Energy (CAPZero), engaging over 40 residents in their first outreach event.

Heat Clanfield Limited grew out of existing group; One Planet Clanfield, to investigate renewable heat networks and battery storage solutions for local homes and businesses.

Together, these groups are driving real progress toward a zero-carbon Oxfordshire.



OUR IMPACT

We measure the impact we achieve against four key metrics:
Planet, Prosperity, People, and Perception.

Planet

We reduce Oxfordshire’s carbon emissions by increasing renewable energy generation, reducing energy demand and supporting more efficient use of our local electricity network.

Our programmes support thousands of residents, organisations and communities across Oxfordshire to get started on their journey to net zero.

Our portfolio



56
renewable energy installations



24.3
MW installed capacity



24.19
GWh generated in 2024-25



5,456
tonnes of CO₂ saved in 2024-25



72
kWh of battery storage

Plans to net zero



48
Whole House Plans carried out



98
Energy efficiency assessments carried out



1
CAPZero report delivered

Prosperity

Our portfolio of community-owned renewables provides the organisations that host them with discounted electricity and a cost-effective way to reduce their carbon footprint. Together they form the Low Carbon Hub’s engine – producing green electricity to power Oxfordshire, and a sustainable income stream to help transform the way we generate, use and store energy in our communities to the benefit of people, and the planet.



£10,094,961
Total investment by our members



£511,715
Surpluses spent on community benefit in 2024-25



£484,255
Interest to investors in 2024-25



£135,549
Savings on bills for our hosts in 2024-25

People

Collaboration is at the heart of everything we do – from our community groups, host organisations, programme partners, and funders, to everyone who subscribes to our newsletters and helps spread the word on social media. Together they form an incredible ecosystem that supports the transformation towards a zero-carbon energy system.



1,906
Investor Members
who help finance the upfront costs of our projects and whose investments bring energy into community ownership



14,306
Network of supporters



50
Low carbon community groups
in our network who share our aims



118
people from 48 organisations working in partnership with Low Carbon Hub



47
Hosts for rooftop solar

Perception

We are committed to developing sustainable energy for community benefit. We aim to be a transparent and trusted partner, sharing knowledge and expertise openly.

To ensure we meet this commitment, we survey our stakeholders – host partners, community members, investor members, project partners, and others – annually to see how we're doing and how we can improve.

This summary is based on 45 responses to the "How are we doing?" Low Carbon Hub stakeholder survey, Spring 2025.

93%

perceive Low Carbon Hub to be quite or highly committed to the creation of a zero-carbon energy system that's good for people and good for the planet.

93%

report quite high or high trust in Low Carbon Hub to deliver community centred solutions that support the creation of a zero-carbon energy system.

69%

report we had a moderate or substantial difference to their knowledge of the changes we can make about the way we use, store or generate energy in our homes, organisations and community to support the transition to a low carbon energy system.

60%

report we made them more positive about the potential of community-centred solutions to energy issues.

76%

report we have contributed to them taking some or substantial action on energy or environmental issues.

Delivering community benefit

The electricity we generate provides us with a sustainable income stream to support further carbon-cutting activity and leverage additional funding from grants and contracts.

Community benefit income*

	2024/25	2023/24	2023/24
Income	IPS	CIC	IPS
Own surpluses	£511,715		£473,262
Unrestricted grants and donations	-	£237	£50
Restricted grants and donations	£15,125	£66,557	£14,095
Service contracts	£127,391	£92,431	-
Total community benefit income by organisation	£641,695	£159,225	£487,407
Total community benefit income	£654,231		£646,632

Community benefit expenditure

	2024/25	2023/24	2023/24
Summary	IPS	CIC	IPS
Community grants programme	£19,971		£18,450
Local energy programme	£598,524	£96,592	£573,665
Total community benefit spend by organisation	£618,495	£96,592	£592,115
Total	£618,495		£688,707

Income

We use our surpluses to leverage significant additional donations, grants and contracts to further our mission. We are most grateful to all our funders for their support of our work. In particular, our members who have donated shares and interest, and Westmill Solar Co-operative for their ongoing support of our community buildings energy assessment work.

This includes:

- Grants and support to community energy enterprises
- Funding, help, and advice to support community action
- Innovation initiatives to accelerate the transition to net zero.

You can read more about our community benefit programmes on page 18.

Expenditure

We use our community benefit income to deliver community benefit activities, either in the form of grants or by directly carrying out activities ourselves to support community action on climate change.

With restricted grants and donations, where monies were spent on capital investments, these monies have been treated as deferred income in the Balance Sheet and will be released as income into the Profit and Loss Account over the useful life of the investments.

*Starting in 2023/24, we moved all activity into the IPS. So from 2024/25 onward, we only report on the IPS, whereas in previous years we reported on both the CIC and the IPS.

"This year has been an amazing journey – learning how renewable energy works in the real world, and how I can be part of something bigger."

Tristan Turner, Low Carbon Hub apprentice



Supporting community action

Our network of 50 low carbon community groups sit at the heart of Low Carbon Hub. We offer training, advice, support and regular events to help them transform their neighbourhoods into vibrant and sustainable communities.



Energy advice

Our community energy champions have delivered 49 hours of energy advice across 206 conversations.



Our new network members

First and Last Mile CIC
Phoenix Energy Community
Go Green Hanborough
Heat Clanfield Limited



Grant supported groups

Hardwick Community Energy - Training a Draughtbusting team to improve energy efficiency in 27 old, hard-to-heat tenanted cottages.

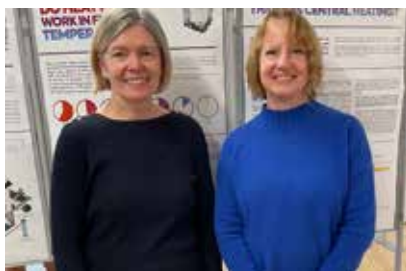
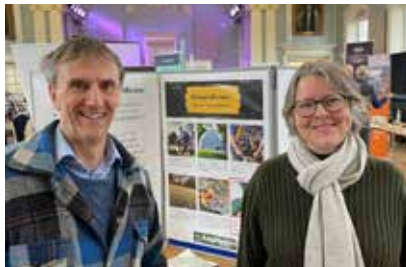
Low Carbon Oxford North - Continuing their 'Housewarming' workshops and events, and creating support materials on heat pumps, solar PV systems, and battery storage.

West Oxford Community Renewables - Installing a digital display and new signage at Osney Lock Hydro to enhance visitor experience.

Low Carbon West Oxford - Using a solar powered stage to host West Oxford Fun Day, promoting renewable energy.

“Thank you for taking part in the Chinnor Community Energy Expo. Your presentation and advice were invaluable, and we are very grateful for your support.”

Maureen and Ali, Chinnor & Thame FoE



First & Last Mile CIC – Providing MiDAS (Minibus Driver Assessment Scheme) driver training to improve skills and safety for their community transport service.

Oxford Friends of the Earth – Developing resources to promote a National Lobby of Parliament to highlight the urgency of climate and energy action.

Go Green Hanborough – Producing materials for stalls and workshops to help locals reduce energy use.

Low Carbon East Oxford – Supplying materials to carry out simple energy-saving improvements in people's homes, as identified through thermal imaging.

Deddington Environment Network – Creating materials for talks and workshops on energy efficiency, heat pumps, and solar technology.

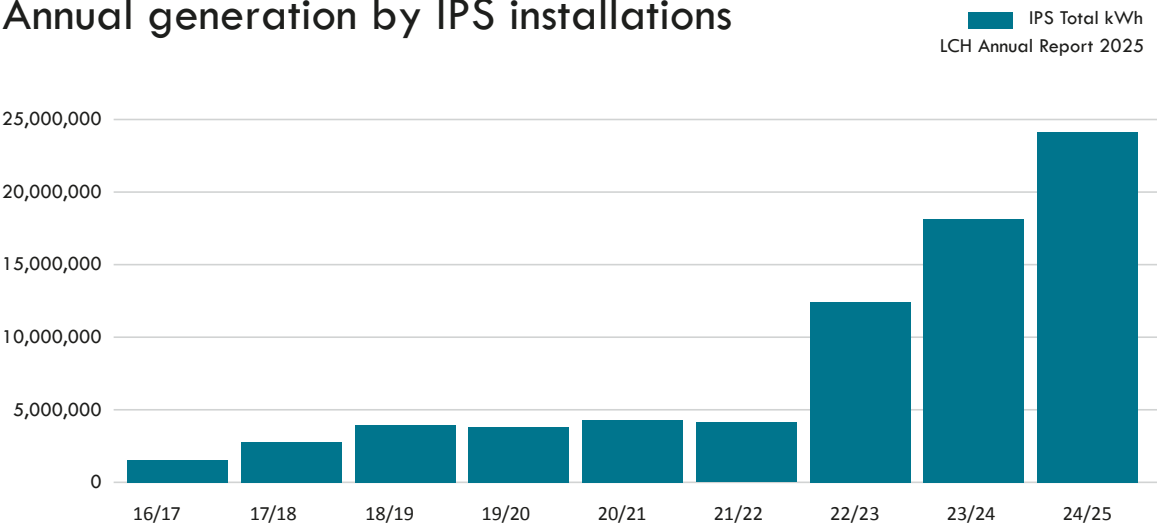
Sustainable Duns Tew – Buying a secure cycle shed for community electric bikes.

Barford Environment Network – Developing workshop resources and a website on reducing energy use.

ANNUAL PERFORMANCE SUMMARY

Our generation portfolio

Annual generation by IPS installations



Our generation portfolio forms the engine that powers Low Carbon Hub. In 2024/25, we saw strong performance across the portfolio, with Ray Valley Solar continuing

to exceed expectations. Improved performance monitoring also contributed to increased uptime across our rooftop installations. You can view the full list of

our energy-generating sites, supported by over £10 million in investment from 1,906 investor members, on our website.

	Total installed capacity	2024/25 generation (kWh)	% of predicted	CO ₂ tonnes saved
IPS rooftop solar	4.6 MW	3,455,584	96.9%	779
Ray Valley Solar	19.2 MW	19,954,702	103%	4,497
Sandford Hydro	485 kW	776,877	58.5%	175

Investment performance

The investment by portfolio and return to investors summarised:

Portfolio	Number of investors	Total investment at year end	Change in equity	Interest rate	Total interest to be paid out
Community Energy Fund	1,906	£10,094,961	(£259,065)	5%	£484,255



Rooftop solar portfolio

Capacity MW	Generation kWh	CO ₂ tonnes saved
4.6	3,455,584	779

Last year marked another strong period for our rooftop solar portfolio, delivering 97% of predicted generation. We expanded our network with a new array at Norbar Torque Tools Limited – our first ever 1MW rooftop installation – increasing total installed capacity.

We also introduced an automated billing system, improving efficiency and enabling real-time data monitoring. This has reduced response times to issues and improved site availability, boosting clean energy generation and environmental impact.



Ray Valley Solar

Capacity MW	Generation kWh	CO ₂ tonnes saved
19.2	19,954,702	4,497

Ray Valley Solar, the UK's largest community-owned ground mount solar park, performed exceptionally this year, generating 103% of predicted output and saving 4,497 tonnes of CO₂. Bi-facial panels, which capture sunlight from both sides, helped boost efficiency.

We installed five bee hives, brought in a professional beekeeper and have enjoyed our first batch of Ray Valley honey. Initially the hives were located too close to the maintenance workers and, after their high-vis jackets began attracting the bees, they were moved to a better location, allowing bees and team members to coexist in harmony.



Sandford Hydro

Capacity kW	Generation kWh	CO ₂ tonnes saved
485	776,877	175

Following several upgrades, clean energy generation at the site is improving, reaching 59% of predicted output. While still below target, the upward trend is encouraging, with further upgrades planned.

Repair work led to more vehicle traffic than usual across the fields to Sandford, leaving the track rutted. It's now being restored – the ruts have been ploughed out, grass seed laid, and the fields closed to vehicles while the new grass establishes.

We also increased the site's energy producing potential with new solar panels on the turbine house and over the screws (see page 12).

GOVERNANCE REPORT

Governance

The Board is the principal decision-making body in the IPS. It is collectively responsible for ensuring that the business is run according to the Co-operative and Community Benefit Societies Act 2014 and the Financial Conduct Authority guidance on its implementation. This includes the long-term success of the business for the benefit of the community according to the Objects as set out in the Rules of the Society, which include delivering a reasonable investment return to Low Carbon Hub members.

The Chief Executive proposes strategy to the Board and is then held accountable by it for delivery of the agreed strategy. The Board ensures effective corporate governance, succession planning, and stakeholder engagement. The Board is also responsible for ensuring that effective internal controls and risk management systems are in place.

The Board comprises Executive Directors – Low Carbon Hub’s senior management – and Non-Executive Directors who bring additional skills and experience and an independent perspective that is separate from its day-to-day operations. The Directors set the tone and lead by example. This is particularly true of Executive Directors, and each of the Non-Executive Directors has a specific responsibility to provide support to the Low Carbon Hub team beyond simple attendance at Board meetings.

As part of this, the Board has formally delegated certain governance responsibilities to its Board Committees as briefly outlined below and set out in more detail on the website. Prior to appointment, each prospective Non-Executive Director confirms that they will have sufficient time available to be able to discharge their responsibilities effectively and that they will have no conflicts of interest. This is discussed by the Board before any appointment is made.

The Board meets formally about eight times a year and individual Non-Executive Directors carry out other duties in addition, including the activities of the Board Committees. Board meetings are not exclusively for Directors; other members of staff are included to add their expertise on particular topics and to ensure broader links between the Board and the Low Carbon Hub’s team.

The Board is responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations and United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Practice and applicable law) including FRS 102. The financial statements must give a true and fair view of the state of affairs of the Low Carbon Hub and its excess of income over expenditure for that period.

In preparing these financial statements, the Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and accounting estimates that are reasonable and prudent;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the society will continue in business.

The Board is also responsible for keeping adequate accounting records that are sufficient to show and explain the Society’s transactions and the financial position of the Society, and to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. The Board is also responsible for safeguarding the assets of the Society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board is responsible for the maintenance and integrity of the corporate and financial information included on the Society’s website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Board Members

Re-election of Directors previously appointed by the Members

Under the Low Carbon Hub IPS Rule 18.1, one third of the Directors elected by the members must stand down at each AGM. This group is made up of those who have served the longest since their last election or re-election (Rule 18.2). Chukwuemeka Godwin Nwangele will step down as a Director. Maxine Frerk and Lenah Oduor will also step down, having been selected by lot under Rule 18.2, and both are standing for re-election.



Key to Committee Members

A	Audit Committee
GR&N	Governance, Risk and Nominations Committee
I	Investment Committee
IM	Impact Committee
R	Remuneration Committee
S	Strategy Committee
*	Denotes Chair of Committee

Board of Directors and Executive Team



Steve Drummond

Chairman, Non-Executive Director **GR&N**

Board member since 2013, brings 40 years of energy sector experience. CEO of Electrogenic Limited.



Barbara Hammond, MBE

CEO, Executive Director **A, GR&N, R, S**

Founder and CEO since 2012, drives sustainability initiatives, pioneering community energy and leading Low Carbon Hub.



Mairi Brookes

Smart Energy Systems Director, Executive Director **IM, S**

Board member since 2023, drives community energy, focuses on carbon emissions reduction and innovation.



Maxine Frerk

Non-Executive Director **R*, S**

Board member since September 2023, leverages grid edge expertise, enhancing customer communication and innovation at Low Carbon Hub.



Al Kitchen

Non-Executive Director **IM*, R**

Board member since September 2023, champions community engagement, representing affiliated organisations and advancing Low Carbon Hub's mission.



Tim Jones

Renewables Portfolio Director, Executive Director **I**

Board member since 2023, brings 35 years' energy sector experience, managing renewables investments.



Mish Tullar

Non-Executive Director **IM, S***

Board member since June 2023, leads strategy development, leveraging corporate communication expertise and collaboration with Oxford City Council.



Lenah Oduor

Non-Executive Director **A***

Board member since September 2023, brings financial expertise, chairing the Audit Committee at Low Carbon Hub.



Rob Kesterton

Non-Executive Director **A, I***

Board member since June 2023, merges finance acumen with renewable energy experience, chairing the Investment Committee for Low Carbon Hub.



Chris Woolhouse

Non-Executive Director **GR&N***

Board member since June 2023, leads governance, leveraging legal expertise and commitment to the low-carbon transition at Low Carbon Hub.



Chukwuemeka Godwin Nwangele

Non-Executive Director **I, S**

Board member since July 2023, serves on the Investment Committee.

Our committees

Board Committees

The Board Committees support the Board in specific areas of its responsibilities, as outlined below and set out in more detail on the website. The Committee Chairs provide regular updates to the Board on committee meetings and activities.

Audit Committee

- Reviews and monitors the integrity of financial information prior to publication, ensuring that the Annual Report as a whole is fair, balanced, and understandable
- Oversees systems of internal control and risk management
- Approves internal and external audit processes
- Maintains relationship with auditors
- Carries out in-depth reviews of specific risks, ensuring that risks are appropriately identified, managed, and mitigated.

The Committee consists of two Non-Executive Directors, one of whom is the Board member responsible for finance, one of whom is the Chair of the Investment Committee, and both of whom are independent. It is chaired by the Non-Executive Director for Finance. The members of the committee at the date of this report are:

Lenah Oduor, Non-Executive Director Responsible for Finance and Committee Chair

Barbara Hammond, Executive Director

Rob Kesterton, Non-Executive Director and Chair of Investment Committee

In attendance:

Sam Clutton, Head of Finance

External Audit

Richardsons were the external auditor for 2024/25. They provided the committee with relevant reports, reviews, information and advice, as set out in their engagement letter.

Impact Committee

- Oversees the Impact and Innovation Programme
- Reviews and recommends the Community Grants Policy, ensuring that it promotes the delivery of the Low Carbon Hub's strategy and the long-term sustainable success of the business
- Reviews, assesses and makes the final decisions on awarding Community Grants

- Oversees and provide Governance for the whole Community Granting process
- Provides proportionate and appropriate transparency and accountability to all stakeholders.

The Committee consists of two Non-Executive Directors and one Executive Director. It is chaired by a Non-Executive Director. The members of the Committee at the date of this report are:

Al Kitchen, Non-Executive Communities Director and Committee Chair

Mish Tullar, Non-Executive Director

Mairi Brookes, Executive Director

In attendance:

Catherine Ryan, Community Engagement Manager

Dale Hoyland, Oxfordshire Retrofit Team Lead, Oxfordshire County Council

Governance, Risk and Nominations Committee

- Reviews the Board's size, structure, and composition, including the recommendation of new appointments to the Board
- Monitors the balance of skills, knowledge, experience, independence, and diversity of the Board and its committees to ensure that they remain appropriate
- Oversight of succession planning and development plans of the Board and senior management
- Reviews the governance framework, including the IPS's compliance with applicable laws and regulations, particularly the Co-operative and Community Benefit Societies Act 2014 and accompanying guidance
- Evaluates the effectiveness of the Board and its committees
- Monitors compliance against the UK Corporate Governance Code
- Carries out in-depth reviews of specific risks, ensuring that risks are appropriately identified, managed, and mitigated.

The Committee consists of two Non-Executive Directors and the Chief Executive. The members of the committee at the date of this report are:

Chris Woolhouse, Non-Executive Director and Committee Chair

Steve Drummond, Non-Executive Director and Board Chair

Barbara Hammond, Executive Director

Investment Committee

The Investment Committee oversees investment in new projects and monitoring of the existing renewables portfolio. Its terms of reference include:

Investment

- Review all new investments for compliance with the strategy set by the Board
- Approve “standard” rooftop solar schemes under existing delegated powers from the Board
- Assess and updating the detailed terms of those investments including lease terms, tariffs, etc
- Assess and guide the detailed terms of non-standard investments, which will be approved (or otherwise) by the full Board – ensuring that the important questions have been asked and the project detail is fully understood so there can be a meaningful discussion and decision made by the Board
- Guide the principles of the financial modelling and price determination for investments.

Portfolio monitoring

- Oversee the portfolio monitoring processes to ensure they are appropriate
- Develop a reporting process so the Board has meaningful but concise information regarding its existing portfolio of assets
- Provide guidance to management regarding specific issues that arise and refer to the full Board as appropriate.

The Committee consists of the Renewables Portfolio Director, and two Non-Executive Directors, both of whom are independent. It is chaired by a Non-Executive Director. The members of the Committee at the date of this report are:

Rob Kesterton, Non-Executive Director and Committee Chair
Chukwuemeka Godwin Nwangele, Non-Executive Director
Tim Jones, Executive Director and Renewables Portfolio Director

Non-voting members:

Barbara Hammond, Executive Director

Sam Clutton, Head of Finance

Kim McLaren provides the secretariat for the Committee.

Remuneration Committee

- Recommends and reviews the Remuneration Policy, ensuring that it promotes the delivery of our strategy and the long-term sustainable success of the business

- Approves remuneration and benefits for the Executive Directors and Non-Executive Directors
- Approves remuneration principles throughout the business.

The Committee consists of the CEO and two Non-Executive Directors, both of whom are independent. It is chaired by a Non-Executive Director. The members of the Committee at the date of this report are:

Maxine Frerk, Non-Executive Director and Committee Chair

Barbara Hammond, Executive Director and CEO

Al Kitchen, Non-Executive Communities Director

In attendance: Sam Clutton, Head of Finance

Strategy Committee

The Strategy Committee works with the Chief Executive on the long-term development of strategies and plans for the Low Carbon Hub. The Committee supports the Chief Executive to:

- Undertake a comprehensive strategy review to refresh the mission and business objectives of the Company
- Produce, review and update a vision statement for the Company for consideration by the Board
- Develop both long-term (10-year) and short-term (3-year) business plans for consideration by the Board
- Refresh and updates these strategies and plans as required
- Propose the appointment of any external consultants as required to advise the Company on its strategic direction for consideration by the Board
- Horizon scan, research and make recommendations to the Board on the major financing plans of the Company and other major strategic issues influencing the development of the Company
- Provide governance as an “innovation gateway” for non-capital projects that aren’t naturally considered by the Investment Committee
- Support the development of strategic partnerships as appropriate to further the work of the Company and its relationship with Government.

The Committee consists of three Non-Executive Directors and two Executive Directors. It is chaired by a Non-Executive Director. The members of the Committee at the date of this report are:

Mish Tullar, Non-Executive Director and Committee Chair

Mairi Brookes, Executive Director

Maxine Frerk, Non-Executive Director

Barbara Hammond, Executive Director

Chukwuemeka Godwin Nwangele, Non-Executive Director

Directors' Report

Principal activity

The IPS's principal activity is the development, ownership, and operation of renewable energy power generation installations. Surpluses from these activities are applied to the benefit of the community, as defined by the Objects of the organisation. The aim is to prove we can meet our energy needs in a way that's good for people and good for the planet.

Income is reinvested in further carbon-cutting projects. We help local organisations become more energy efficient, fund green innovation, and back further community energy projects. We make every pound of investment work hard to bring our vision of a smart and fair energy system to life.

Going concern

The Directors, after reviewing Low Carbon Hub's operating budgets, investment plans, and financing arrangements, consider that the IPS has sufficient financing available at the date of approval of this report. Accordingly, the Directors are satisfied that it is appropriate to adopt the going concern basis in preparing the Annual Report and Accounts.

A full description of Low Carbon Hub's business activities, financial position, cash flows, liquidity position, committed facilities, and borrowing position, together with the factors likely to affect its future development and performance, is set out in the Strategic Report and the Financial Report.

Viability statement

The Directors have assessed the prospects of Low Carbon Hub over a three-year period to October 2026. This has taken into account the business model, strategic aims, risk appetite, and principal risks and uncertainties, along with the Society's current financial position. Based on this assessment, the Directors have a reasonable expectation that the Society will be able to continue in operation and meet its liabilities as they fall due over the three-year period under review.

Events after the balance sheet

On review by the Directors there are no subsequent events that have material implications on the financial statement to 31 March 2025.

Capital structure

As of 31 March 2025, the Society had in issue 10,095,011 withdrawable £1 shares.

Interest payments to shareholders

The consolidated accounts for the Low Carbon Hub IPS Limited show a net trading surplus of £223,770. As set out on the FCA guidance, the IPS must demonstrate that the surplus is adequate to cover the interest payments to shareholders; this amount is adequate for the amount agreed.

The Board has therefore approved interest payments to Members for the financial year 2024/25 that are fully in line with the expectations set out in the individual share offers on the basis of which Members invested.

Conflicts of interest

Directors are required to disclose their interests to the Board, highlighting any actual or potential conflicts of interest with their duties and responsibilities as a Director. A register of interests is maintained by the Company Secretary and reconfirmed every six months.

The Board has looked closely at the other appointments held by Directors, details of which are contained in their biographies, and considers that the Chair and each of the Directors are able to devote sufficient time to fulfil the duties required of them under the terms of their contracts or letters of appointment.

During the year no Director declared a material interest in any contract of significance with Low Carbon Hub or any of its subsidiary undertakings, other than any third-party indemnity between each Director and the Company.

Annual General Meeting (AGM)

The Low Carbon Hub IPS Limited's AGM will take place online at 18:30 on Monday 13 October 2025. Members and the Directors are entitled to attend the AGM. Voting is conducted electronically.

Auditor

Richardsons were the external auditor for 2024/25. They provided the Audit Committee with relevant reports, reviews, information and advice, as set out in their engagement letter. So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Each director has taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to ensure that the company's auditor is aware of that information.

Statement of directors' responsibilities

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

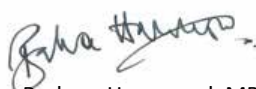
They are also responsible for ensuring that the financial statements give a true and fair view of the state of affairs of the Society as at the end of the financial year and of the surplus or deficit of the Society for that period.

In preparing the financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Society will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Society's transactions and disclose with reasonable accuracy at any time the financial position of the Society. They are also responsible for safeguarding the assets of the Society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Board on 29 July 2025.



Barbara Hammond, MBE
Chief Executive Officer of
The Low Carbon Hub IPS Limited

"The first two phases of the roof at Norbar were so successful and contributed so well to our energy costs that really it was a no-brainer. I can't understand why anyone wouldn't do this".

Neill Brodey, Chairman,
Norbar Torque Tools Limited

FINANCIAL STATEMENTS



Independent auditor's report

To the Members of The Low Carbon Hub IPS Limited

for the year 2024/25

Opinion

We have audited the financial statements of Low Carbon Hub IPS Limited (the 'Society') for the year ended 31 March 2025 which comprise the Consolidated Statement of Financial Position, the Consolidated Income Statement, the Consolidated Statement of Other Comprehensive Income, the Consolidated Statement of Changes in Equity, the Consolidated Cash Flow Statement and the related notes to the consolidated accounts, along with the Society's Statement of Financial Position, the Society's Income Statement, the Society's Statement of Changes in Equity and the related notes to the Society's accounts, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- Give a true and fair view of the state of the group and Society's affairs as at 31 March 2025 and of the group and Society's income and expenditure for the year then ended;
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- Have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the Society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the boards' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Society's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the boards with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The boards are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- The society has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation;
- The revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the society's books of account; or
- We have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the Board

As explained more fully in the board's responsibilities statement, page 26, the board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board are responsible for assessing the Society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the boards either intend to liquidate the Society or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance around actual and potential litigation and claims.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities.

This description forms part of our auditor's report.

Use of our report

This report is made solely to the Society's Members, as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Society's Members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Society and the Society's Members as a body, for our audit work, for this report, or for the opinions we have formed.

Richardsons, Statutory Auditor
Chartered Accountants
30 Upper High Street
Thame
Oxfordshire
OX9 3EZ

Date: 29 July 2025





Watch the drone
footage celebrating
the installation of
more rooftop solar
for Norbar

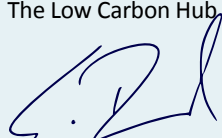


Consolidated statement of financial position


	Notes	2024/25 £	2023/24 £
Intangible fixed assets	7	7,307	7,796
Tangible fixed assets	8	15,933,138	16,198,880
		15,940,445	16,206,676
Current assets			
Debtors	9	1,303,639	719,642
Cash at bank and in hand	10	1,429,768	1,769,835
		2,733,407	2,489,477
Creditors: Amounts falling due within one year	11	2,498,095	1,565,320
Net current assets / (liabilities)		235,312	924,157
Total assets less current liabilities		16,175,757	17,130,833
Creditors: Amounts falling due after more than one year	12	9,364,976	9,946,974
		6,810,781	7,183,859
Total net assets		6,810,781	7,183,859
Capital and Reserves			
Share equity	13	10,025,029	9,687,772
Income and expenditure account		(3,214,248)	(2,503,913)
Members' funds		6,810,781	7,183,859

Signed on behalf of the Board and authorised for issue 29 July 2025.

Steve Drummond
Chair
The Low Carbon Hub IPS Limited



Barbara Hammond
Director CEO
The Low Carbon Hub IPS Limited



Consolidated income statement

	Notes	2024/25 £	2023/24 £
Income			
Electricity sales		2,075,022	1,963,491
FIT income		472,774	417,481
Interest income		16,057	10,767
Government grant income		193,702	340,802
Other income		186,959	17,520
		2,944,514	2,750,061
Expenditure			
Community benefit donations	3	125,587	42,325
Depreciation/amortisation expense	7 & 8	845,490	822,084
Administration fees	4	2,056,680	1,846,147
Interest payable	5	142,837	228,098
		3,170,594	2,938,654
Earnings before tax and Members' interest		(226,080)	(188,593)
Members' interest payments	5	484,255	456,968
Deficit for the year		(710,335)	(645,561)
Taxation	6	-	-
Deficit transferred to retained reserve		(710,335)	(645,561)

Consolidated statement of other comprehensive income

	Notes	2024/25 £	2023/24 £
Deficit for the year		(710,335)	(645,561)
Total other comprehensive income		-	-
Total comprehensive income for the year		(710,335)	(645,561)

Consolidated statement of changes in equity

	Share capital	Income and expenditure account	Total shareholders' funds
	£	£	£
At 31 March 2023	9,899,703	(1,858,352)	8,041,351
Deficit for the year		(645,561)	(645,561)
Other comprehensive income	-	-	-
Issue of new equity shares	35	-	35
Repayment of shares	(211,966)	-	(211,966)
At 31 March 2024	9,687,772	(2,503,913)	7,183,859
Deficit for the year		(710,335)	(710,335)
Other comprehensive income	-	-	-
Issue of new equity net of shares	636,723	-	636,723
Repayment of shares	(299,466)	-	(299,466)
At 31 March 2025	10,025,029	(3,214,248)	6,810,781

Consolidated cashflow statement

	Year ending 31 March 2025	Year ending 31 March 2024
Profit for the year	(710,335)	(645,561)
Adjustments for		
Depreciation	845,940	822,084
Interest paid	142,837	228,098
Interest income	(16,057)	(10,797)
Loss on fixed assets	88,615	30,004
Community benefit donations	125,587	42,325
Members payments	484,255	456,968
Changes in working capital		
(Increase)/decrease in debtors	(583,997)	3,909,380
Increase/(decrease) in creditors	477,726	(1,085,209)
Cash generated from operations	854,571	3,747,292
Cash flows from investing activities		
Purchase of tangible fixed assets	(694,714)	(166,660)
Proceeds from sale of fixed assets	26,840	287,167
Interest received	16,057	10,797
Community benefit donations received/(paid)	22,745	(36,914)
Net cash used in investing activities	(629,072)	94,390
Cash flows from financing activities		
Repayment of loans	(303,018)	(1,807,075)
Fundraising proceeds/(costs)	337,257	(211,931)
Interest paid	(142,837)	(228,098)
Interest paid to members	(456,968)	(445,244)
Net cash used in financing activities	(565,566)	(2,692,348)
Net (decrease)/increase in cash and cash equivalents	(340,067)	1,149,334
Cash and cash equivalents at beginning of year	1,769,835	620,501
Cash and cash equivalents at end of year	1,429,768	1,769,835

Reconciliation of consolidated net debt

	1 April 2024	Cash flows	Other non-cash changes	31 March 2025
	£	£	£	£
Unrestricted cash at bank (see Note 10)	1,742,835	(361,168)	-	1,381,667
Loans due within one year	(565,795)	(85,455)	-	(651,250)
Loans due after one year	(5,473,457)	388,471	-	(5,084,986)
Net debt	(4,296,417)	(58,152)	-	(4,354,569)

Loans consist of Triodos Bank loan and three loans from Oxford City Council for Salix, Non Salix, and fish pass facilities. The loans stated are at net of finance arrangement fee.

Notes to the consolidated financial statements

1 Entity information and Statement of compliance with FRS 102

The Low Carbon Hub IPS Limited is a registered society under the Co-operative and Community Benefit Societies Act 2014. Registration number 31903R. Registered office: Holywell House, Osney Mead, Oxford OX2 0ES.

These financial statements were prepared in accordance with Financial Reporting Standard 102 and in accordance with applicable accounting standards.

The principal accounting policies adopted by the Society are set out in Note 2.

2 Accounting policies basis of preparation

The consolidated financial statements include the result of the subsidiary companies, Low Carbon Hub Sandford Hydro Limited and Ray Valley Solar Limited.

The Financial Statements have been prepared under the historical cost convention using the following accounting policies:

Leasing accounting policy

Rentals payable under operating leases are charged to expenditure on a straight line basis over the term of the relevant lease.

Judgements

The main judgements made by the Directors in preparing the Financial Statements are the use life of tangible fixed assets and whether there has been any impairment in the value of fixed assets.

Income

The income shown in the Income and Expenditure Account represents amounts receivable during the year in respect of services provided by the group.

Grants to fund the acquisition of tangible fixed assets (both government grants and grants from other entities) are credited to deferred income upon receipt. They are then released to income (to match against the related depreciation charge) over the useful life of the asset funded by the grant. Grants to cover expenses are recognised in income in the period in which the expense is incurred.

Tangible fixed assets

Tangible fixed assets are stated at cost. Cost includes all costs incurred to bring assets into service, including legal fees, construction costs, development fees were payable to The Low Carbon Hub CIC, up until 31 March 2023, and an allocation of financing costs.

Depreciation is calculated to write off the cost of an asset on a straight-line basis over the expected useful life of the asset. Capital grants are recognised at their fair value where there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. These grants are credited to deferred income and so are released to the income statement over the expected useful life of the asset.

Rooftop solar PV arrays - The Low Carbon Hub IPS Limited

The useful life of solar PV arrays is estimated based on the duration of the FIT payments that are receivable in respect of that array, which are typically 20 years.

Inverters used on solar PV arrays are anticipated to have a shorter useful life than the arrays themselves. In recognition of this, these are separated out from the array they support and are depreciated over 10 years.

Ground mounted solar PV arrays - Ray Valley Solar Limited

The useful life of solar PV arrays is estimated to be 20 years.

Inverters used on solar PV arrays are anticipated to have a shorter useful life than the arrays themselves. In recognition of this, these are separated out from the array they support and are depreciated over 10 years.

The landscaping and infrastructure costs are depreciated over 38 years, this being the operational lease length of the site.

Hydro plant and machinery - Low Carbon Hub Sandford Hydro Limited

The useful life of the Sandford Hydro plant is estimated to be 40 years based on the lifespan of the civil engineering works.

The plant machinery is anticipated to have a shorter useful life than the plant and is depreciated over 10 years.

The carrying values of tangible fixed assets are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable.

Loans

Third-party loans are net of external finance arrangement fees.

Taxation

No deferred tax asset is currently recognised in respect of any taxation losses.

Derivatives and financial instruments

Financial instruments are classified and accounted for, where appropriate, according to the substance of the contractual arrangement as either financial assets, financial liabilities or equity instruments.

Interest on Members’ equity

Interest on Members’ equity is recorded as an expense once the interest payment has been agreed by the Board. All interest payments are made at the discretion of the Board and therefore no accrual is made for interest payments not yet declared.

3 Community benefit donations

In accordance with the Society’s aims and objectives, The Low Carbon Hub IPS Limited directly distributes community benefit donations. These funds are used to support activities within Oxfordshire focused on improving energy efficiency, and on increasing the amount of energy produced from community-owned renewable sources. During the year, direct donations of £125,587 (2024: £42,325) were recorded as expenses.

4 Administration costs

Administration costs are made up of the following:

	2024/25 £	2023/24 £
Staff Costs (see Note 14)	1,025,334	933,034
Other admin fees	302,384	422,061
Other operations and maintenance fees	640,347	486,107
Loss on disposal of Fixed Assets	88,615	4,945
	2,056,680	1,846,147

The audit fee for the year ending 31 March 2025 included in these accounts was £8,125 (2024: £9,000).

5 Interest payable

	Interest rate %	Interest due £
Community Energy Fund	5%	484,255
		<hr/> 484,255

6 Taxation

A reconciliation of income tax applicable to accounting profit before tax at the statutory tax rates for the years ended 31 March 2025 and 31 March 2024 is as follows:

	2024/25 £	2023/24 £
(Deficit) for the year before tax	(710,335)	(645,561)
At UK tax rate of 25%	(177,584)	(161,390)
Creation of tax losses	177,584	161,390
Total reported on the income statement	-	-

Deferred tax

The Group has unrecognised potential net deferred tax assets in respect of tax losses carried forward and deferred tax liabilities arising from timing differences on tangible fixed assets. As at 31 March 2025, the Group has unutilised tax losses of £8,149,142 (2024: £7,263,842), resulting in a deferred tax asset of £2,037,286 (2024: £1,815,961) at an effective tax rate of 25%. A deferred tax liability of £1,437,179 (2024: £1,115,932) in respect of temporary differences between the carrying amounts and tax written down values of tangible fixed assets. The net deferred tax asset position is therefore £600,107 (2024: £700,029). No deferred tax asset has been recognised in these financial statements due to uncertainty over the timing and availability of future taxable profits against which these losses could be utilised.

7 Intangible fixed assets - Goodwill

Cost	£
As at 31 March 2024	10,731
Arising in the year	-
As at 31 March 2025	10,731
Amortisation	
As at 31 March 2024	2,935
Amortisation in the year	489
As at 31 March 2025	3,424
Net book value at 31 March 2024	7,796
Net book value at 31 March 2025	7,307

Goodwill arose in relation to the transfer of engagements of ONCORE on 1 June 2018.

8 Tangible fixed assets

	Sandford Hydro £	Ray Valley Solar £	Rooftop solar PV array £	Inverters £	Rose Hill battery £	WIP & office equipment £	Total £
Cost							
At 31 March 2024	3,790,366	10,876,375	4,569,341	273,688	62,687	80,156	19,652,613
Additions	327,384	-	339,902	14,051	-	288,645	969,982
Disposals	(40,569)	-	(123,559)	(1,046)	(62,687)	(275,268)	(503,129)
At 31 March 2025	4,077,181	10,876,375	4,785,684	286,693	-	93,533	20,119,466
Depreciation							
At 31 March 2024	950,776	644,730	1,694,759	125,524	37,612	332	3,453,733
Provided during the year	165,203	401,581	234,404	27,996	12,537	3,280	845,001
Disposals	(7,422)	-	(54,654)	(181)	(50,149)	-	(112,406)
At 31 March 2025	1,108,557	1,046,311	1,874,509	153,339	-	3,612	4,186,328
Net book value							
At 31 March 2024	2,839,590	10,231,645	2,874,582	148,164	25,075	79,824	16,198,880
At 31 March 2025	2,968,624	9,830,064	2,911,175	133,354	-	89,921	15,933,138

Low Carbon Hub Sandford Hydro Limited

Sandford Hydro was initially completed in 2018. Of the total capitalised costs to date for Low Carbon Hub Sandford Hydro Limited, £410,239 (2024: £410,239) relates to financing costs associated with the original construction. During the current financial year, significant upgrade and optimisation works have been capitalised, including the installation of solar panels on the roof of the turbine house.

Ray Valley Solar Limited

The IPS acquired 100% of the share capital of Ray Valley Solar Limited on 30 September 2020 for a total consideration of £748,257. As at the asset acquisition date Ray Valley Solar Limited did not have any separable net assets and on consideration the excess of the consideration over the assets has been added to the Ray Valley Solar tangible fixed asset, including construction loan interest of £262,843, as the Board believes this relates to initial work and costs carried out by the previous owners in respect of gaining the necessary consents and permissions for

the solar farm and to bringing the project to an investable position. Ray Valley Solar became operational and generating electricity in August 2022 with the project formal completion undertaken on 11 October 2023.

Transfers from Work in Progress

During the year, assets previously held under Work in Progress were completed and transferred to the relevant asset categories. These transfers were treated as disposals from Work in Progress and additions to Tangible Fixed Assets. This includes:

- £221,387 relating to Norbar 3, a Low Carbon Hub IPS Limited asset, which was transferred and capitalised as additions under Solar PV and Inverters.
- £49,910 of related works at Low Carbon Hub Sandford Hydro Limited, which was capitalised under Sandford Hydro.

These reclassifications are reflected in both the additions and disposals columns of the fixed asset movement schedule for the year ended 31 March 2025.

9 Debtors

	2024/25 £	2023/24 £
Trade debtors	876,724	501,428
Amounts owed from Low Carbon Hub CIC (see Note 16)	-	15,000
Accrued income electricity sales & FIT	188,374	100,701
Prepayments and accrued income	238,541	97,656
VAT recoverable	-	4,857
	1,303,639	719,642

10 Cash or cash equivalents

	2024/25 £	2023/24 £
Unrestricted cash	1,381,667	1,742,835
Restricted cash	48,101	27,000
	1,429,768	1,769,835

Management have set aside £48,101 (2024: £27,000) as a fund to cover expected future inverter replacement requirements. This level of cash will be regularly reviewed against expected requirements.

11 Creditors: Amounts falling due within one year

	2024/25 £	2023/24 £
Triodos Construction Loan Facility	250,285	317,976
Oxford City Council Salix Loan (See Note 12)	162,081	79,912
Oxford City Council Non Salix Loan (See Note 12)	138,884	67,907
Oxford City Council Fish Pass Loan (See Note 12)	100,000	100,000
Trade creditors	803,994	74,349
Accruals	818,713	731,299
VAT Creditor	30,436	-
Deferred income	193,702	193,877
	2,498,095	1,565,320

The Triodos Bank Construction Loan is an operational loan facility of initially £2.4 million for 14 years under signed agreements made with the Triodos Bank that was entered into on 11 October 2024.

As at 31 March 2025, the accruals balance includes £71,430 (2024: £71,430) relating to post-year-end construction completion costs for the Ray Valley Solar Limited project.

These costs were capitalised within Fixed Assets (see Note 8) during the financial year ended 31 March 2024, as the project had been generating electricity since August 2022 and was fully completed on 11 October 2023.

12 Creditors: Amounts falling due after more than one year

	2024/25 £	2023/24 £
Triodos Bank	1,658,670	1,896,094
Oxford City Council Salix Loan	1,715,916	1,796,783
Oxford City Council Non Salix Loan	1,710,400	1,780,579
Deferred income	4,279,990	4,473,518
	9,364,976	9,946,974

On 11 October 2023 Ray Valley Solar converted the development loan to an operational loan of £2.4m repayable over 14 years.

On 23 February 2022 two loan facilities were signed between The Low Carbon Hub IPS Limited and Oxford City Council as long-term finance for the construction of Ray Valley Solar as annotated within this note and note 11. The Salix Loan has an interest rate of 1.45% and is due for repayment on 31 March 2045. The Non Salix Loan has an interest rate of 2.85% and is due for repayment on 31 March 2045. These loans are secured against Ray Valley Solar assets. The total balances stated at year end for Salix Loan is £1,877,997 (2024: £1,876,695) and Non Salix Loan £1,849,284 (2024: £1,848,486) net of external finance arrangement fees.

The capital and interest due for repayment for the year ending 31 March 2025 was paid in April 2025. The capital and interest due for repayment for the year ending 31 March 2026 is due for payment on the 31 March 2026.

The Oxford City Council Fish Pass Loan with The Low Carbon Hub IPS Limited, which was used to fund works at Sandford Hydro, carried an interest rate of 2% and was fully repaid in April 2025.

Deferred income represents grants to fund acquisition of tangible fixed assets. This is released to income (to match against the depreciation charge) over the useful life of the asset funded by the grant.

13 Share equity

As at 31 March 2025, the equity held by members is as follows:

	2024/25 £	2023/24 £
Class B £1 Shares Solar PV 2013	-	145,382
Class A £1 Shares Solar PV 2014	-	1,368,218
Class A £1 Shares Solar PV 2016	-	673,365
Class A £1 Shares Sandford Hydro 2016	-	1,443,844
ONCORE - £1 Portfolio A 25 year pledge	-	102,891
ONCORE - £1 Portfolio A withdrawable	-	24,010
ONCORE - £1 Portfolio B	-	77,601
Community Energy Fund £1 Shares	10,173,262	6,000,695
Community Shares	35	35
	10,173,297	9,836,041

The share equity is stated net of share issue costs.

Restructure of share capital

In January 2025, the Board approved—following consultation with investor focus groups—the consolidation of all previous share classes into the Community Energy Fund (CEF). This change simplifies the share structure and better reflects the Society's long-term commitment to community ownership, renewable energy, and local benefit.

Share capital issued, allotted and paid

Share Class	Issued £	Paid £	Unpaid £
Community Energy Fund£1 (Class A)	10,173,262	10,160,000	13,262
Community Group Shares	35	35	–

The £13,262 of unpaid share capital is recognised as a receivable from members under current assets.

Number of members

As at 31 March 2025, the Society had:

- 1,906 Community Energy Fund Investor Members
- 35 Community Shareholders

Rights, preferences and restrictions

Community Energy Fund £1 Shares (Class A):

Class A shares are non-transferable. They may be withdrawn only with the agreement of the Directors and the member holding the share. The terms for the return of capital to members are set out in Section 7 of the Society’s Rules which can be found on our website. Each member has one vote at General Meetings of the Society, regardless of the number of shares they hold.

Community Group Shares:

Held by designated community organisations to enable participation in governance. The shares are held one share per organisation and are cancellable at the discretion of the board or the community organisation. Each share has one vote allocation.

14 Board Members’ remuneration

During the financial year ending 31 March 2025, the Low Carbon Hub IPS employed a total of 25 individuals (2024: 26). This includes 3 Executive Directors, 8 Non-Executive Directors, and 14 other staff members. The Executive Directors are employed on a full-time basis, while the Non-Executive Directors are part-time, working an average of 2 days per month.

The total remuneration paid to employees during the year was £989,800 [2024: £933,034]. This figure includes salaries, employment taxes, and pension contributions.

The breakdown of total remuneration is as follows:

Salaries	£864,875 [2024: £814,059]
Employment Taxes	£92,003 [2024: £87,696]
Pension Contributions	£32,921 [2024: £31,279]

The total remuneration of the Executive Directors amounted to £279,509 [2024: £316,087], while the remuneration of the Non-Executive Directors amounted to £50,470 [2024 part year: £21,626].

15 Capital and Leasing commitments

The Society has capital commitments for Low Carbon Hub Sandford Hydro Limited of £Nil as at 31 March 2025 (2024: £42,508). Capital in respect of work in progress projects is only committed when lease contracts with Landlords have been signed. These lease commitments of £302,250 (2024: £311,250) for Low Carbon Hub Sandford Hydro Limited and £3,691,807 (2024: £3,611,414) for Ray Valley Solar. The latter represents the minimum amounts payable under operating leases.

On 6 April 2024 Low Carbon IPS Limited had the remaining lease of office space at Holywell House, Osney Mead, Oxford with the remaining lease commitment is £29,526 [2024: £72,634].

16 Related party transactions

During the year the Group made the following transactions:

The Low Carbon Hub CIC

On 1 April 2023, the management function carried out by The Low Carbon Hub CIC, along with its employees, was transferred to The Low Carbon Hub IPS Limited.

As at the balance sheet date of 31 March 2024, the amount owed by The Low Carbon Hub CIC – £15,000 – had been subsequently repaid to The Low Carbon Hub IPS. During the financial year ending 31 March 2025, The Low Carbon Hub IPS did not write off any amounts owed by The Low Carbon Hub CIC.

The Society's statement of financial position

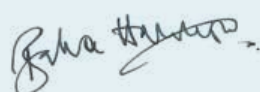
	Notes	2024/25 £	2023/24 £
Intangible fixed assets	8	7,307	7,796
Tangible fixed assets	9	3,134,450	3,077,963
Fixed asset investments	10	4,813,548	6,443,653
		7,955,304	9,529,412
Current Assets			
Debtors	11	1,178,362	1,032,992
Cash at bank and in hand	12	323,496	845,798
		1,501,857	1,878,790
Creditors: Amounts falling due within one year	13	1,363,476	984,198
Net Current Assets		138,381	894,592
Total assets less current liabilities		8,093,685	10,424,004
Creditors: Amounts falling due after more than one year	14	3,891,754	4,063,641
Total net assets		4,201,931	6,360,363
Capital and reserves			
Share equity	15	10,025,029	9,687,772
Income and expenditure account		(5,823,098)	(3,327,409)
Shareholders' funds		4,201,931	6,360,363

Signed on behalf of the Board and authorised for issue on 29 July 2025.

Steve Drummond
Chair
The Low Carbon Hub IPS Limited



Barbara Hammond
Director CEO
The Low Carbon Hub IPS Limited



The Society's income statement

	Notes	2024/25 £	2023/24 £
Income			
Electricity sales		550,670	589,043
FIT income		326,728	299,065
Government grant income		20,838	167,938
Other grant income		186,959	17,520
Group Management, O&M & Admin		437,161	193,953
Interest receivable	3	284,013	329,293
		1,806,369	1,596,812
Expenditure			
Community benefit donations	4	125,587	42,325
Administration fees	5	3,331,787	3,226,591
Interest payable	7	81,723	(213,413)
Depreciation/amortisation expense	8 & 9	278,706	267,816
		3,817,803	3,323,319
Earnings before tax and Members' interest		(2,011,434)	(1,726,507)
Members' interest payments	7	484,255	456,968
		(2,495,689)	(2,183,475)
Surplus/(Deficit) for the year		(2,495,689)	(2,183,475)
Taxation	6	-	-
Surplus/(Deficit) transferred to retained reserve		(2,495,689)	(2,183,475)

There were no recognised gains or losses other than those included in the Income & Expenditure Account.

The Society's statement of changes in equity

	Share capital	Income and expenditure account	Total shareholders' funds
	£	£	£
At 31 March 2023	9,899,703	(1,143,932)	8,755,771
Loss for the year	-	(2,183,475)	(2,183,475)
Issue of new equity shares	35	-	35
Repayment of shares	(211,968)	-	(211,968)
At 31 March 2024	9,687,770	(3,327,407)	6,360,363
Loss for the year	-	(2,495,689)	(2,495,689)
Issue of new equity shares	636,723	-	636,723
Repayment of shares	(299,465)	-	(299,465)
At 31 March 2025	10,025,028	(5,823,097)	4,201,931

Notes to the Society's financial statements

1 Entity information and statement of compliance with FRS 102

The Low Carbon Hub IPS Limited is a registered society under the Co-operative and Community Benefit Societies Act 2014. Registration number 31903R. Registered office: Holywell House, Osney Mead, Oxford OX2 0ES.

These financial statements were prepared in accordance with Financial Reporting Standard 102 and in accordance with applicable accounting standards. The principal accounting policies adopted by the Society are set out in note 2.

2 Accounting policies basis of preparation

The Society has taken advantage of the Disclosure Exemption under FRS 102 and has not prepared its own statement of cash flows. The Financial Statements have been prepared under the historical cost convention using the following accounting policies:

Judgements

The main judgements made by the Directors in preparing the Financial Statements are the use life of tangible fixed assets and whether there has been any impairment in the value of fixed assets.

Income

The income shown in the Income and Expenditure Account represents amounts receivable during the year in respect of services provided by the Society.

Grants to fund the acquisition of tangible fixed assets are credited to deferred income upon receipt. They are then released to income (to match against the related depreciation charge) over the useful life of the asset funded by the grant. Grants to cover expenses are recognised in income in the period in which the expense is incurred.

Tangible fixed assets

Tangible fixed assets are stated at cost. Cost were historically payable to bring assets into service, including legal fees, construction costs, development fees payable to The Low Carbon Hub CIC, and an allocation of financing costs.

Depreciation is calculated to write off the cost of an asset on a straight line basis over the expected useful life of the asset.

Bank borrowings

External bank borrowings net of capitalised bank arrangement fees. It does not include lease liabilities.

Solar PV arrays

The useful life of solar PV arrays is estimated based on the duration of the FIT payments that are receivable in respect of that array, which are typically 20 years.

Inverters used on solar PV arrays are anticipated to have a shorter useful life than the arrays themselves. In recognition of this, these are separated out from the array they support and are depreciated over 10 years.

The carrying values of tangible fixed assets are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable.

Taxation

No deferred tax asset is currently recognised in respect of any taxation losses.

Lease commitments

Rentals payable under operating leases are charged to expenditure on a straight line basis over the term of the relevant lease.

Derivatives, financial instruments and investments

Financial instruments are classified and accounted for, where appropriate, according to the substance of the contractual arrangement as either financial assets, financial liabilities or equity instruments.

Investments in subsidiaries are included at cost.

Interest on Members' equity

Interest on Members' equity is recorded as an expense once the interest payment has been agreed by the Board. All interest payments are made at the discretion of the Board and therefore no accrual is made for interest payments not yet declared.

3 Interest receivable

	2024/25 £	2023/24 £
Low Carbon Hub Sandford Hydro Limited equity and working capital loan interest	84,192	84,192
Ray Valley Solar Limited equity and working capital loan interest	198,264	245,101
Bank and other Interest	1,557	-
	284,013	329,293

Loans have been made to Low Carbon Hub Sandford Hydro Limited and Ray Valley Solar Limited, as disclosed in Note 18, Related Party Transactions.

Low Carbon Hub Sandford Hydro Limited

During the year interest income was received in respect of equity loans to Low Carbon Hub Sandford Hydro Limited is £84,192 (2024: £84,192). The rate of interest charged was 5%. This brought the total accrued interest due to Low Carbon Hub IPS to £164,384.

Following a review of the investment, the Directors of Low Carbon Hub IPS resolved to write off the remaining loan balance of £1,643,844 (2024: £1,775,764 written down), together with the accrued equity loan interest of £164,384. The write-off has been recognised as an expense in the Profit and Loss Account of Low Carbon Hub IPS and as income in the financial statements of Low Carbon Hub Sandford Hydro Limited, a wholly owned subsidiary.

Low Carbon Hub Sandford Hydro Limited holds a loan of £100,000 (2024: £100,000) in respect of funding for the installation of a fish pass. This loan was originally advanced by Oxford City Council to Low Carbon Hub IPS Limited and subsequently on-lent to Low Carbon Hub Sandford Hydro Limited on equivalent terms, including a headline interest rate of 2%. The loan from Oxford City Council to Low Carbon Hub IPS Limited was repaid in April 2025. The corresponding loan between Low Carbon Hub IPS Limited and Low Carbon Hub Sandford Hydro Limited remains in place as at the reporting date.

Ray Valley Solar Limited

Interest of £198,264 (2024: £245,101) was accrued during the year on the equity loan of £3,965,289 (2024: £3,965,289) advanced to Ray Valley Solar Limited. The interest was charged at a rate of 5% for the financial year 2024/25, equivalent to the Members' interest rate of return. As at 31 March 2025, the total accrued interest amounted to £113,495.

4 Community benefit donations

In accordance with the Society's aims and objectives, The Low Carbon Hub IPS Limited directly distributes community benefit donations. These funds are used to support activities within Oxfordshire focused on improving energy efficiency, and on increasing the amount of energy produced from community-owned renewable sources. During the year, direct donations of £125,587 (2024: £42,325) were recorded as expenses.

5 Administration costs

Administration costs are made up of the following:

	2024/25 £	2023/24 £
Staff costs (see Note 16)	1,028,171	933,034
Other admin fees	234,768	238,770
Other Operations and Maintenance Fees	172,546	224,104
Loss on sale of Fixed Assets	55,730	4,945
Write down of Group Company Loans (see Note 18)	1,840,574	1,825,738
	3,331,787	3,226,591

The audit fee for 2024/25 included in these accounts is £8,125 (2024: £9,000).

6 Taxation

A reconciliation of income tax calculated at the standard UK corporation tax rate to the tax charge reported in the income statement is set out below. The standard rate of corporation tax in the UK for the year ended 31 March 2025 was 25% (2024: 25%):

	2024/25 £	2023/24 £
Profit / (deficit) for the year before tax	(2,495,689)	(2,183,475))
At United Kingdom tax rate of 25%	(623,922)	(545,869)
Creation of tax losses	623,922	545,869
Total reported on the income statement		

No corporation tax charge arises for the years ended 31 March 2025 or 2024 due to the availability of tax losses brought forward and the creation of further losses in the period. These losses have not been recognised as a deferred tax asset due to uncertainty over the timing of future taxable profits.

Deferred tax

As at 31 March 2025, the Society had unutilised tax losses of £4,556,264 (2024: £3,889,395), giving rise to a potential deferred tax asset of £1,139,066 (2024: £972,349) at an effective tax rate of 25%. In addition, a deferred tax liability of £676,129 (2024: £598,247) arises from timing differences between the net book value and tax written down value of

tangible fixed assets. The net deferred tax asset position is therefore £462,937 (2024: £374,102). No deferred tax asset has been recognised in these financial statements due to uncertainty over the timing and availability of future taxable profits against which these losses could be utilised.

7 Interest payable

	2024/25 £	2023/24 £
Loan interest	81,723	86,587
Impairment of Sandford Hydro Equity Loan	-	300,000
	81,723	(213,413)
Members' interest payments	484,255	445,244
	565,978	834,855

For 2024/25 the Directors have declared interest payments on outstanding capital as follows:

	Interest rate %	Interest due £
Community Energy Fund	5%	484,255
		484,255

The amount accrued at the balance sheet date is £484,255 (2024: £456,968) and it is expected that this will be paid out prior to the 13 October 2025 AGM.

Goodwill arose in relation to the transfer of engagements of ONCORE on 1 June 2018.

8 Intangible fixed assets - Goodwill

Cost	£
At 31 March 2024	10,731
Arising in the year	-
As at 31 March 2025	10,731
Amortisation	
As at 31 March 2024	2,935
Amortisation in the year	489
As at 31 March 2025	3,424
Net book value at 31 March 2024	7,796
Net book value at 31 March 2025	7,307

Goodwill arose in relation to the transfer of engagements of ONCORE on 1 June 2018.

9 Tangible fixed assets

	Rooftop solar PV array £	Inverters £	Rose Hill battery £	WIP & office equipment £	Total £
Cost					
At 31 March 2024	4,569,341	273,688	62,687	30,702	4,936,418
Additions	339,902	14,051	-	288,645	642,598
Disposals	(123,559)	(1,046)	(62,687)	(225,586)	(412,878)
At 31 March 2025	4,785,684	286,693	-	93,761	5,166,138
Depreciation					
At 31 March 2024	1,694,759	125,524	37,612	560	1,858,455
Provided during the year	234,404	27,996	12,537	3,280	278,217
Disposals	(54,654)	(181)	(50,149)	-	(104,984)
At 31 March 2025	1,874,509	153,339	-	3,840	2,031,688
Net book value					
At 31 March 2024	2,874,582	148,164	25,075	30,142	3,077,963
At 31 March 2025	2,911,175	133,354	-	89,921	3,134,450

Transfers from Work in Progress

During the year, assets previously held under Work in Progress were completed and transferred to the relevant asset categories. These transfers were treated as disposals from Work in Progress and additions to Tangible Fixed Assets. This includes £221,387 relating to Norbar 3, a Low Carbon Hub IPS Limited asset, which was transferred and capitalised as additions under Solar PV and Inverters. These reclassifications are reflected in both the additions and disposals columns of the fixed asset movement schedule for the year ended 31 March 2025.

10 Fixed asset investments

	2024/25 £	2023/24 £
Investment in subsidiary - Low Carbon Hub Sandford Hydro Limited	1	1
Investment in subsidiary – Ray Valley Solar Limited	748,258	748,258
Loans to subsidiaries (note 18)	4,065,289	5,695,394
	4,813,548	6,443,653

The Society owns 100% of the share capital of Low Carbon Hub Sandford Hydro Limited and Ray Valley Solar Limited, companies incorporated in England and Wales and having their registered office at Holywell House, Osney Mead, Oxford OX2 0ES.

11 Debtors

	2024/25 £	2023/24 £
Trade debtors	664,472	238,873
Prepayments and accrued income	262,843	779,119
Amounts owed from Low Carbon Hub CIC (see Note 18)	-	15,000
Amounts owed from Low Carbon Hub Sandford Hydro Limited	251,047	-
	1,178,362	1,032,992

12 Cash or cash equivalents

	2024/25 £	2023/24 £
Unrestricted cash	275,395	818,798
Restricted cash	48,101	27,000
	323,496	845,798

Management have set aside £48,101 (2024: £27,000) as a fund to cover expected future inverter replacement requirements. This level of cash will be regularly reviewed.

13 Creditors: Amounts falling due within one year

	2024/25 £	2023/24 £
Oxford City Council Salix Loan (see Note 14)	162,081	79,912
Oxford City Council Non Salix Loan (see Note 14)	138,884	67,907
Oxford City Council Fish Pass Loan	100,000	100,000
Trade Creditors	181,069	43,653
Accruals	682,156	609,953
Deferred income	20,839	20,839
VAT	78,447	61,934
	1,363,476	984,198

The Oxford City Council Fish Pass Loan with The Low Carbon Hub IPS Limited that was utilised in Sandford Hydro within the year at an interest rate of 2%. The Fish Pass Loan was repaid in full in April 2025.

14 Creditors: Amounts falling due greater than one year

	2024/25 £	2023/24 £
Oxford City Council Salix Loan	1,715,916	1,796,784
Oxford City Council Non Salix Loan	1,710,400	1,780,580
Deferred income	465,438	486,277
	3,891,754	4,063,641

On 11 October 2023 Ray Valley Solar converted the development loan to an operational loan of £2.4m repayable over 14 years.

On 23 February 2022 two loan facilities were signed between The Low Carbon Hub IPS Limited and Oxford City Council as long-term finance for the construction of Ray Valley Solar as annotated within this note and note 13. The Salix Loan has an interest rate of 1.45% and is due for repayment on 31 March 2045. The Non Salix Loan has an interest rate of 2.85% and is due for repayment on 31 March 2045. These loans are secured against Ray Valley Solar assets. The total balances stated at year end for Salix Loan is £1,877,997 (2024: £1,876,695) and Non Salix Loan £1,849,284 (2024: £1,848,486) net of external finance arrangement fees.

The capital and interest due for repayment for the year ending 31 March 2025 was paid in April 2025. The capital and interest due for repayment for the year ending 31 March 2026 is due for payment on the 31 March 2026.

Deferred income represents grants to fund acquisition of tangible fixed assets. This is released to income (to match against the depreciation charge) over the useful life of the asset funded by the grant.

15 Share equity

As at 31 March 2025, the equity held by members is as follows:

	2024/25 £	2023/24 £
Class B £1 Shares Solar PV 2013	-	145,382
Class A £1 Shares Solar PV 2014	-	1,368,218
Class A £1 Shares Solar PV 2016	-	673,365
Class A £1 Shares Sandford Hydro 2016	-	1,443,844
ONCORE - £1 Portfolio A 25 year pledge	-	102,891
ONCORE - £1 Portfolio A withdrawable	-	24,010
ONCORE - £1 Portfolio B	-	77,601
Community Energy Fund £1 Shares	10,173,262	6,000,695
Community Shares	35	35
	10,173,297	9,836,041

The share equity is stated net of share issue costs.

Restructure of share capital

In January 2025, the Board approved—following consultation with investor focus groups—the consolidation of all previous share classes into the Community Energy Fund (CEF). This change simplifies the share structure and better reflects the Society's long-term commitment to community ownership, renewable energy, and local benefit.

Share capital issued, allotted and paid

Share Class	Issued £	Paid £	Unpaid £
Community Energy Fund£1 (Class A)	10,173,262	10,160,000	13,262
Community Group Shares	35	35	—

The £13,262 of unpaid share capital is recognised as a receivable from members under current assets.

Number of members

As at 31 March 2025, the Society had:

- 1,906 Community Energy Fund Investor Members
- 35 Community Shareholders

Number of members

As at 31 March 2025, the Society had:

- 1,906 Community Energy Fund Investor Members
- 35 Community Shareholders

Rights, preferences and restrictions

Community Energy Fund £1 Shares (Class A):

Class A shares are non-transferable. They may be withdrawn only with the agreement of the Directors and the member holding the share. The terms for the return of capital to members are set out in Section 7 of the Society's Rules which can be found on our website. Each member has one vote at General Meetings of the Society, regardless of the number of shares they hold.

Community Group Shares:

Held by designated community organisations to enable participation in governance. The shares are held one share per organisation and are cancellable at the discretion of the board or the community organisation. Each share has one vote allocation.

16 Board Members' remuneration

During the financial year ending 31 March 2025, the Low Carbon Hub IPS employed a total of 25 individuals (2024: 26). This includes 3 Executive Directors, 8 Non-Executive Directors, and 14 other staff members. The Executive Directors are employed on a full-time basis, while the Non-Executive Directors are part-time, working an average of 2 days per month.

The total remuneration paid to employees during the year was £989,800 [2024: £933,034]. This figure includes salaries, employment taxes, and pension contributions.

The breakdown of total remuneration is as follows:

Salaries	£864,875 [2024: £814,059]
Employment Taxes	£92,003 [2024: £87,696]
Pension Contributions	£32,921 [2024: £31,279]

The total remuneration of the Executive Directors amounted to £279,509 [2024: £316,087], while the remuneration of the Non-Executive Directors amounted to £50,470 [2024 part year: £21,626].

17 Capital and Leasing commitments

The Society has no capital or leasing commitments at 31 March 2025 (2024: £Nil). On 6 April 2024 Low Carbon Hub IPS Limited had the remaining lease of office space at Holywell House, Osney Mead, Oxford with the remaining lease commitment is £29,526 [2024: £72,634].

18 Related party transactions

During the year the Company made the following transactions with:

The Low Carbon Hub CIC

On 1 April 2023, the management function carried out by The Low Carbon Hub CIC, along with its employees, was transferred to The Low Carbon Hub IPS Limited.

As at the balance sheet date of 31 March 2024, the amount owed by The Low Carbon Hub CIC—£15,000—had been subsequently repaid to The Low Carbon Hub IPS. During the financial year ending 31 March 2025, The Low Carbon Hub IPS did not write off any amounts owed by The Low Carbon Hub CIC.

The Low Carbon Hub CIC was voluntarily dissolved on 21 January 2025.

Low Carbon Hub Sandford Hydro Limited

Loans have been made to Sandford Hydro as follows:

At 31 March 2025 the Equity Loan was £Nil (2024: £1,443,844)

A loan of £100,000 at a rate of 2%. This is a supplemental loan from Oxford City Council for the Fish Pass Loan and is being lent across on the same terms (2024: £100,000).

At the balance sheet date, the inter-company clearing account showed a balance of £251,046 (2024: £Nil), representing an amount owed by Sandford Hydro Limited to Low Carbon Hub IPS.

During the financial year, Low Carbon Hub IPS wrote off loans to Low Carbon Hub Sandford Hydro Limited to the value of £1,813,228. This is made up of £1,643,844 Equity Loan together with the accrued equity loan interest of £164,384

During the financial year the company charged Low Carbon Hub Sandford Hydro Limited £9,165 [2024: £8,728] for Administration Fees and £8,990 [2024: £8,728] for Operations and Management Fees. At the year end, 31 March 2025, there trade debtors were £46,602 [2024: £Nil] and there no creditors balanced owed [2024: £Nil]

Ray Valley Solar Limited

Loans have been made of £3,965,289 (2024: £3,965,289) loan from the equity raised. This is at a rate of 5% to cover the investor returns.

At the balance sheet date, the inter-company clearing account had a balance owed to Ray Valley Solar of £Nil (2024: £13,739).

During the financial year, the company charged Ray Valley Solar £398,645 [2024: £13,248] for Operations and Management Fees and £13,910 [2024: £163,248] for Project Administration Fees. At the year end, 31 March 2025, the trade debtors were £496,676 [2024: £Nil] and there were no creditors balanced owed [2024: £Nil].

Public Benefit Entity and Mutuals Registration note

For the year ended 31 March 2025

Public Benefit Entity Status under FRS 102

The Low Carbon Hub IPS Limited is classified as a public benefit entity (PBE) as defined in the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). Accordingly, the financial statements have been prepared in compliance with the relevant sections of FRS 102 applicable to PBEs.

As a PBE, the Society's primary objective is to deliver public and community benefit rather than generate profits for private distribution. Any surpluses generated from trading activities are applied towards achieving the community benefit objectives set out in the Society's Rules.

Registration on the Mutuals Register

The Society is registered with the Financial Conduct Authority (FCA) on the Mutuals Register as a Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014 (registration number: 31903R).

To remain on the Mutuals Register, the Society must comply with the FCA's guidance, which requires that:

- The Society trades as a business.
- Its primary purpose is to produce surpluses that are applied to community benefit objectives.
- It pays no more than a reasonable rate of interest to shareholders, and only from available net trading surpluses.
- It exists to benefit the community rather than serve as an investment vehicle.

The Society meets these requirements by:

- Trading in renewable electricity generated by projects funded through community investment.
- Applying surpluses to community benefit activities as reported in the Society's annual social impact report.
- Ensuring, through its financial accounts, that shareholder interest payments are fully covered by net trading surplus each year.

The Board and its committees monitor compliance with the Co-operative and Community Benefit Societies Act 2014 and associated FCA guidance, working closely with the Chief Executive and Executive Directors.

Business model and application of surplus

The Low Carbon Hub IPS Limited is a for-profit organisation that applies all profits for community benefit. The Society develops, owns and operates renewable energy installations in partnership with local organisations. These installations reduce carbon emissions, provide lower-cost electricity to host sites, and generate income for the Society.

The Society:

- Provides capital for installations at no cost to host organisations.
- Retains ownership of installations and earns revenue through the sale and export of electricity and, where applicable, fixed incentives such as Feed-in Tariffs.
- Applies trading surpluses to:
 - Community grants supporting local carbon reduction initiatives.
 - Match funding for innovation and pilot projects aimed at new models for community energy and grid-edge services.

The Society wholly owns two subsidiaries - Low Carbon Hub Sandford Hydro Limited and Ray Valley Solar Limited - which operate specific generation assets contributing to the group's overall objectives.

Governance arrangements

The Society is not a listed company but manages member investments from over 1,900 individuals and organisations. In recognition of this responsibility, the Board has voluntarily adopted the FRC UK Corporate Governance Code in so far as it is applicable and proportionate.

The Board annually reviews compliance with the Code and discloses any departures, which include:

- Board tenure: Under the Society's Rules (18.1 and 18.2), one-third of directors retire each year on a rotation basis, differing from the Code's annual re-election recommendation.
- Executive remuneration: The Board does not link remuneration to share ownership, as subsidising investment is not considered appropriate for a community benefit society.

Areas under review include:

- Enhancing structured engagement with Members beyond current representation mechanisms.
- Introducing more formal workforce engagement processes.
- Reviewing policies on staff whistleblowing, diversity, inclusion, and Board evaluation.

Risk management

The Board is responsible for oversight of the Society's strategic, operational and financial risk, with day-to-day management delegated to the Executive Team. The Chief Executive proposes strategy and associated risk appetite, which is approved by the Board.

Risk is managed through:

- Active identification and mitigation of risks by Executive Directors in their respective areas.
- Oversight of the Society's Risk Register by the Governance, Risk and Nominations Committee.
- Regular monitoring and reporting of risks associated with project development, financial performance, regulatory compliance, and stakeholder obligations.

The Investment Committee provides oversight of risks associated with new and operational renewable energy projects, in line with the group's investment strategy.



SOCIETY INFORMATION

Full name

The Low Carbon Hub IPS Limited,
Industrial & Provident Society
no: 31903R

Wholly owned subsidiaries

**Low Carbon Hub Sandford Hydro
Limited**

(Company Registration no: 9743887)

Ray Valley Solar Limited

(Company Registration no: 12279415)

Principal address

Holywell House
Osney Mead
Oxford OX2 0ES

Company Secretary

Barbara Hammond (appointed
1 January 2025)

Auditors

Richardsons
30 Upper High Street
Thame
OX9 3Ez

Governing document

The Society is operated in accordance
with the Rules of The Low Carbon Hub
IPS Limited.

It is a Society Limited by share capital.
The liability of each Class A shareholder
in the event of winding-up is £1.

"We are totally over the moon
and have a huge project to get
going with now. Thank you so much
for your support with it. We will
continue beaming for weeks."

Jo, Chipping Norton Theatre, on support
received from Energy Solutions Oxfordshire





The Low Carbon Hub IPS Limited, Holywell House, Osney Mead, Oxford OX2 0ES
Tel: 01865 246099 or visit www.lowcarbonhub.org

The Low Carbon Hub IPS Limited is a registered society under the Co-operative and Community Benefit Societies Act 2014.
Registration number 31903R. Registered office: Holywell House, Osney Mead, Oxford OX2 0ES

The Low Carbon Hub IPS Limited is registered society run for the benefit of the community. Low Carbon Hub Sandford Hydro Limited and Ray Valley Solar Limited are wholly-owned subsidiaries of the Low Carbon Hub IPS Limited.

We develop, deliver, and manage community-owned renewable energy projects. Our growing renewable energy portfolio includes over 50 rooftop solar arrays on schools and businesses across Oxfordshire, the largest community-owned hydro on the Thames, and the UK's largest community-owned ground mount solar park.

We work with partners large and small to demonstrate in practice how we can accelerate the shift to a zero-carbon energy system.