



ENERGY

Carter Jonas

WHEN IT COMES TO ENERGY DEVELOPMENTS, IT PAYS TO HAVE CARTER JONAS ON BOARD.

Our market leading energy team comprises surveyors, valuers, environmental specialists, project managers and town planners. This blend of expertise enables us to provide sound independent advice on all aspects of an energy project, enabling our clients to take full advantage of the opportunities that the energy market presents.

We provide advice across all forms of energy including:

- Anaerobic Digestion
- Battery Energy Storage
- Demand Response
- Biomass
- Combined Heat & Power
- Electric Vehicles
- Energy from Waste
- Hydropower
- Onshore Oil & Gas
- Solar
- Wind

The team has successfully advised on in excess of 1,000 energy projects, on rural, commercial and industrial land and properties.

OUR SERVICES INCLUDE:

LAND ASSEMBLY	GRID CONSULTANCY	PLANNING & CONSENTING	DEVELOPMENT CONSULTANCY
ENERGY BROKERAGE	ASSET MANAGEMENT	VALUATION & DUE DILIGENCE	AGENCY





**>1,000
ENERGY
PROJECTS
TO DATE**

**PLANNING
PERMISSION
SECURED
FOR >80MW
OF ENERGY
PROJECTS**

**2GW OF
PEAK POWER
& BATTERY
STORAGE
PROJECTS
UNDER
DEVELOPMENT**

**PROUD TO BE A
MEMBER OF**



LAND ASSEMBLY

Assembling land and rights is a fundamental part of delivering infrastructure. Carter Jonas provides advice and support to developers in assembling sites for energy and infrastructure projects.

From identifying sites, landowners, and infrastructure routes, to negotiating deals and introducing development partners, the Carter Jonas Energy team is able to advise on all aspects of land assembly.

We have a bespoke integrated GIS mapping system for identifying suitable sites for energy developments, access and utilities wayleave routes, and for land referencing to identify landowners and potentially affected parties.

Once a site and landowner is identified, or alternatively where there is a ransom position, we can advise on and negotiate terms. The team has extensive experience of acquiring sites across the country. Where necessary, we can also help with identifying development partners for privately funded and joint venture schemes.



Case Study:

Solar and EV Site Finding

The Energy team was appointed by a German renewables company to secure sites for large-scale solar PV developments. We identified suitable sites using our in-house GIS constraints mapping system and subsequently approached the landowners and negotiated agreeable terms. More recently, we are working with EV developers to secure a UK wide portfolio of EV charging station sites. This work utilises our GIS constraints mapping, and considers key factors such as grid availability, existing EV infrastructure, road network access, and potential users.

**INVOLVED IN
>£60 MILLION OF
ENERGY AGENCY
TRANSACTIONS**

GRID CONSULTANCY



Case Study:

UK Wide Grid Connections for Battery Energy Storage & Peak Power

We have secured viable offers of over 2GW grid capacity for Battery Energy Storage and Peak Power Generation developments, obtaining grid connections from 1MW to 99MW for private landowners. Grid is key to any energy development, and competitive grid connection offers attract a premium, enabling us to negotiate favourable terms with developers wishing to install schemes on client's land.

The availability and cost of a grid connection is typically the key factor affecting the feasibility of a new energy development, particularly in the case of large-scale projects, and so establishing the potential for a grid connection is crucial from the outset.

Whether you are looking to apply for a new electricity export connection, you want to vary your existing connection or install an energy project Behind the Meter, or you need advice on allowing a developer to apply for a grid connection on your land, our Energy team can advise.

Our team has a vast amount of experience in securing grid connections for energy developments, having applied for and secured grid connections for over 1,000 projects. We can guide you through the process, from requesting initial budget estimates and submitting formal connection requests, through to procuring iDNOs (Independent Distribution Network Operators) or ICP (Independent Connection Provider) contractors, arranging wayleaves and easements, and overseeing the installation works. We can also advise you on the development value of your grid connection, negotiating with developers, and what to do in the event of a ransom situation.



PLANNING & CONSENTING

Our Energy team includes experienced Environmental Specialists and Town Planners who can secure all of the necessary planning and consents required for energy developments.

From initial planning advice and scheme design, to the preparation and submission of applications to determination, we can ensure that you secure consent for your energy development in a timely, cost efficient way.

Our planning and consenting services include:

- Site appraisals
- Design and masterplanning
- Planning applications
- Licensing applications
- Appeals, hearings and inquiries
- Environmental Impact Assessments
- Consents management
- Stakeholder management and community engagement

Case Study:

Creyke Beck Battery Energy Storage Development

Keyland Developments appointed the Energy team to consider opportunities across their portfolio. In doing so, we identified a site by the National Grid Creyke Beck Substation and secured capacity for 99MW. Following an ITT process, we negotiated terms with the preferred developer. We then submitted a full planning application, coordinating all the technical assessments, drafting the Planning and Design & Access Statements, Statement of Community Involvement, and Environmental & Traffic Management Plans, and managing the process through to determination. The site was complex because of a Network Rail crossing, a Development Consent Order for an offshore wind cable, and other schemes that had previously caused community concern. Nevertheless, through successful consultation, planning permission was granted.



**>£76 MILLION
OF RENEWABLE
ENERGY ASSETS
VALUED IN THE
LAST YEAR**

DEVELOPMENT CONSULTANCY

Our Energy team can offer a complete development consultancy service, from feasibility right the way through to project commissioning and operation.

Our considerable in-house expertise enables us to offer a 'complete development life cycle', which we believe sets us apart from conventional consultancies. We can achieve best value by being involved from the outset, but nevertheless can step in to assist as and when is required.

All we need is a land boundary plan. From this we can complete an initial site screen to determine the potential for an energy development. We can prepare a feasibility study, complete a full review of development options to inform decision making, and prepare accurate financial models, project appraisals and valuations.

The Energy team can offer advice on the technologies available and their cost, likely performance, warranties and reputation, the current market and active developers, development risks and rewards, and options for self-build, joint ventures and site lease options.

We offer a full planning and consenting service. At the later stages of the development, we also have experience in the project management of the build from appointing designers, civil engineers and electrical contractors, arranging insurance, power purchase agreements and metering, the negotiation of supply contracts and service and maintenance agreements, through to commissioning and accreditation.

Our development consultancy services include:

- Site screening
- Feasibility studies
- Financial modelling
- Options appraisals
- Contract negotiations
- Project management



Case Study:

County Council and Estate Wide Energy Opportunities Review

Norfolk County Council appointed us to complete a county-wide energy opportunities review. We completed a high-level review considering key constraints and grid availability. Opportunities identified included roof mounted solar PV, Behind the Meter battery storage and solar EV charging. Our comprehensive report highlighted the options, key considerations, indicative costs and expected benefits, and suggested next steps.



VALUATION & DUE DILIGENCE

The valuation of property is a core part of our practice and stands at the heart of all property decision-making. This is why we have a comprehensive network of RICS Registered Valuers across the country.

The Carter Jonas Energy team has expertise and experience in carrying out valuations of development sites, operational assets and freehold investment sites for all types of energy developments. We undertake valuations for a range of purposes including loan security, sale, acquisition, investment, company accounts, Capital Gains Tax and insurance.

The team also undertake detailed due diligence assessments of energy projects, both greenfield sites and operational projects, for lending, acquisition and investment purposes.

Recognised as a trusted advisor, Carter Jonas sits on the secured lending panels of all of the major banks.



Case Study:

Severn Trent Water Energy Portfolio

Carter Jonas has provided formal valuation advice to Severn Trent Water on over 12 energy development sites for a range of purposes, including intercompany transfers, investment and disposal. Developments valued include seven Gas to Grid Anaerobic Digestion sites, multiple wind development opportunities, hydro sites, peak power and battery energy storage developments, and grid connection easements supporting the same.

ASSET MANAGEMENT



Case Study:

North Wales Hydro Schemes

The Energy team has secured planning permission on and project managed over 80 energy schemes, and in many cases has been retained to assist clients with their ongoing management. Our management includes a portfolio of Feed-In Tariff accredited hydro schemes in North Wales, for which we assist our clients with meter readings, tariff claims, REGO submissions, arranging servicing and maintenance and ad hoc works, business rates reviews, licensing obligations, and remote monitoring.

Once an energy scheme is operational, it pays to manage your asset effectively to maximise the return on investment. Proactive management helps to reduce operating costs, realise potential savings, and enhance revenue. We can take care of everything so you don't have to worry about day to day management.

Many of our clients instruct us as their external asset manager on a discretionary or non-discretionary basis. Our energy asset management services include:

- Management of suppliers and contractors
- FIT and RHI account management
- REGO claim submissions
- Meter reading logs
- Business rates reviews
- Remote monitoring
- Lease administration (rent reviews, annual rental returns and audits, variations, renewals and extensions)

**>40GW OF
RENEWABLE
ENERGY
GENERATION
BROKERED
PER ANNUM**

ENERGY BROKERAGE

We offer a comprehensive independent brokerage service, working closely with clients of all sizes to manage the risks associated with a volatile energy market. Our specialist team has extensive experience negotiating both import contracts and Power Purchase Agreements for renewable generators and has built up a nationwide portfolio of clients.

As an energy broker, we work with all the major UK energy suppliers to negotiate gas and electricity purchasing on behalf of our clients. The tender process allows us to analyse markets and secure the most competitive rates, at the optimum time.

If you have renewable generation on site, we also broker Power Purchase Agreements to ensure you receive the maximum return from your investment. Clients span from a private landowner with a 50kW system to a generation portfolio of 2MW, all of which are provided with a bespoke energy management service.

Our monthly Energy Bulletin also allows clients to keep up to date with markets and industry news. Sign up at carterjonas.co.uk/energy-bulletin.



Case Study:

UK Wide Power Purchase Agreement Portfolio

The Carter Jonas brokerage service helps over 60 clients, totalling >40GWh/annum of renewable generation, to negotiate their Power Purchase Agreement (PPA). Our portfolio spans the length of the UK, from hydropower stations in the North of Scotland to wind turbines in Cornwall. In a fluctuating market, we achieve an average PPA rate of 6-7p/kWh for our clients.



AGENCY



Case Study:

The Limes Wind Farm & UK Wide Peak Power & Battery Storage

The Energy team was appointed to advise on the sale of two operational Enercon E48 Turbines (1.5MW total capacity) located in East Yorkshire. Our involvement covered initial valuation and due diligence, site promotion and marketing (via a dedicated data room), price negotiation and deal structuring. This included consideration of both an asset sale and a share sale of the Special Purpose Vehicle.

From initial development site option and lease negotiation, through to operational asset disposals, our Energy team has established relationships with market leading developers and investors, ensuring that you achieve best value for your site.

For landowners, we can provide expert advice and guidance when considering a lease of your site to a developer. We can secure a grid connection on your behalf and market the prospect to developers and investors. Using our bespoke Heads of Terms tailored to your site and circumstances, we can negotiate favourable heads of terms, option, and lease agreements. The team can also provide introductions to market leading development partners and will support you through each stage of facilitating a development, or alternatively disposing of an asset on your land.

For developers and investors, the Carter Jonas Energy team is well established as a leading agent when it comes to investment acquisition and disposal. We provide a full suite of agency services to clients, from land assembly, asset sourcing, site marketing, financial modelling and due diligence, and negotiation of a sale through to completion.

Our extensive market knowledge and wide range of industry contacts means that we are able to access off-market opportunities and offer exclusive buying positions. Through our established network, we can advise our clients on the most appropriate method of selling and pricing. Our team includes RICS-registered Valuers, and we are able to provide Red Book valuations to support acquisitions, when required.





33 OFFICES ACROSS THE COUNTRY, INCLUDING 6 INFRASTRUCTURE HUBS

Leeds

9 Bond Court, Leeds LS1 2JZ

Cambridge

One Station Square, Cambridge CB1 2GA

Birmingham

2 Snow Hill Queensway, Birmingham B4 6GA

Cardiff

Regus House, Falcon Drive, Cardiff CF10 4RU

London

One Chapel Place, London W1G 0DJ

Winchester

9-10 Jewry Street, Winchester SO23 8RZ

ABOUT CARTER JONAS

Carter Jonas is a leading UK property consultancy, working across commercial property, residential sales and lettings, rural, planning, development and national infrastructure.

The Energy team operates across the UK, working closely with the national network of offices to provide a nationwide service. Our team is renowned for their quality of service, expertise and the **simply better advice** they offer their clients.

Find out more at carterjonas.co.uk/energy



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