



Green Real Estate Group

"Today's problems cannot be solved if we still think the way we thought when we created them"¹. As Albert Einstein so aptly stated, to tackle the environmental challenges facing the world, we are all going to have to learn to think outside the box. In order to achieve the UK's energy security and carbon reduction objectives the UK government is legally committed to meeting 15% of the UK's energy demand from renewable sources by 2020. New green technologies, innovation and investment in renewables will therefore become top of the agenda.



THE GREEN AGENDA

The UK government was the first country to set legally binding carbon budgets to help reduce the UK's greenhouse gas emissions by 80% by 2050. In order to meet that target, a huge number of incentives have been introduced including the Renewables Obligation, the Feed-in Tariffs scheme, the Renewable Heat Incentive and the Renewable Heat Premium Payment. The government has also set the UK Renewable Energy Roadmap which sets out a plan for accelerating the use of onshore wind, offshore wind, marine energy, solar PV, biomass electricity and heat, ground source and air source heat pumps, and renewable transport. The government is also committed to investing in new nuclear power with the aim being to have the first new nuclear power stations generating electricity from 2019.

THE GREEN REAL ESTATE GROUP

In our effort to think outside the box we shape our business around industry groups rather than legal specialisms and offer real estate services delivered through our Green Real Estate Group (GREG), a sub-group of the firm-wide Renewables, Energy & Resources Group. The Renewables, Energy & Resources Group is a multi-disciplinary group of sector specialists in real estate, planning, regulatory, corporate, commercial dispute resolution, projects, construction and engineering, environmental and commercial law.

Within GREG, we have significant experience of working with renewables and energy-based clients on a wide range of real estate matters to help them achieve their objectives in an innovative and effective way. We work hard to understand our clients' needs and we have a growing reputation for real estate work in the energy and renewables markets which is demonstrated by our enviable client base and the scope of instructions (and repeat instructions) that we attract.

"open and honest opinions on matters, and its adherence to strict timetables." - Chambers

The team we offer as part of GREG, has been selected on the basis of a blend of skills, enthusiasm and experience in the field of energy and renewables. Central to the thinking behind our Team, is that it is partner led but offers layers of talent below partner level with the members of the Team being able to provide quality advice at the most appropriate and cost effective level.

¹ Albert Einstein

EXPERIENCE

Our experience in this sector is extensive and includes:

- strategic land acquisition and disposals for wind farm and solar projects, energy from waste facilities AD and biomass plants, some being stand alone projects with others forming part of a PFI transaction
- detailed title due diligence and the drafting of precedent options / agreements for lease and leases incorporating issues such as the installation of carbon capture pipelines, overage arrangements, pillar of support issues and the defence of village green applications
- residential and commercial solar schemes, including the development of a solar panel lease for a client which led to the production of an approved Land Registry precedent
- arrangements to secure bulk small-scale wind farm portfolios covering acquisition, development and onward sale
- private wire agreements and CHP / electricity off take easements
- gas generation and harnessing arrangements in particular land options to secure CBM and shale extraction rights including advice on PEDLs
- easements and complex land arrangements for the development of an underground gas storage facility using salt caverns
- reviews of a portfolio of energy assets including detailed consideration of royalty arrangements
- acquisition of two deep coal mines and experience of mining subsidence issues and harnessing coal mine methane
- mines and minerals including quarrying and extraction letting arrangements with related royalties
- funding energy related projects
- complex land arrangements and due diligence for three power station projects.

WALKER MORRIS

Walker Morris is uniquely recognised for its strong multi disciplinary teamwork and straight forward advice. With national and international reach, the depth of our expertise and skill assures clients all their needs can be met by one firm. We make it our priority to understand the dynamics of your business and appreciate that in today's business world, you need lawyers who are willing to offer support and advice beyond the 'legals'.

We are instinctively commercial and our goal is to add value at all stages of our relationship with you. We offer inquisitive people, who ask all the right questions; who work tirelessly on your behalf; and who work effectively as members of your own team to help you achieve results.

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