
Wind Farms

An introduction

A landowner's guide
to onshore wind farms



Make the most of your land

A sustainable choice in every sense

**Do you need to make your land work harder?
A wind farm lease could be the answer.**

Leases for wind farms bring meaningful financial returns and stability for the landowner whilst allowing farms to continue with their business operations, causing minimal impact.

Onshore wind power is one of the easiest ways of generating low-cost electricity from renewable energy sources, and plays an important role in meeting the UK's energy needs. Statkraft currently operates several wind farms across the UK, with a strong pipeline of projects under development.

Renewable generation offers a smart way to maximise use of your land. An opportunity to earn an extra dependable income, whilst contributing to a cleaner, greener future; it's a win/win scenario. Statkraft is your partner for the entire process, from start to finish. Giving you consistency throughout the journey.

A great business opportunity

Great returns

- If you lease your land for the use of a wind farm, the financial income can be higher than from arable or livestock farming. We take all of the financial risk during the development and operation phases.
- Payment options are flexible and bespoke.
- Statkraft will cover your reasonable legal and professional fees in connection with a projects necessary land agreements.
- A guaranteed, steady, competitive income from the rental of your land.

Secure, long term revenue

- Annual rental payment (index linked), for 40+ years of operation, with minimum lease terms included.
- Revenues from wind are no longer dependant on government subsidies.
- Wind power is clean, renewable and the technology that harnesses this energy is reliable and proven.

Low intrusion business diversification

- Statkraft will consult with landowners to find workable designs.
- The site can continue to be used for livestock grazing, crops or biodiversity alternatives.
- Continue your focus on your daily business.

A great environmental opportunity

Onshore wind is playing a vital role in addressing the “energy trilemma” – generating a secure, affordable and sustainable supply of electricity. “Green” no longer means “expensive”.

Jobs

Scotland’s renewable energy industry supported over 27,000 full time jobs in 2020, with onshore wind having the largest employment sector. *

* Strathclyde University’s Fraser of Allander Institute, Oct 2022

Popular

Independent surveys consistently show over 75% of people support onshore wind.*

* BEIS Public Attitudes Tracker

Rural Investment

A study of eight onshore wind farms found they will provide £1.6bn in investment, 51% Scottish content and £59m in community funds over their lifetime.*

* BVG Associates, 2017

Cost Effective

Increased generation from renewables are driving down costs to consumers*

* Sky News Analysis, April 2022

Enhancing Habitats

Wind farms are playing their part to restore peatland which has been damaged by forestry, over-grazing and drainage.*

* University of Edinburgh, June 2023

Energy Security

2022 was a record-breaking year for renewable energy, generating 40% of our electricity needs.*

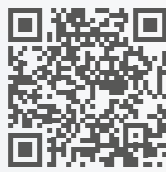
* Electric Insights, 2023



Understanding the process

Land Process

1 Contact Statkraft
By phone, email or via the website to find out more and discuss the suitability of your land. Use the QR code for our contact form.



2 Face to face meeting
To discuss the land agreements without commitment, and how Statkraft might develop on your land.
When you're ready to move forward, we ask you to grant Statkraft time-limited access and exclusivity agreement whilst we continue negotiations.

3 Engineer site visit
We'll bring a small team of engineers to the site to identify all opportunities and constraints - to allow preliminary design production.
We'll share ideas with you as we create the project's early designs.

4 Lease negotiations
With our respective solicitors, we'll negotiate the terms of the Option to Lease and the Lease itself.
Statkraft will cover your reasonable legal and professional fees.

5 Under Option
Planning and grid application works will start after the access and exclusivity agreement is in place. The planning application can be submitted once the Option Agreement is signed. You'll receive payments under the Option Agreement, as well as regular updates on the project's progress.

The process begins with a desk based analysis.

Detailed studies and consultation precede the planning application.

Once consented, procurement and construction follow.

The turbines may operate for 35+ years.

Development Process

Feasibility
6 - 12 months

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We screen hundreds of sites using bespoke computer mapping. Good wind speed is important but so are other factors such as the impact on the environment, local populations, designations and nearby aviation/radar systems. Cost effective access to the electricity network is also vital.

We complete planning and environmental feasibility surveys using a draft turbine layout and talk to the local planning authority and other key consultees.

At this stage, the landowner agreements are finalised.

Planning
2 - 4 years

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If feasibility studies show potential for the site, we commence more detailed studies including ornithology, ecology, landscape and noise. The results will be included in a planning application. Public consultation begins early to provide an opportunity to discuss the project with the local community - including ideas on maximising the benefits the project can bring - and allow them to provide feedback.

Depending on the size of the project the planning application will be submitted to the Local Authority (under 50MW) or to the Scottish Government (over 50MW).

Construction
1 - 2 years

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If Planning Permission is granted, work begins to finance and put contracts in place for turbine supply and installation. This can take around 1 year.

Following this, construction starts as soon as possible and takes 12 - 18 months to complete, depending on the size of the project.

You will have contact with the Construction Manager throughout the process to ensure that you are kept updated and disruption is minimised. Once the ground works are completed there will be a period of commissioning where we confirm everything is performing as it should before the site becomes fully operational.

Operations and Decommissioning
40 - 50 years

Statkraft typically provides full operation and maintenance, and asset management services.

It includes 365 days remote performance monitoring; regular reactive and preventative maintenance, regular reporting and landowner liaison. A Community Fund is established to deliver £5,000 per MW installed each year, for the benefit of the local community. After the operating period the turbines are removed, as required by the Planning Permission. A bond will have been put in place to ensure there are funds available to decommission the turbines. The decommissioning period takes around 12 months.

“ It’s great to see Statkraft engaging with the local business community as the investment at Windy Rig continues. GTR are just one of many DGChamber members that have played a part to make this project happen, we congratulate Statkraft for keeping as much work ‘local’ as possible. I’d encourage all businesses to keep an eye on www.statkraft.co.uk to see how they too might be able to get involved. ”

Lee Medd, DGChamber’s Member Services Manager



Twentyshillling Hill Wind Farm, near Sanquhar.



Statkraft recently completed construction of Windy Rig and Twentyshillling Hill (pictured left) Wind Farms in Dumfries and Galloway.

“ Windy Rig Wind Farm is another valuable contract for GTR. We are just one of several local businesses who are directly benefiting from the many wind farm developments within this area. This can only be a good thing for both local businesses and the local economy especially during the pandemic. ”

Tanya Russell, Director, GTR Contracts Ltd

Working with the community

In June 2019, the UK government set a legally binding target to achieve net zero greenhouse gas emissions by 2050. Their aim: to set a world-leading target that will bring to an end the UK's contribution to climate change.

Renewable energy is critical to this transition, preventing carbon dioxide from entering the atmosphere, and producing clean, renewable electricity for UK homes and businesses.

There are countless additional benefits that we believe local communities should share in, as well as knowing that clean energy is being produced locally. And we're committed to being a good neighbour to communities who host a wind farm - not just during the planning and construction phases, but for the life of the project.

Working together

When developing a project, Statkraft manages the whole process – from the early stages of community engagement, to submission of a planning application, to financing, construction and operation of the project. This allows us to work closely with local groups in advance of submitting any planning application, welcoming suggestions and views, and understanding how our projects can support the community.

Community benefits

We establish a Community Benefit Fund, which can provide much needed income to support local organisations, projects and causes. Community projects come in many forms and proposals have included education, energy efficiency and environmental improvements, construction of footpaths and cycleways, and supporting local clubs and community facilities.

Improving biodiversity

For every wind farm we build, we look to improve the environment for wildlife. It is always our aim to bring biodiversity benefits on our projects. Environmental plans are produced for each site.

A boost for local jobs and businesses

We work with local suppliers, where possible, creating local jobs and supply contracts during the construction, operation and maintenance phase. During construction, we'll also be supporting local hotels, B&Bs, restaurants and cafes. Our projects can contribute several millions of pounds in business rates to the Local Council over the life of the project, which in turn, is used to deliver local services.



Bringing Benefits

- 1 - Funding for school uniform banks.
- 2 - Peat restoration and wildfire recovery.
- 3 - Improved local sports facilities.
- 4 - New and restored parks and playgrounds.
- 5 - New business grants.





Statkraft UK

LONDON:
19th Floor
22 Bishopsgate
London EC2N 4BQ

GLASGOW:
The Garment Factory
10 Montrose Street
Glasgow G1 1RE

CARDIFF:
Brunel House
2 Fitzalan Road
Cardiff CF24 0EB

Company registration number: 05742795

Contact us for more information:



www.statkraft.co.uk



0800 772 0232



UKNewSites@statkraft.com

