

THE HIGHLAND COUNCIL
SUSTAINABLE DEVELOPMENT SELECT COMMITTEE

13 September 2006

Agenda Item	
Report No	

**PROGRESS REPORT ON COMMUNITY BENEFIT FROM RENEWABLE ENERGY
DEVELOPMENT**

Report by the Chief Executive

SUMMARY: This paper reports progress to date in securing community benefit from renewable energy development and invites Members to comment on options to enhance the potential for strategic benefit, which is an objective of the Highland Renewable Energy Strategy. It also updates Members on the campaign to secure community benefit from transmission grid extension and enhancement.

1 INTRODUCTION

- 1.1 In the context of this paper, “community benefit” refers to a goodwill contribution voluntarily donated by a developer for the benefit of communities affected by renewable energy development, in accordance with Policy G4 of the Highland Structure Plan.
- 1.2 This paper updates Members on the following issues related to community benefit:
- Progress in securing community benefit to date;
 - Options to widen the scope of the Council’s community benefit policy to enhance its potential for strategic benefit;
 - Ongoing activity to secure community benefit from transmission grid extension and enhancement.

2 PROGRESS IN SECURING COMMUNITY BENEFIT TO DATE

- 2.1 Annexe 1 illustrates the current level of interest in wind farm development in the Highlands.
- 2.2 Annexe 2 presents details of the current status of community benefit negotiations for renewable energy schemes that are operational, have received planning permission, or where planning permission has been applied for but not yet determined. The number of negotiations underway or concluded has risen from 26 to 32 in 12 months. Of these:
- 11 are community-led
 - 16 are facilitated by the local Area Manager
 - Highland Opportunity Ltd is representing five communities.
- 2.3 One community benefit agreement was finalised since the last Committee update 12 months ago, bringing to six the total number of agreements concluded since the Council’s current policy on Community Benefit was introduced in 2003. At least seven more negotiations are nearing conclusion.
- 2.4 Key points to note since the last community benefit report to this Committee in September 2005 are that:
- 2.5
- **The Highlands continue to attract the highest levels of community benefit in Scotland:** Whilst the Council’s target to secure community benefit equivalent to £5000/MW/year has not been reached, Highland offers are generally higher than in other parts of Scotland. Many developers in the Highlands are offering approx £2500/ MW/year, while rates of £1100/MW/year are common further south. In addition, benefit levels in the Highlands are increasing as opportunities emerge for communities to take a stake in commercial development (see Para 2.6).
Developers continue to offer community benefit contributions at virtually all new renewables

development in the Highlands

The Council continues to receive frequent enquiries about community benefit policy and practice from communities, development agencies and officers / Members from other Local Authorities.

- 2.6
- **The first community stake in commercial development has been established, which should yield higher returns than earlier community benefit models:** RDC, the company developing the Millennium Estate wind farm west of Fort Augustus, is sponsoring a community share in the wind farm, delivered through a new cooperative organisation set up by Energy4All, a not-for-profit community renewables company. The cooperative's revenue will be linked to the productivity of the wind farm. It will also deliver a lump sum at the end of the lifetime of the development. In addition to sponsoring this community share, RDC will pay the community an annual index-linked sum of £1000/MW.

This community benefit model is expected to yield the highest level of benefit to date in the Highlands because it is linked to the profitability of the development. The community will have a revenue stake in the windfarm and can thus benefit from financial returns based not just on installed capacity, but also on energy price. With energy prices forecast to increase over time this will realise an annual dividend of not less than £1,000 per annum per MW of installed capacity but potentially significantly more.

RDC is offering an identical community benefit package at three other Highland locations - Kilbraur (SU), Dunbeath (CA) and Ben Aketil (S&L), increasing opportunities for Highland communities to take a share in commercial windfarm development.

- 2.7
- **More frequently, wind farm developers are offering packages that combine a fixed payment with a variable payment based on the development's productivity.** These deals are expected to yield higher levels of benefit than earlier fixed rate payments. Both payments are made annually and the variable amount is usually linked to electricity generated or the value of Renewable Obligation Certificates (ROCs).

- 2.8
- **At the end of 2005, the Council published guidance on planning for and setting up a legal framework to manage community benefit funds.** The guidance is targeted at Community Councils and community groups. It provides an overview of community engagement and legal issues and advises on how these should be approached. It also presents options in selecting a Legal Entity to receive and manage funds with specific reference to Companies Limited by Guarantee, Community Trusts, charitable status, and trading subsidiaries. Copies of the guidance were circulated to all Community Councils. An electronic version can be downloaded from the following link: <http://www.highland.gov.uk/NR/rdonlyres/A6BE3D1D-8667-4807-9837-A8C867A9CA18/0/makingthemostofCB.pdf>

3 STRATEGIC COMMUNITY BENEFIT

- 3.1
- At the meeting of this Committee on 14 September 2005, Members discussed issues arising from discussions on community benefit at the Renewable Energy Working Group, which had been convened to frame a draft Highland Renewable Energy Strategy. The Committee agreed that:

- "Options be explored with the renewables industry for widening the scope of the Council's community benefit policy to enhance its potential for strategic benefit, on the basis that such benefit could not be used for anything the Public Sector was statutorily required to provide, in accordance with the Council's existing Policy;
- The outcome of these discussions being reported back to this Committee at the earliest opportunity."

- 3.2
- The Highland Renewable Energy Strategy, adopted 4 May 2006, underlines the commitment to ensuring that local communities benefit directly from the use of their resources (Policy L1). It also signals the Council's intention to work with developers to widen the scope of the community benefit policy to enhance the potential for strategic benefit (Policy K1).

- 3.3 There are a number of issues to take into account when considering how to enhance Strategic Community Benefit. These include:
- Complementing existing arrangements without detriment to achievable local community benefit.
 - Generating sufficient additional funds to allow strategic benefit to function on a Highland wide basis
 - Operating according to current Council policy which prohibits use of community benefit resources for anything that the Public Sector is statutorily required to provide.

3.4 A number of models for strategic community benefit have been developed in other Council areas with significant renewable energy resources. Members may wish to consider whether there are elements within any of the following examples that could be adapted to fit a Highland context:

- **Argyll and Bute:** Argyll and Bute Council has formed Community Wind Farm Trust Funds in those locations affected by windfarm developments. Developers are encouraged to contribute 60% of the total community benefit payment to local interests with the remaining 40% funding the renewable energy and energy efficiency activities of the Argyll, Lomond and the Islands Energy Agency (ALIenergy).
- **The Western Isles:** The Western Isles Development Trust has been established to promote the development of a local renewable energy industry in the Western Isles and will manage the wider community benefit accruing from renewable energy developments in the Western Isles. Currently there are no operational windfarms on the Western Isles however Comhairle nan Eilean Siar have now recommended approval of two sizeable applications and Lewis Wind Power, a joint venture between AMEC and British Energy have undertaken to contribute £2,000 per MW of installed generated capacity to the development trust or to exchange all or a part of this with the offer of up to a 15% ownership stake in the wind farm itself.
- **The Shetland Islands:** Shetland Islands Council have established their own energy company Viking Energy Limited, to act as a joint venture partner alongside Scottish and Southern Energy Generation Limited, a subsidiary of Scottish and Southern Energy, in the development of a windfarm on land owned by the Council. Resources from this investment will be distributed throughout the Shetland Islands utilising a proposed Shetland Community Development Trust.
- **South Lanarkshire:** In South Lanarkshire, the Council has established a Renewable Energy Fund from revenues received from renewable energy developments in their area. It takes two forms, 70% of the revenue received going into a Renewable Energy Fund that contributes to eligible capital projects within a 10km radius of each development, with the remaining 30% going towards a local grants scheme for capital projects within a 5km radius of each participating renewable energy site

3.5 Members may wish to consider and comment on some possible further options for strategic community benefit detailed below:

3.6 **Employment Education and Training**

The Highland Renewable Energy Strategy identifies a need to develop the skills and abilities of the Highland workforce if the area is to successfully maximise the economic benefits of renewable energy developments. Policy H1 states that:

“The Council recognises that for the Highland area to fully exploit the benefits of renewables developments it needs to ensure that there are suitable educational pathways for local people to enter the sector. The Council will work with industry, UHI and other educational providers in the region to deliver such pathways.”

Individual developers have expressed an interest in establishing strategic funds that can have practical implications, both for their future operations, but also for the future benefit of the wider Highland community.

One developer has indicated its willingness to establish a strategic training fund to ensure that the industry can source a pool of skilled labour for developments in the Highlands. This assistance would supplement any locally negotiated community benefit and would entail the profits from one turbine being dedicated to establishing this training fund. The company have been involved in talks with a number of strategic partners, HIE, HIREG and UHI to examine the scope for developing a

number of vocational training packages.

Whilst this interest in strategic benefit is to be welcomed, it is important to consider ways of managing contributions from separate developers to avoid a profusion of one-off arrangements that could compromise the development of an efficient and well-resourced composite scheme.

- 3.7 **Local Ownership:** The principle of local ownership of renewable energy assets is enshrined within the renewable energy strategy. Policy L1 commits the Council to:
“Actively encourage initiatives that spread ownership of renewable energy assets locally”.
- 3.8 Para 2.7 of this paper refers to the community benefit model developed by renewable energy company, RDC, that establishes a community cooperative to take an equity share in their wind farms.
- 3.9 In similar circumstances, the developers of the Boyndie Wind farm in Aberdeenshire offered the community the opportunity to purchase an equity share in their wind farm. The Boyndie Wind farm Cooperative share offer has recently closed with 95% of the available equity being purchased by people living within Aberdeenshire.
- 3.10 **Highland Energy Company:** There may be potential to develop the co-operative model further by establishing a Highland Energy Company. This entity could have two possible roles:
- Take equity in individual wind farms, for example, in those wind farms where the community allocation has not been fully taken up, with the revenues generated being channelled into a Highland Strategic Benefit Fund.
 - Develop a joint venture company along the lines of the Viking Energy Company set up by Shetland Islands Council. Here the Council is joining with Scottish and Southern Electric to develop a 250MW wind farm. While they have certain advantages over the Highlands in that they own the land that has been earmarked for this development, further research could be undertaken to examine the possibilities of the Council taking a majority shareholding in a wind farm on behalf of the community with the profits realised being distributed to provide wider strategic benefit fund. Any development along these lines would clearly have to manage any possible conflict of interest that may arise between the Council’s role as Planning Authority and that of developer. Furthermore, it will be important to ensure close scrutiny of the potential business model to deliver such a development, as well as the risks and returns on investment.

Initial discussions with the Finance Service on the possible implications of such an undertaking have identified the Council’s Joint Venture Board as being the best vehicle for taking this forward in the first instance. Further specialised advice will be required to examine the financial (taxation) and legal ramifications of such an undertaking, along with any potential implications for the Council’s Grant Aided Expenditure (GAE). In both of these examples Members may wish to consider the establishment of a trust or similar entity as the best means of distribute any benefit.

- 3.11 It is Council policy not to use community benefit funds for projects that the Council has a statutory duty to provide. The establishment of a strategic community benefit fund could realise significant funds to establish, for example enhanced energy efficiency projects on a Highland wide basis as well supporting training initiatives of the type referred to earlier.

4 ACTION TO SECURE COMMUNITY BENEFIT FROM ALTERATIONS TO THE TRANSMISSION GRID

- 4.1 Members will be aware of the Scottish Executive’s announcement, on 30 August 2006, that the proposed upgrade to the overhead electricity transmission line between Beaully and Denny will be referred to public inquiry. Pre-inquiry meetings will be held in a number of locations along the proposed route, commencing early in October. It is hoped that the inquiry will start in early 2007 and that the report of the inquiry will be submitted to Ministers by the end of that year for a final decision.


- 4.2 At the meeting of this Committee on 14 September 2005, Members were advised of the Council's proposed campaign to seek community benefit from transmission grid extension and enhancement, and support expressed for this campaign by a number of Local Authorities and the Cairngorm National Park. The Committee agreed that:
- "The Chief Executive submit an enquiry to Ofgem, through Scottish Hydro Electric Transmission Limited (SHETL), on behalf of those Councils that had expressed "in principle" support for securing community benefit from transmission grid extension and enhancement." Ofgem is the independent industry regulator for the gas and electricity markets.
- 4.3 In October 2005, the Chief Executive wrote to SHETL on behalf of Cairngorms National Park Authority, Comhairle Nan Eilean Siar, Falkirk Council and Perth & Kinross Council, who were the authorities that had expressed in principle support for the Council's campaign. The letter requested SHETL to ask Ofgem whether community benefit could be secured within the constraints of electricity price control.
- 4.4 SHETL responded in November 2005, confirming their willingness to raise this issue with Ofgem but advising that it may take Ofgem some time to consider its response. SHETL emphasised that that Ofgem would have to be persuaded that it would be in the interest of consumers throughout Great Britain (many of whom live in communities near existing transmission lines) to bear the cost of providing some form of benefit for communities living near new transmission enhancements or developments.
- 4.5 Ofgem's response was reported in a letter from SHETL dated 28 August 2006, as follows:
- "The Highland Council asked us to investigate whether community benefit could be secured within the constraints of the electricity transmission price control. We have consulted Ofgem on this matter.*
- Ofgem states that when considering whether or not it is appropriate for costs to be included in a transmission licensee's allowable revenue, either within the context to the standard price control process or under TIRG, it generally applies the test of whether costs are necessary for the economic and efficient development of the system, and whether costs have been economically and efficiently incurred.*
- Its initial view is that in general 'goodwill payments' to local communities are unlikely to be considered as necessary for the economic and efficient development of the electricity transmission system, or costs which have been efficiently incurred by SHETL. In other words, such costs are unlikely to be recoverable under the standard price control process (which remains under review for the period from April 2007) or the terms of the TIRG mechanism"*
- 4.6 From this response, it would appear that Ofgem considers it unlikely that transmission grid companies could deliver benefit to communities disadvantaged by grid enhancements or developments. The response is presented as an "initial" view and Members may wish to comment on the Council's next steps in this campaign – eg whether the Council should press for further contact with Ofgem and/or SHETL to explore this issue in more detail.

RECOMMENDATION

Members are asked to:

- NOTE: progress to date in securing community benefit from renewable energy development, as described in Section 2 and Appendix 2;
- AGREE that Council Services continue to work with developers on widening the scope of community benefit arrangements to deliver additional strategic benefit, including further investigation into:
 - Employment education and training initiatives
 - The establishment of a Highland Energy Companyall as detailed in Section 3 of this report, and
- AGREE that the Chief Executive should press for further contact with Ofgem to continue to explore mechanisms for securing community benefit from transmission grid extension and enhancement.

Signature:



Designation: Chief Executive

Date: 6 September 2006

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Ref: None

Background Papers: Highland Renewable Energy Strategy (May 2006)

SEPTEMBER 2006

Status of community benefit negotiations in The Highland Council Area relating to renewable energy schemes that are operational, have been approved for planning permission or have been submitted for planning permission but not determined.

BADENOCH AND STRATHSPEY *No renewable energy proposals yet at a sufficiently advanced stage.*

NAIRN *No renewable energy proposals yet at a sufficiently advanced stage.*

CAITHNESS

Windfarm Development

Location	Size (MW)	[Developer] Status of Planning Application and Community Benefit Negotiations
Forss, by Thurso	2 (Ph I) 5 (Ph II)	[Fivestone Ltd] Phase I - Operational; Phase II - planning approval granted subject to final legal consent. No community benefit secured for first phase of development but developer willing to discuss community benefit for both phases with Community Council following determination of planning application for Phase II.
Causeymire	55	[N Power] Operational. Negotiations concluded in 2005. Community took the lead in these negotiations and accepted offer of an up-front payment of £300-400K, supplemented by an index-linked annual payment of £1150 / MW for the 25-year operational life of the wind farm. This is equivalent, pro-rata, to the package agreed with N Power at Farr. Community has set up a Company Limited by Guarantee to receive and distribute community benefit funds.
Buolfruch, Houstry, Dunbeath	12.75	[Anthony Hall / Enerco] Operational. Developer/operator declined to become involved in general community benefit discussions.
Flex Hill, Bilbster	4.5	[Donald Miller] Planning approval granted subject to final legal consent; Developer arranging to discuss community benefit with Community Council.
Baillie Hill, Westfield	52-63	[Bailey Windfarm Ltd] Awaiting S 36 Consent. Developer in contact with Caithness Area Manager regarding community benefit. Local meetings with community (believed to be invitation only) held Summer 2006.
Achairn	6	[James and Ronald Innes] Planning approval granted subject to final legal consent. Developer in discussion with Community Council.
Camster	50	[E.ON UK Renewables Ltd] Awaiting planning decision. Negotiations ongoing between developer and 2 Community Councils. CA Area Manager facilitating.
Dunbeath	69	[West Coast Energy] Awaiting S 36 Consent. Negotiations ongoing between developer (working through Energy4All) and Community Council regarding potential for community share in ownership of development, through proposed new cooperative organisation.
South Shebster	10	[Mr & Mrs CW Sutherland] Awaiting planning decision.

Location	Size (MW)	[Developer] Status of Planning Application and Community Benefit Negotiations
Stroupster:	50	[N Power] Planning permission refused – appeal anticipated; developer confirmed intention to discuss community benefit with Caithness Area Manager following submission of planning application in August 2005.
Borrowston,	17	[Scottish Power] Planning permission refused – under appeal. Developer has been in contact with Council and has confirmed willingness to discuss community benefit.
INVERNESS		
<u>Wind Farm Development</u>		
Farr, Tomatin	92	[N Power] Operational. Negotiations concluded in 2004. Community took the lead in negotiations, with assistance from the local Member and HOL. Final offer comprised an up-front payment of £1 million when the construction of the wind farm is completed, supplemented by an index-linked annual payment of £1157 / MW for the 25-year operational life of the wind farm. Community benefit is split 60% / 40% between two community organisations (Company Ltd by Guarantee / Trust), representing separate geographic areas. First payments received in early 06.
Millennium Estate (IN and LO)	32-40	[RDC] Under construction. Negotiations concluded in 2005. HOL represented communities. Developer's offer comprised minimum annual payment of £2000/MW made up of: <ul style="list-style-type: none"> • Annual index-linked sum of £1000/MW, and • Sponsorship towards a community share in the ownership of the development through a proposed new cooperative organisation established through Energy4All, which will earn revenue and deliver a lump sum at the end of the lifetime of the development. Community benefit is split 60% / 40% between two community organisations (Company Ltd by Guarantee / Trust), representing separate Community Council areas. Lochaber Area Manager is chairing joint meetings between Community Councils to establish the Energy Cooperative.
Dunmaglass, Strathnairn	72 - 108	[RES] Submitting amendment to planning application. Negotiations ongoing. HOL representing communities. Developer's offer is based on wind farm productivity. IN Area Development Manager co-ordinating joint meetings between 3 Community Councils.
Glenkirk	102	[Eurus Energy UK Ltd] Submitting amendment to planning application. Negotiations ongoing facilitated by IN Area Development Manager who is also coordinating meetings between Community Councils on behalf of Nairn and Inverness Area Managers.
<u>Hydro schemes</u>		
Garrogie, Whitebridge	2.4	[N Power] Operational; Negotiations concluded. HOL represented communities. Developer's final offer was a one-off lumpsum payment of £22,000, which has been accepted by the community.
River E, Stratherrick	1.5 - 3	[N Power] Operational; Negotiations ongoing. HOL is representing communities. Developer is expected to make a one-off lump sum offer.

Location	Size (MW)	[Developer] Status of Planning Application and Community Benefit Negotiations
Glendoe	100	[Scottish & Southern Energy] Under construction. Negotiations ongoing. HOL represented communities to secure offer based on anticipated annual energy output, comprising (1) an annual, index-linked, fixed payment, (2) an annual variable amount based on productivity, and (3) an up-front lump sum payment to be used as a Community Energy and Efficiency Fund. Community benefit to be split between two community organisations representing separate Community Council areas.

LOCHABER

Wind Farm Development

Millennium Estate (IN and LO)	32-40	[RDC] Under construction. See entry under INVERNESS above.
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Hydro schemes

Ardtornish	0.66	[Ardtornish Estates] Operational; Council in discussion with Estate on extension to existing scheme.
Glen Duror	0.308	[Hyder Industrial] Operational. Negotiations concluded. Council facilitated agreement for developer to make a lump sum payment of £10,000 to village hall.
Glen Tarbert	0.445	[Caledonian Energy] Operational. Negotiations concluded. Council facilitated agreement for developer to pay approx £1800/MW/annum index linked into a community fund paid to local Community Council.
Kingairloch	3.5	[Scottish & Southern Energy] Operational. Negotiations concluded. Council facilitated agreement for developer to pay £1400/MW/annum index linked into a community fund to be divided among three community councils based on catchment area. First payment received autumn 2005.
Carnoch, Strontian	>1	[RWE,Npower plc] Awaiting planning decision.

ROSS AND CROMARTY

Wind Farm Development

Novar, Evanton	17 (Ph I)	[N Power] Ph I Operational since 1997. Negotiations concluded in 1996 with Council facilitation. Developer pays £1000/MW/annum index linked into Council fund, which is held on behalf of communities. Funding distributed according to an agreed formula between three Community Councils.
	28 (Ph II)	Ph II Under construction. Negotiations ongoing. Local Member is main Council contact in community-led negotiations.
Beinn Tharsuinn (SU and R&C)	29.75	[CRE Energy, a subsidiary of Scottish Power] Operational. See entry under SUTHERLAND below.

Location	Size (MW)	[Developer] Status of Planning Application and Community Benefit Negotiations
Fairburn, Marybank	35	[Scottish & Southern Energy] Awaiting planning decision. Negotiations ongoing, led by community. Difficult issues remain to be resolved with respect to sharing community benefit among all Community Councils within reasonable radius of site, but discussions on this also ongoing and making steady progress.
Lochluichart, Garve	129	[LZN Ltd] Awaiting planning decision. Negotiations ongoing. R&C Area Manager is facilitating agreement.
<u>Hydro schemes</u>		
Inverlael	3.0	[Scottish and Southern Energy] Awaiting planning decision. Community taking the lead in making contact with developer.
SKYE AND LOCHALSH		
<u>Wind Farm Development</u>		
Edinbane	24.7 – 33.25	[AMEC] Awaiting planning decision (second submission). Negotiations ongoing. Developer has appointed local agent to liaise with community on community benefit. Community making arrangements to elect a local group to manage the fund.
Ben Aketil, Dunvegan	21	[RDC] Planning approval granted subject to final legal consent. Negotiations ongoing, led by local Community Trust. Developer offering combination of an annual index-linked sum and sponsorship towards a community share in the ownership of the development (working through Energy4All) – similar to Millennium Estate (IN).
SUTHERLAND		
<u>Wind Farm Development</u>		
Beinn Tharsuinn (SU and R &C)	29.75	[CRE Energy, a subsidiary of Scottish Power] Operational. Negotiations concluded in 2004, facilitated by SU Area Manager. (Sutherland taking lead although part of this wind farm falls within Ross and Cromarty.) Offer comprises an index-linked annual fixed rate payment of £2000 per MW supplemented by an additional annual payment linked to the productivity of the wind farm. It is estimated that this will bring the total annual payment to between £2300 and £2600 per MW. Agreement lasts for the 25-year operational life of the wind farm. Funds to be distributed to communities across 15km radius of development. Funding split agreed and final preparations underway to establish a Co Ltd by Guarantee to distribute funds, beginning September 2006.
Gordonbush, Brora	70 – 82.5	[Scottish & Southern Energy] Awaiting Section 36 Consent following requirement to submit additional environmental information. Negotiations nearing conclusion, facilitated by SU Area Manager. Draft offer based on anticipated annual energy output, combining (1) an annual, index-linked, fixed payment, (2) an annual variable amount based on productivity, and (3) an up-front lump sum payment to be used as a Community Energy and Efficiency Fund.

Location	Size (MW)	[Developer] Status of Planning Application and Community Benefit Negotiations
Kilbraur	47.5	[RDC] Planning approval granted subject to final legal consent. Negotiations nearing conclusion, facilitated by SU Area Manager. Developer offering combination of an annual index-linked sum and sponsorship towards a community share in the ownership of the development (working through Energy4All) – similar to Millennium Estate (IN).
Cambusmore	49.5	[RES] Awaiting planning decision. Negotiations ongoing facilitated by SU Area Manager. Offer under discussion is based on anticipated annual energy output combining (1) annual fixed amount based on installed capacity (MW) and (2) variable amount based on productivity / value of ROCs.
Achany, Lairg	34.5 – 41.4	[Scottish & Southern Energy] Awaiting planning decision. Negotiations ongoing facilitated by SU Area Manager.
Invercassley, Lairg	50	[Airtricity Developments UK Ltd] Awaiting planning decision. Negotiations ongoing facilitated by SU Area Manager. Offer under discussion is based on anticipated annual energy output combining (1) annual fixed amount based on installed capacity (MW) and (2) variable amount based on productivity / value of ROCs.
Rosehall	24.7 – 28.5	[E.ON UK Renewables Ltd] Awaiting planning decision.
Melness	2.55	[Melness Crofters Estate Ltd] Awaiting planning decision. SU Area Manager has held initial discussions about community benefit with this community owned company.