



Community Energy Partnerships

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Shared Ownership Presentations



SHARED COMMUNITY OWNERSHIP



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Today's content

- Recap of what is shared ownership
- Recap of what are the main types
- How and when to engage with a commercial developer
- What good partnership looks like
- What should you get help with
- Where can you get help
- Recent experiences

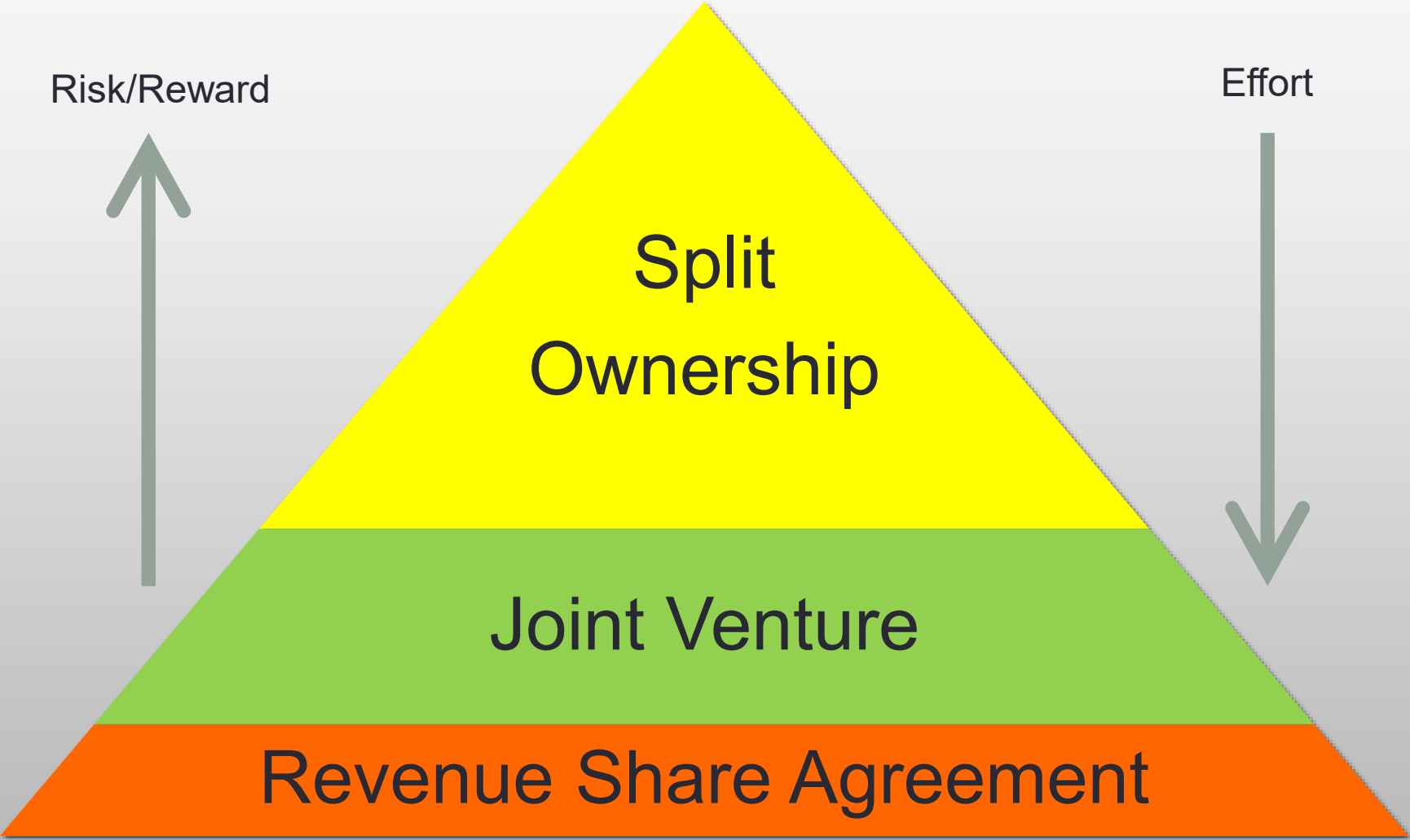
What is Shared Ownership between the Community and Private Companies?

- It is where an opportunity is offered by a developer of a commercial scale renewable energy project for a proportion of that project, or the value it generates, to be owned by members of the local community
- Typically, a share offer is launched by a local co-operative, with members of the local community given priority on shares
 - Loans could also be available from GB Energy

Shared Ownership

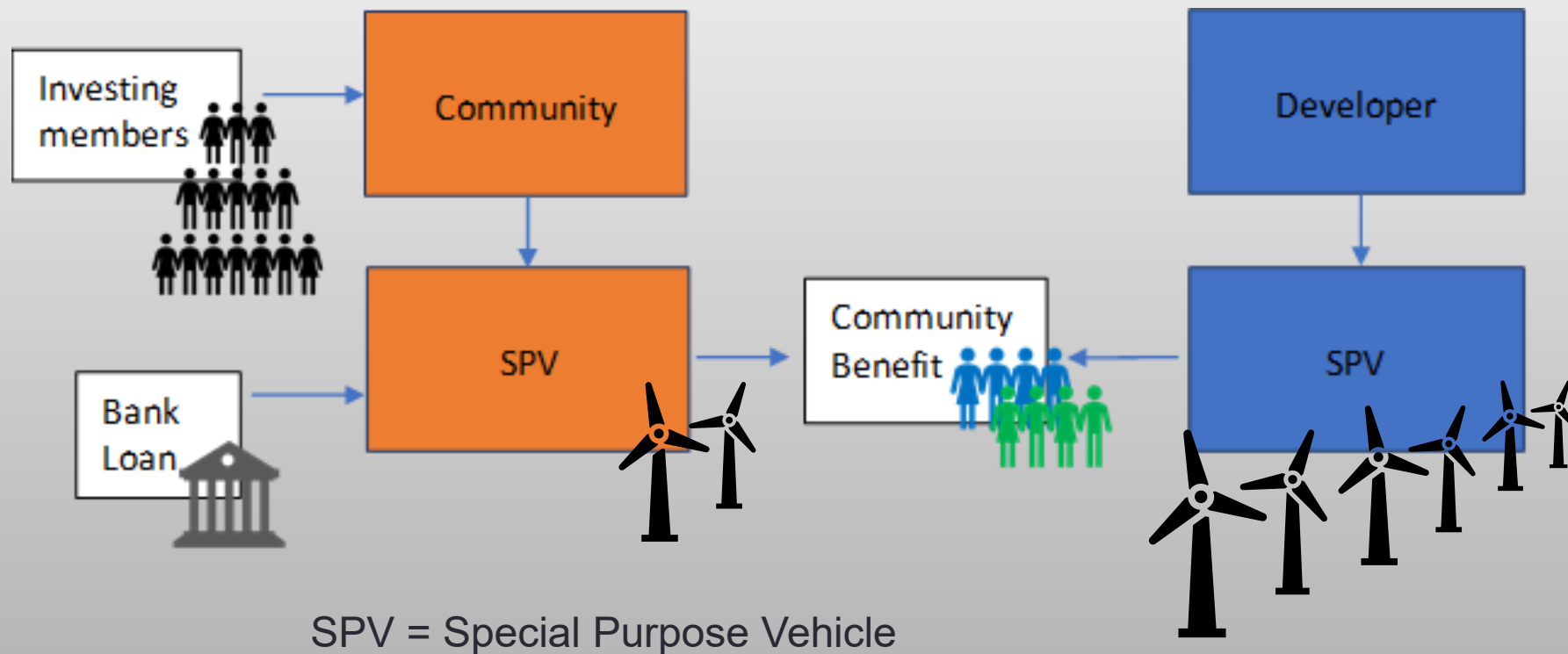
- A genuine share of the project
- Adds value to the developer and the community
- Invested individuals are engaged
- Split ownership greatest reward but complex
- A community development partner is invaluable
- Government support for shared ownership
- The only way to achieve community energy at scale

Hierarchy of Shared Ownership



1. Split Ownership

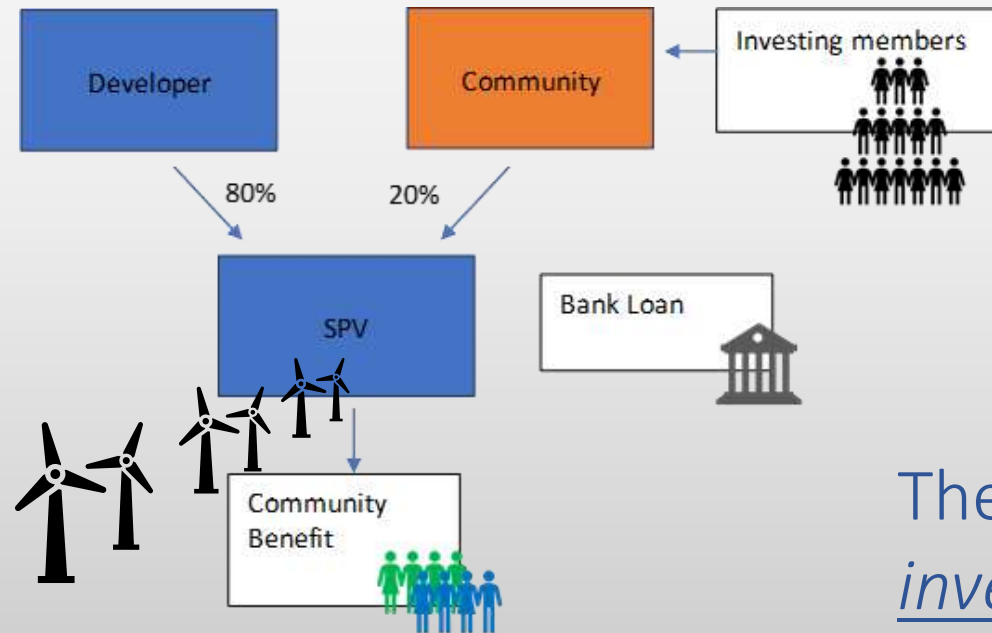
The community entity owns an energy asset (at least one wind turbine or % of a solar farm) in a separate legal entity with its own grid connection, financing arrangements and power purchase agreement.



Split Ownership – Key Features

- Assets are fully owned by the community
 - Control of the business
 - Can sell the electricity
 - Distribute the profits
 - Can access loan finance
- Genuine partnership with the developer pre-planning
 - GB Energy (CEF) development funding?
 - Share cost / Share risk
- Risk of not raising capital
- How to value the asset – Cost+
- Separate grid connections
- Complicated legal agreements
 - Need an experienced development partner

2. Joint Venture

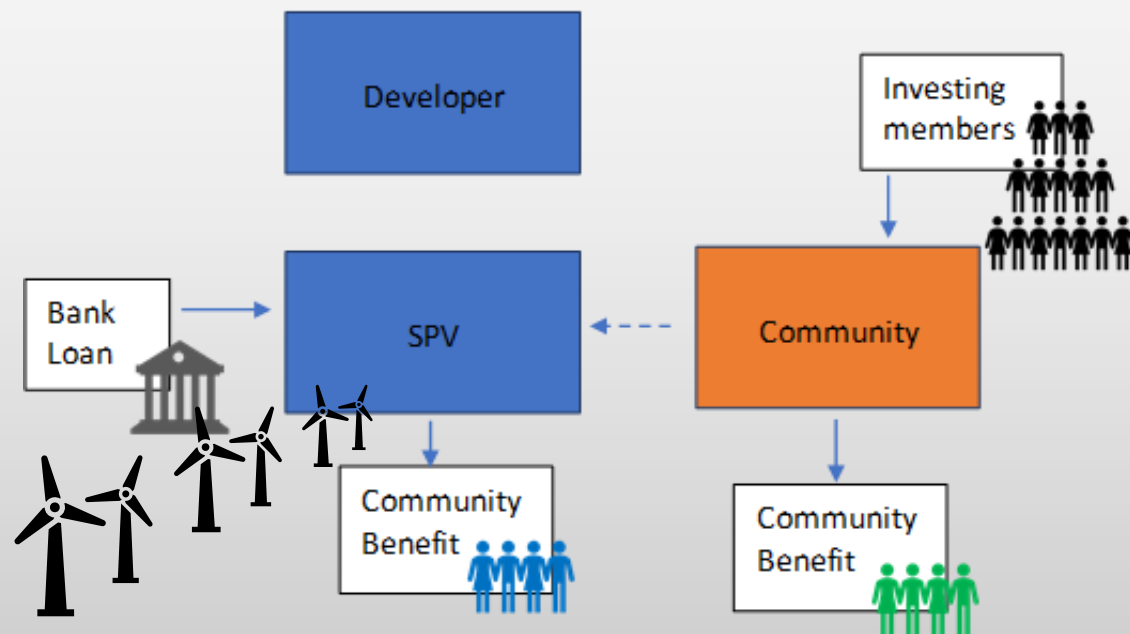


The community entity invests in the project and owns a percentage of the shares.

Joint Venture – Key Features

- One SPV
 - One set of contracts
 - One grid connection
 - One lender
- Shareholder's Agreement
 - Minority shareholder
 - Less control, although community representative can sit on the board
 - No say in electricity sale
 - How to price the share
- Returns to Community Members
 - Depends on financial structuring
 - Potential for a larger investment than Revenue Share
- Not a community owned business

3. Revenue Share Model

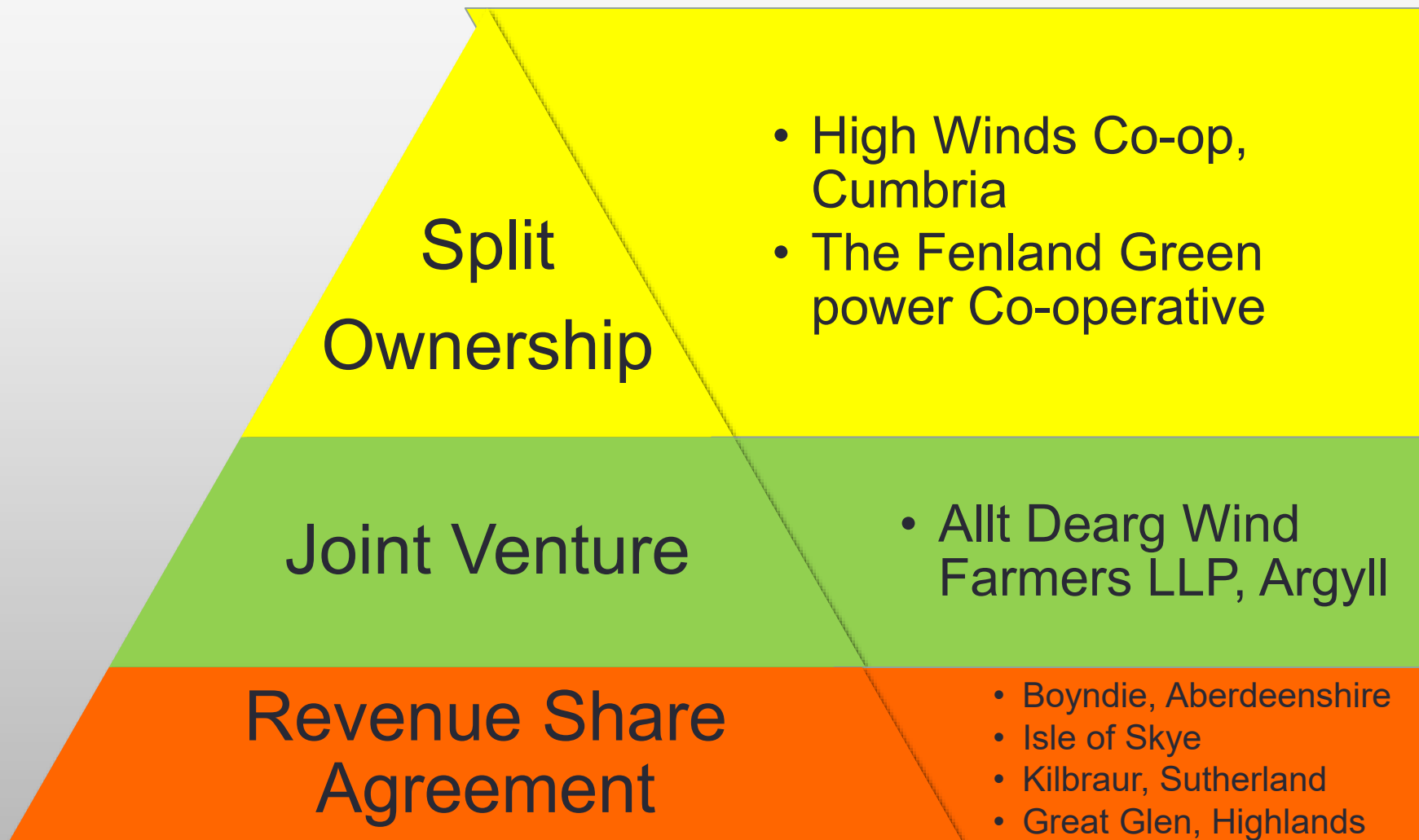


An agreement entered into by the community entity with the SPV. The community entity purchases a percentage of the wind farm's net revenue. There is no ownership of assets or shares

Revenue Share – Key Features

- A simpler model for both community and developer
 - Least effort and risk for community but less potential income
 - Developers don't like complicated ownership structures
- No ownership of the private company assets
- A share of project income, less operating costs
- No involvement in project finance
 - Local community invited to invest on project commissioning
 - No project construction risk
 - Return on investment starts from day 1 of the investment
 - Price of share is negotiable
- Cannot raise debt finance on a share of revenue
- Little engagement with the operation of the project

Examples of Shared Ownership





Great Glen Energy Co-op



Kilbraur Wind Energy Co-op



Boyndie Wind Farm Co-op



Isle of Skye Renewables Co-op

How and when to engage with a commercial developer

- Pre-planning application
- During planning application
- Post planning determination
- Pre-appeal

What good partnership looks like

- Openness
 - Learn about each other's motivations, financing and structuring criteria
 - Patient with each other
 - timing or pace either party can work at varies on both sides,
 - Listen to reasons for differences or concerns
 - Financial model open book
 - Can do attitude to make it work, solve problems together

What should you get help with

- Legal help
 - Property, commercial purchase, grid, planning, construction (EPC) and maintenance (O&M), power purchase or CFD contracts
- Technical support from a technical advisor
- Financial model
- Fundraising and debt finance
- Power Purchase or CFD support
- Support with negotiation and managing the process

Where you can get help

- Learn from existing SO projects
- Be willing to collaborate or JV with other CE groups or Bencoms
- Engage community energy supply chain
- GB Energy templates
- GCEF funding
- GBEnergy new financing offers???

RECENT EXPERIENCES

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Eden Renewables WCEN Spring Conference

JUNE 2026



Eden Renewables Group

- Solar, onshore wind & BESS developer in UK, US, and sub-Saharan Africa since 2013*, 2018 and 2018 respectively; and South Africa since 2024
- Highly experienced, internationally recognised team of 39
- Multi GWs in development across territories
- Deep technical understanding of clean energy market including grid and site design
- Recognised industry leader in CSR in UK and US on:
 - multi-functional land use & biodiversity programme
 - education programme
 - community benefits, ownership and engagement

*Eden team operated as Solstice Renewables in UK until 2016

Community & shared ownership experience

- UK's leading developer of shared ownership and community solar projects
- Developed and key advisers on > 10 community projects totalling
 - 49.6MW consented, of which
 - 22.8MW operational,
 - 6.5MW did not proceed (2015/16 cuts), and
 - 21.8MW at RTB approaching FID
- Structured numerous 'split asset' incl split grid connection & shared GridCo
- Innovating 'split asset' + 'shared revenue' to de-risk wind SO
- A leading community solar developer in NY State, USA

Shared Ownership portfolio

PROJECT	LOCATION	TECHNOLOGY	TOTAL MW GENERATION	MW COMMUNITY	PROJECT STATUS / TARGET FID	COD	COMMUNITY GROUP
Forest Gate	Wilts	PV & BESS	54	10.8 (20%)	RTB FID Q2 2026	Q2 2027	Zero North Wiltshire and Bath & West Community Energy
Red Barn	Wilts	PV & BESS	60	12 (20%)	RTB FID Q2 2026	Q2 2027	Zero North Wiltshire and Bath & West Community Energy
Bettyhill Ph2	North Scotland	Wind & BESS	45	9 (20%)	RTB FID Q2 2026	Q4 2027	Farr North Community Dev Trust
Lightwood	Gloucs	Solar & BESS	45	9 (20%)	In planning	???	Forest Community Energy, Gloucestershire Community Energy Coop and Gwent Energy CIC
Moss Wood	Fife, Scotland	Solar & BESS	150	20 (20%)	In planning	2030	Seeking local partner
Blackthorn	Wilts	Solar	60	12 (20%)	In planning	???	Seeking local partner
TOTAL			304+	RTB 21.8 In Dev 60.8+			

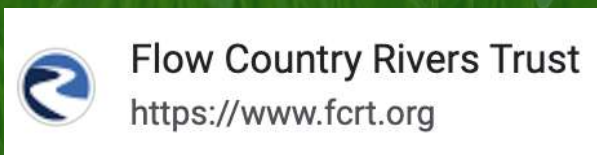
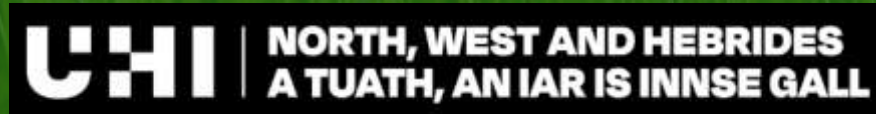
Forest Gate Community Owned Additional Benefits

- **Signed MOU for 20% / 10.7MW** with **North Wiltshire Community Solar** (JV between **Zero North Wiltshire** & **Bath and West Community Energy**)
- Heads underway covering complete structure and doc pack
- **Split Asset** structure → full independent ownership
- Estimated **£2 million** for project life surplus into CBS
- Target sign Conditional Purchase Agreement coterminous with project FID, April / May '26 with whole doc pack appended in agreed form



Bettyhill Wind Farm benefits & commitments

- **Community Benefit Fund of £250,000 per annum**, index-linked for project life
- **Electricity discount scheme** for local residents
- Funds shared amongst 7 neighbouring community councils
- **Education Benefit Fund of £5,000 per annum**, index-linked for project life
- **Up to 20% shared ownership** with Farr North Community Development Trust – estimated **over £8 million for project life**



Community Ownership Adds Challenges for the Developer

Adds a lot of extra work without any material financial benefit

- Need community group who understand the challenges
- Community group need to demonstrate benefits / assistance to developer
 - E.g, planning support
- Lack of available template documents for developers / clear pathway,
 - Eden working to create templates

It's a Long Process

Extended timeframe and multiple challenges that the projects can face, e.g. planning and grid delays

- Forest Gate has taken 6 years down the line from first consultation
- Find a champion within a commercial developer
- Its a long road that needs resourcing

Development timeline - Bettyhill Ph2

Wind



Legal Structuring Impacts the Project

- **Split asset** - easier for the all parties

Community group needs experienced partners who know how to run solar farm

- **Joint Venture** -

Many community groups will prefer this but commercial owner as above may not consent

- **Shared revenue** -

Can make it more difficult as no ability to secure debt against infrastructure

Legal Structuring Impacts the Project



Post Construction

- Long term relationship with commercial funder - often not the developer
- Split contracts - O&M Asset Management
- Shared Grid Co
- Landlord and planning obligations
- Biodiversity Net Gain
- Coordination and contribution to Community Fund
- Offtake agreement / PPA / CFD (impact on grant funding)

