



Assessment of potential barriers and routes for decentralised energy schemes in rural and urban fringe areas in the UK

CORNWALL INSIGHT

CREATING CLARITY

savills

Over 600 owned and associate offices worldwide, employing over 39,000 staff, across 70 countries.



Savills advises corporate, institutional and private clients seeking to acquire, lease, develop or realise the value of prime residential and commercial property in the world's key locations.

*As per 30 June 2019

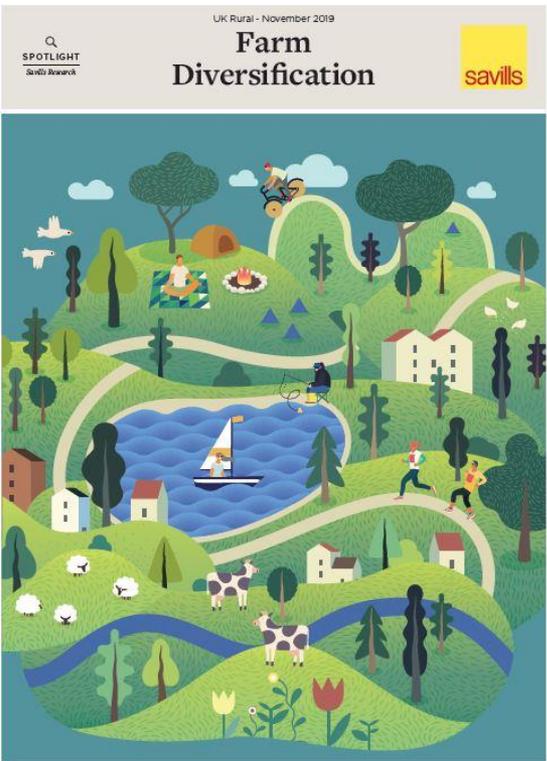
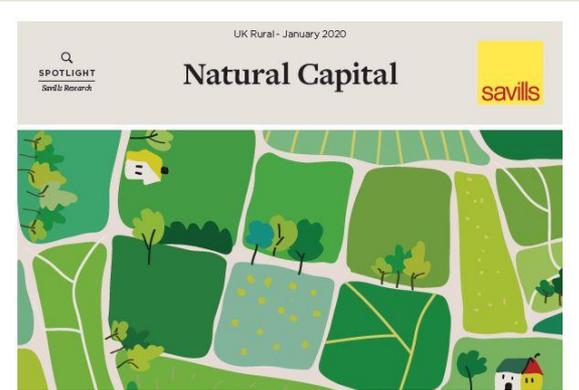
Our dedicated energy team specifically assists with the inception, funding valuation, planning, development, management and trading of energy assets.



Savills energy team demonstrate knowledge, passion and enthusiasm for renewable energy and are a joy to work with. Our Renewable Development Initiative was managed and delivered with consummate professionalism.”

David Lewington
NFU Scotland





Are you making the most of your farm? • Rural Vibrancy Index • Case studies



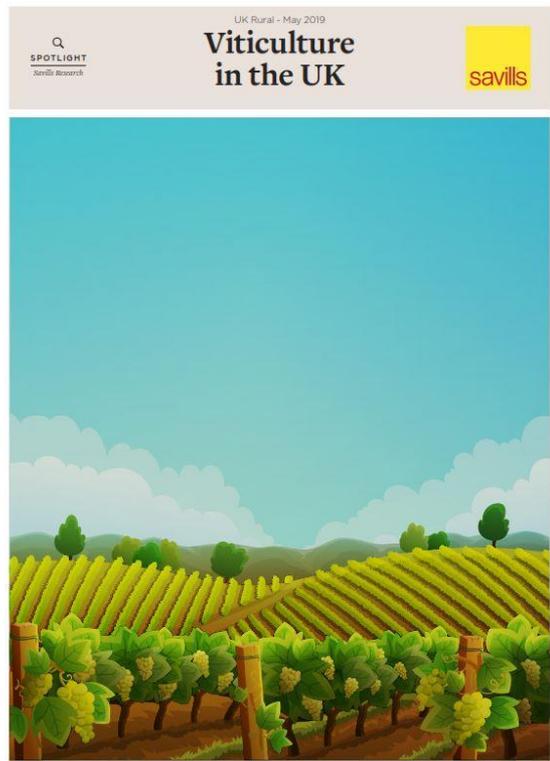
ity Net Gain •



Technological innovation • Ways to invest • Food and water security



eller profiles •



UK wine market • Setting up a vineyard • Investments and yields • Imports and exports

The ability to meet our customers' needs stems from a single key asset – insight

- We continually identify, report, research, analyse and evaluate regulatory, political and market changes
- Our perspective is broad, with expert teams covering wholesale, retail and network aspects of the electricity and gas markets – facilitating a whole-system perspective off the impacts of change
- Our insights are deep, with proprietary research illuminating key factors driving the current and future shape of the markets, and presenting them in an accessible way as the industry moves into new and challenging terrain



Cornwall Insight has customers from all aspects of the energy markets. We are proud to be trusted advisors to

Power generators and project developers

From small independent renewables generators to large multinational utilities

Energy suppliers

From new entrants to the Big Six energy companies

Regulators, policy-makers and industry bodies

including Ofgem, the Department for Business, Energy and Industrial Strategy, HM Treasury, National Grid and Citizen's Advice

Legal and financial institutions

including lenders, investors, lawyers, investment banks, pension funds, and sovereign wealth funds

Third party intermediaries (TPIs) and end users

Brokers and TPIs of all sizes and the end consumers



An impartial view

Our opinions are based on facts, never biased or influenced by others

An expert view

Our analysis leverages the collective expertise of our team in comprehensive research, insight and training

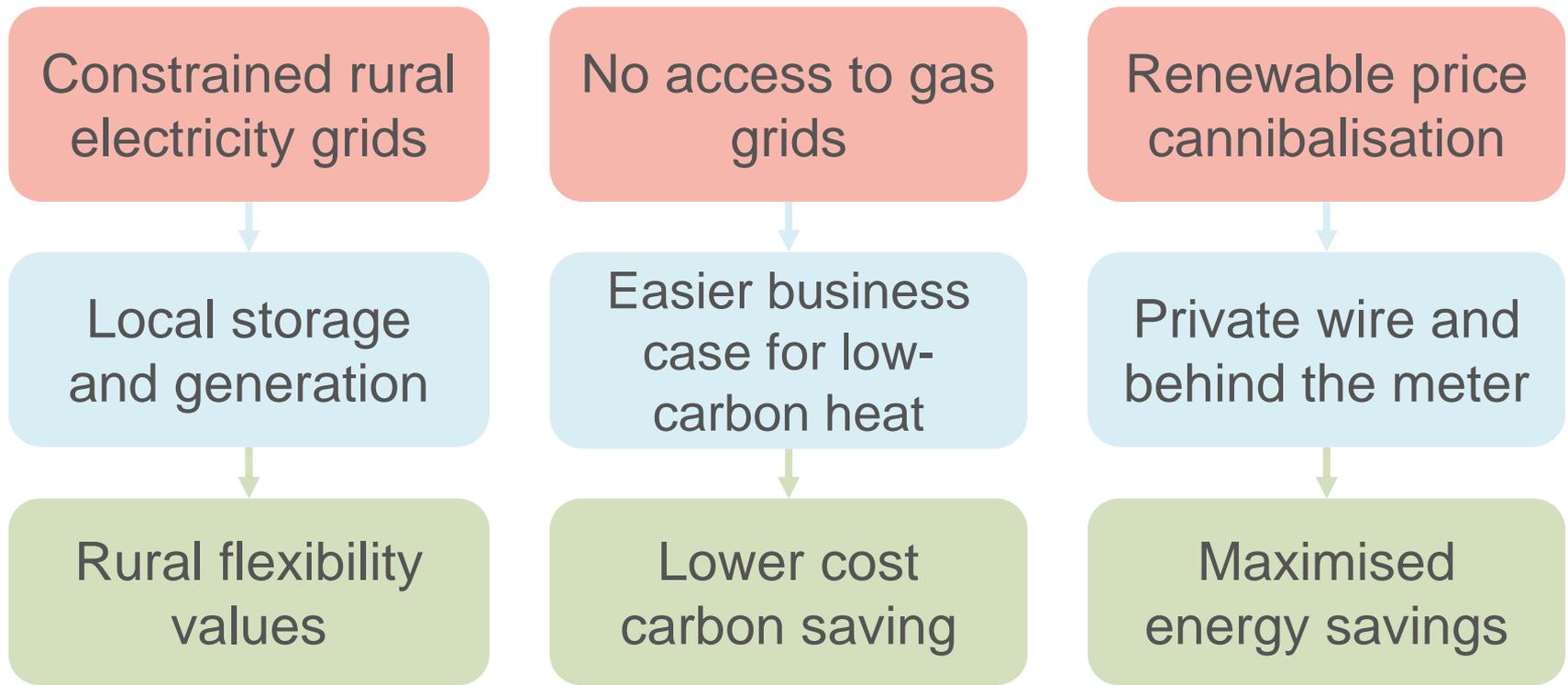
An integrated view

Our research and insight integrates every aspect of the market to best cover an increasingly complex energy world



Opportunities and barriers

- There are a number of barriers to rural energy schemes
- But these can also be opportunities



Where in the world?

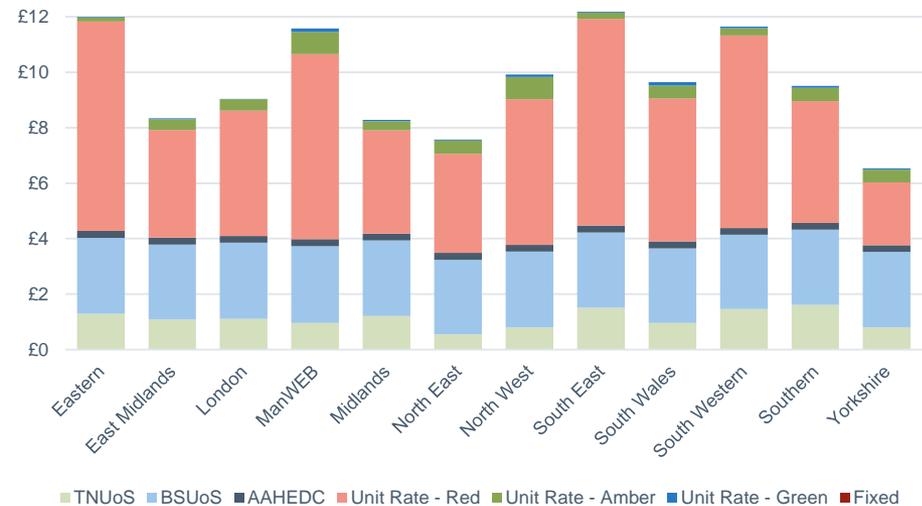
- The national energy market means that it doesn't matter *where* in a distribution region you locate your energy project
- It does matter *in which* distribution region
- More southern and easterly regions offer better values
- However – these values are in flux and largely falling



ELECTRICITY DISTRIBUTION NETWORKS

- Scottish & Southern Electricity Networks
- SP Energy Networks
- Electricity North West
- Northern Powergrid
- UK Power Networks
- Western Power Distribution

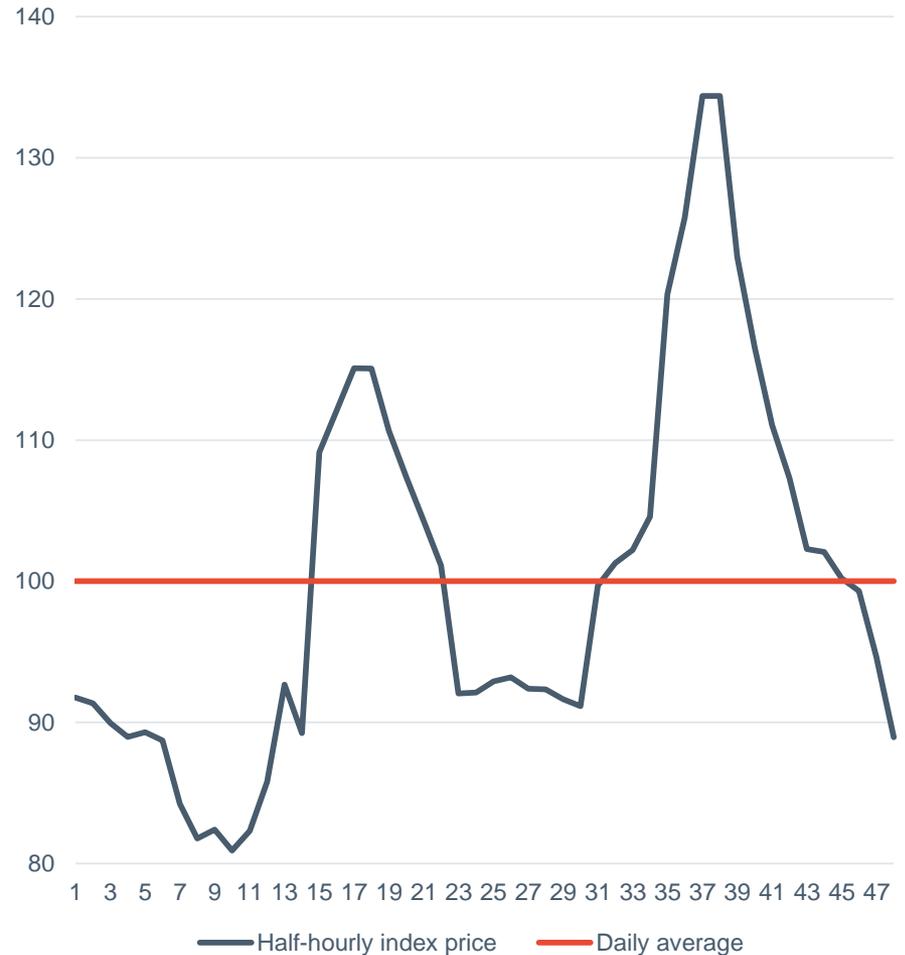
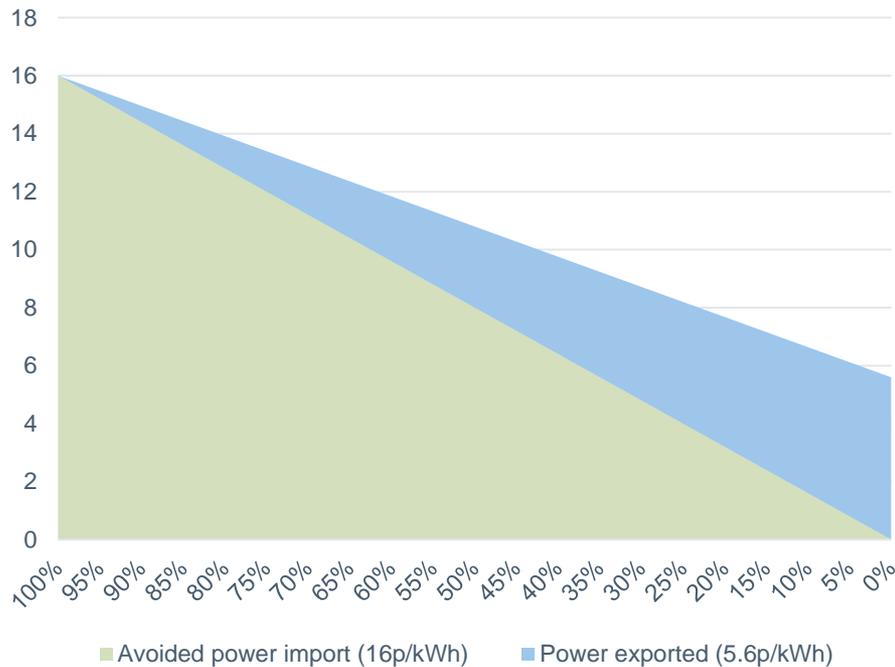
Source: Ofaem



Source: Cornwall Insight

Time and volume

- When generating behind the meter, maximising self-consumption is vital



- Currently, power is power. In the future, time will be as important as amount

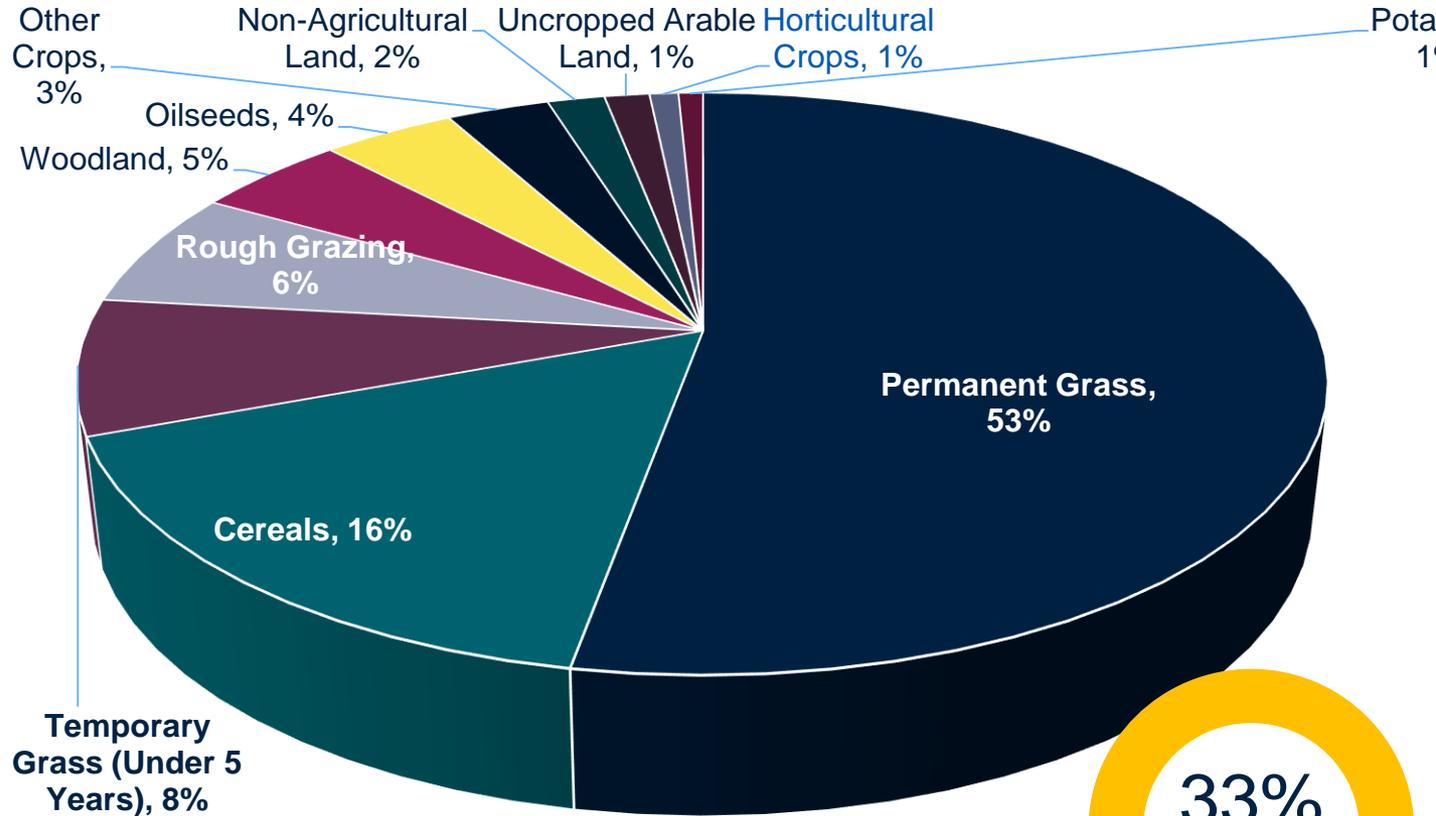
Land use

218,000 farms
43 m acres

67% grazing
30.5m acres

26% arable
12.2m acres

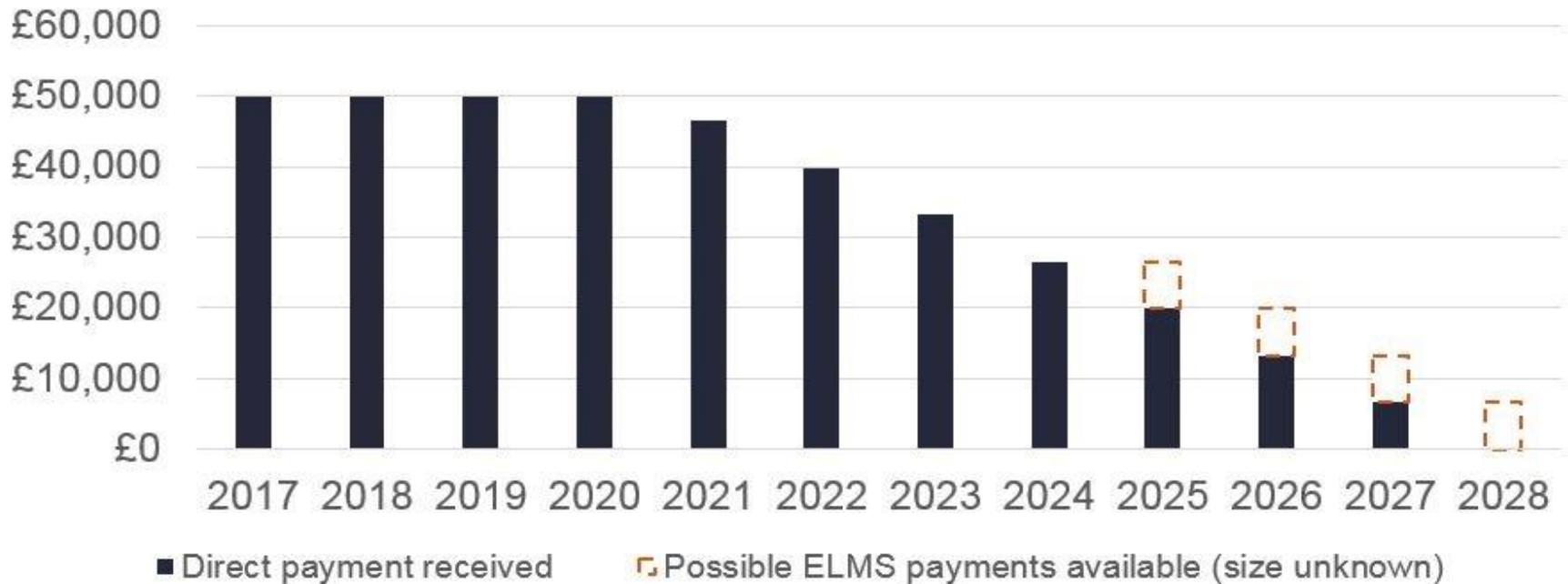
20% farmers
farm 80% of
land



33%
rented

Savills subsidy reduction calculator

Projected direct payment received

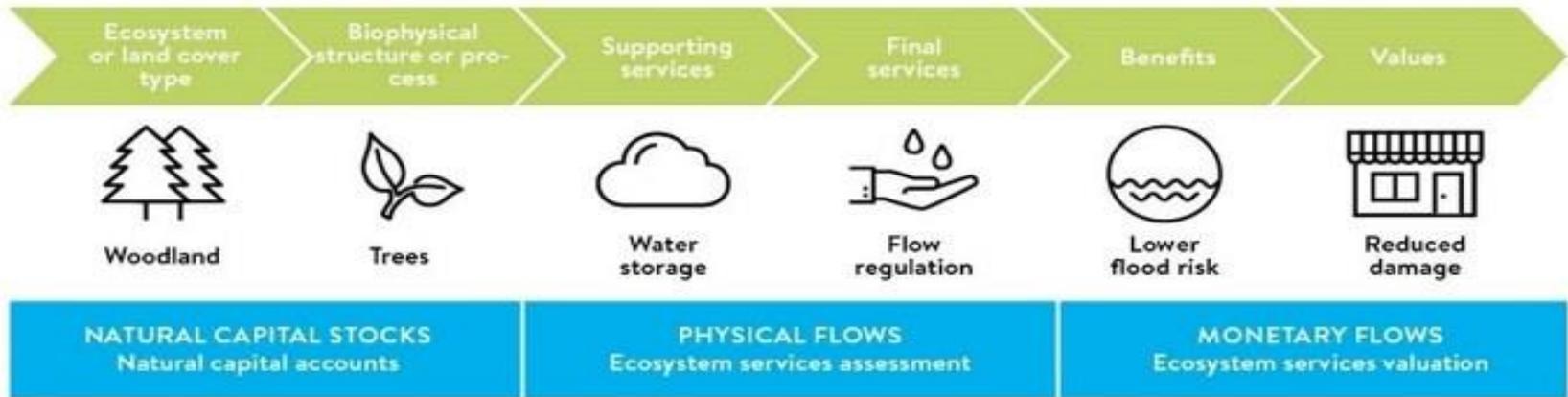


Future demand for land released from Agriculture?

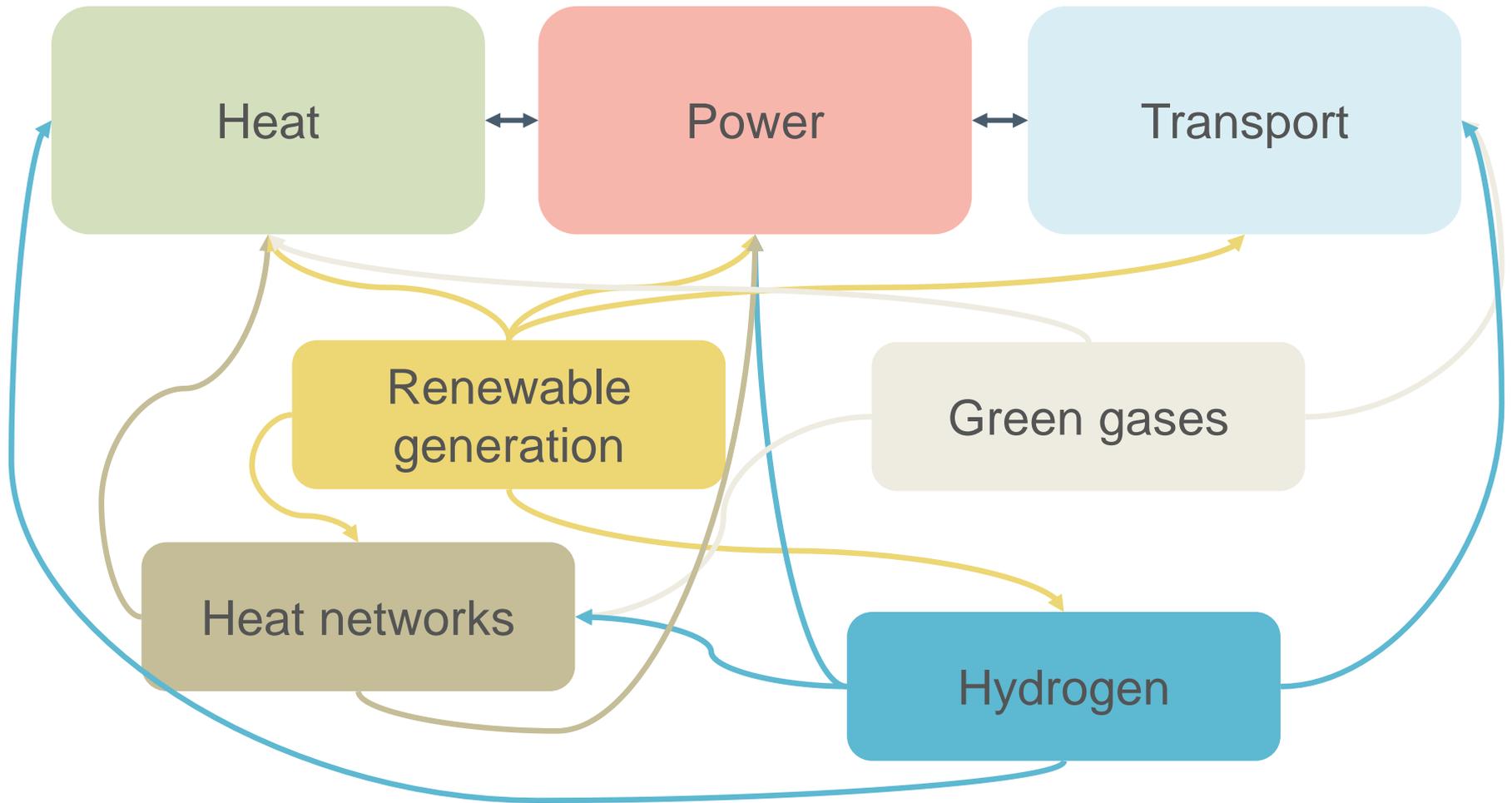


What are land managers providing? 'Ecosystem services'

NATURAL CAPITAL IN ACTION



Decarbonising a rural village



Nick Green	Tom Andrews
ngreen@savills.com	t.andrews@cornwall-insight.com
0203 810 9838	01603 542118
