

National coverage local expertise

We have a dedicated team of professionals across the UK. If you would like to speak with one of them or you require further information on our services, please contact your nearest Bell Ingram office:



Head Office - Perth
01738 621 121
enquiries@bellingham.co.uk

Aberdeen
01224 621 300
aberdeen@bellingham.co.uk

Ayr
01292 886 544
ayr@bellingham.co.uk

Bonar Bridge
01863 766 683
bonarbridge@bellingham.co.uk

Forfar
01307 462 516
forfar@bellingham.co.uk

Inverness
01463 717 799
inverness@bellingham.co.uk

Mayfair
020 7408 1400
info@mayfairoffice.co.uk

Morpeth
01670 862 235
morpeth@bellingham.co.uk

Northwich
01606 523 030
northwich@bellingham.co.uk

Oban
01631 566 122
oban@bellingham.co.uk

Thirsk
01845 522 095
thirsk@bellingham.co.uk



Renewable Energy Services

Bell Ingram has been providing Land Agency advice to renewable energy developers and landowners throughout Scotland and the north of England for over 15 years. We understand the importance of harnessing renewable energy and have a team of dedicated specialists on hand.



Renewable Energy Services for Developers

In 1995 Bell Ingram was retained by Scottish Power to assist in negotiating with landowners for windfarm sites. We have since provided similar advice to numerous other developers in the north of England and Scotland.

Here is a brief list of some of our **corporate renewables clients**:- Element Power, Energie Kontor, Eneco, Gamesa, Green Power, Infinis, Novera Energy, Ridgewind, ScottishPower Renewables PNE Wind.

Services we provide for Developers typically include:-

Site Search and Referencing, negotiation of Heads of Terms for renewables sites and accesses, negotiation of wayleaves for grid connections

Renewable Energy Services for Landowners

We currently act on behalf of a number of private landowners from micro-generation schemes and farm scale projects up to large landowners such as the Forestry Commission.

Services we provide for Landowners typically include:- domestic, farm and estate surveys to assess renewable energy generation potential, design and implementation of small renewables projects, negotiation of Heads of Terms for windfarms and both large and small

scale hydro schemes. Over the last 15 years we have built up significant expertise and knowledge of financial and legal terms for both windfarms and hydro electric schemes.

Valuation Services for Developers and Landowners

We also provide renewables valuations once the project has been consented or developed.

Recently, we have seen an increasing demand for accurate valuations of renewables schemes. These valuations may be required for sales and purchases, internal transfers, accounting or lending purposes.

Landowners functioning as either landlords or operators may require a valuation of their wind or hydro project to RICS Red Book standards.

Bell Ingram contributed comments for the RICS advice note and arranged internal workshops with the RICS advisor to ensure we are at the forefront of this specialist market. Valuing renewables projects is a complex subject with many factors affecting the final valuation and so we have now developed a bespoke model to deal with these computations.

Large Scale Renewables Services

For Developers we establish ownership of identified sites, entering into initial discussions with landowners and securing Exclusivity Rights for site surveys and monitoring equipment. For Landowners and Developers we negotiate Heads of Terms for Options and Leases as well as Accesses.



Site Search and Referencing; Wayleaves and Servitudes

Bell Ingram has extensive experience assisting Developers with Site Search programmes. Many Developers have explored the UK for opportunities and this aspect of our work has become increasingly challenging. However we believe there is still some potential unexplored and we can, with our in-depth understanding of UK rural landownership and sources of information, help Developers to conduct site search programmes as cost effectively as possible.

We also have many years of experience referencing cable and access routes for Developers. Our services include the preparation of consents or wayleave documents, which for underground cables are likely to take the form of long-term easement or servitude rights. We help solicitors to draft Leases or Deeds and recommend suitable terms, securing consent from land owners and occupiers, negotiating any appropriate or additional terms and conditions

Other services provided during and after construction include land drainage design, landowner liaison and crop compensation. An extensive knowledge of terms offered by electricity companies and pipeline operators enables Bell Ingram to recommend financial terms consistent with terms offered by others. Understanding the practical issues of construction ensures we give sound advice in terms of the legal rights and negotiating with landowners.

Negotiating Heads of Terms for Options and Leases

We negotiate terms for Option Agreements and Leases for windfarms or hydro turbines and powerhouses, as well as access rights and cable routes. Bell Ingram has acted and continues to act for many landowners which ensures that we have a comprehensive understanding of the current trends in renewable schemes. Knowledge of current financial terms and familiarity with the legal rights required ensure that Heads of Terms for Option Agreements and Leases can be negotiated in a cost effective and efficient manner.

Option and Lease Documents themselves are lengthy and very detailed: we have a full understanding of the complex terms and conditions encountered in such agreements. We are accustomed to working with solicitors to ensure that our client's requirements are met and interests protected.

We negotiate terms for environmental/habitat management agreements where required and provide specialist forestry advice for sites within woodland areas.

Financial Services

We can provide a full budgeting and accountancy service to help secure finance and profitable operation for your project. We can also help landowners monitor rental income from windfarms and hydro schemes.

Small Scale Renewables Services

At Bell Ingram we create bespoke renewable strategies of all sizes for our clients. To give our clients confidence that we know what we are talking about we invite our clients to visit us and have a look at the biomass heating system we have installed at our head office in Perth.



Micro-generation

Energy experts predict that world oil demand will soon exceed supply, resulting in a sharp increase in energy costs. At the same time, governments are introducing incentives to encourage the use of alternatives to fossil fuels. Rising building standards, new climate change legislation and the introduction of Energy Performance Certificates (EPC's) for buildings will affect property values, therefore buyers and tenants are increasingly attracted to homes with low energy costs.

Bell Ingram offers an independent service for land owners, land managers, property developers, architects and local authority managers. Our service includes:

- Independent and un-biased advice on all small-scale renewable energy projects ensuring optimum payback on micro hydro, micro wind, heat pump, wood and other biomass heating, solar thermal and photovoltaic (PV), biogas, biodiesel, community heating and combined heat & power (CHP)
- Specialist advice on all aspects of building-scale sustainable energy systems, including heating, lighting, ventilation, insulation, heat recovery, rainwater collection, passive solar, glazing and sustainable materials
- Advice and support for applications to grant schemes and financial support, such as Feed-in Tariffs (FITs) and the Renewable Heat Incentive (RHI) and project management of building-scale renewable energy systems

Planning

Bell Ingram Design provide a comprehensive range of planning related services which combined with our architectural team offers the full package of skills required to take any development opportunity from initial inception through to construction management. We have specialist planning consultants who can help you secure the necessary consents for your project whether it is a wind turbine, a hydro scheme, a biomass boiler or photo-voltaic panels.

For more information contact our Team:

At Durn, Isla Road, Perth PH2 7HF Tel 01738 621121:-

Graham Lumby FRICS (Hydro Schemes)

graham.lumby@bellingham.co.uk

Alasdair Reynolds FRICS (Wind Farms)

alasdair.reynolds@bellingham.co.uk

Sarah Tyson BSc Hons FRICS FAAV (Wind Farms/Hydro Schemes)

sarah.tyson@bellingham.co.uk

Catherine Newton MRTPI (Planning Consultant)

catherine.newton@bellingham.co.uk

At 17 Albert Street, Aberdeen, AB25 1XX Tel: 01224 621 300

James Petty MRICS BSc Agri (Hons) Dip Surv

james.petty@bellingham.co.uk

At 39 Sandgate, Ayr KA& 1BE Tel: 01292 886 544

Joe Fergusson (Micro-generation)

joe.fergusson@bellingham.co.uk

At 22 Market Brae, Inverness IV2 3AB Tel: 01463 717 799

Crispian Cook MRICS

crispian.cook@bellingham.co.uk