



**ethical  
power**

Renewable energy  
development  
specialists

Helping you unlock the potential of your land

[www.ethical-power.com](http://www.ethical-power.com)

# We are Ethical Power



Ethical Power was established in 2010 as a rooftop solar company. We have since grown to a global renewable energy company. We develop, construct, and operate various renewable energy technologies across the UK and internationally, from small private-wire projects to large utility-scale systems.

We specialise in the development of solar PV and battery energy storage with in-house expertise for a wider range of renewable technologies and innovation. Our portfolio includes over 1GW of development projects and we have over 500MW of capacity currently in the pipeline for construction globally.



We work closely in partnership with landowners to ensure projects are delivered efficiently, on time, and with minimal disruption to land.



# Our team



**Steve Cains**  
Director of Development

Steve leads the team, overseeing the development projects and managing investor and partner relations. With 20 years of experience in the sector, he believes in a collaborative approach and ensures all projects maximise local benefits.



**Paul Munday**  
Head of  
Grid Connections

Secure and correct effective grid management is key to project success. Paul is our grid connections specialist and is involved in projects from the very beginning to the end, assisting in our site searching process.



**Jeff Dummett**  
Head of  
Development

Jeff supports the development team in the delivery of projects, identification of future prospects, business development and opportunities for innovation. Jeff has over 16 years of experience in planning, project delivery, investment and business development, with 10 years in renewables.



**Peter Douglass**  
Head of Geographical  
Information Systems

Peter is responsible for identifying sites for renewable energy using a wide variety of data to ensure that the sites Ethical Power choose to engage with and develop, meet the desired criteria of both planning and grid



**Nikki Honan**  
Planning  
Manager

Nikki is our Planning Manager and a chartered member of the Royal Town Planning Institute. She brings extensive experience of the planning process, guiding projects from the concept stage and pre-application through to permission and post-permission stages.



**PJ Rogers**  
Land Partnerships  
Manager

PJ dedicates himself to building long-lasting partnerships with landowners of our current and future projects. Deeply engaged with the farming community, he brings a profound commitment to preserving the British countryside. His roots on a farm have instilled in him a genuine passion and comprehensive understanding of the sector.



**Nick Adams**  
Land Manager

Nick works with land owners through the Heads of Terms, Options and Leases to ensure a long term partnership. He has over 30 years land and property experience and lives on a farm in Somerset, in the countryside he loves.



**Alan Lawson**  
Project Manager

Alan is responsible for leading a portfolio of solar PV and battery projects from inception to "ready to build", ensuring that projects are managed effectively and in line with milestones.

# Our renewable energy process



## Development

We use state of the art site-finding software to identify land parcels available for a renewable energy development. We then conduct a site survey to gather all the basic information about your land and its potential for renewable energy. We also speak to you – the landowner – to understand your requirements with regards to the project.

From this, we can conduct a detailed review and survey of your site, understanding the grid and planning environments of the area. Once this is established, we then start the process of agreeing legal documentation so that we can conduct further site surveys and designs for the planning application process.



## Construction

Once planning permission has been approved, the site will be put into the hands of our Construction team. They will oversee the detailed design, build and commissioning of the project, from the foundations to energy generation, while limiting disruptions to you and your land.



## Operations

Our Operations and Maintenance team will look after the project throughout its operational lifetime. The team provides expert services keeping the site performing safely and to the highest standard. They ensure that the site is fully maintained and monitored 24/7 and that any issues are dealt with quickly.



## Decommissioning

Renewable energy projects normally operate for up to 40 years. At the end of the recommended lifespan, the site can either be repowered or decommissioned, depending on the contract and your wishes. If the project is decommissioned, the land is restored to its original state by us. The tenant's decommissioning responsibility is defined in the contract, but as the landowner, you are additionally protected with a bond or insurance for decommissioning cost.

## Fees and payments

Solicitor and agent fees will be covered by us! You can expect annual rental payments, e.g., around £1000/acre (index-linked) for solar projects and around £2000/MW (index-linked) for battery energy storage. We will also pay additional lump sum payments at key stages of the project.

## Biodiversity and land use

Our projects include land enhancement activities that will improve the quality of the soil and the biodiversity of the site. For solar projects, the land can usually still be grazed by sheep.



## Working in partnership



A partnership between Ethical Power and landowners presents a unique and advantageous collaboration.

We are committed to sustainable development practices, ensuring that renewable energy projects prioritise environmental responsibilities.

Aligning with farmers and landowners, we want to establish mutually beneficial relationships where renewable energy infrastructure can be integrated with agricultural landscapes. These partnerships allow farmers to diversify their income streams but also promote the sustainable use of agricultural land.

Renewables can work side by side with nature. Our development projects carefully consider biodiversity and the needs of the land and include plans to enhance wildlife and create new habitats. We work with the landowners to ensure the most beneficial solutions are used.



# Our projects



Below are examples of projects we have undertaken and some of the clients we have worked over the years.

## 1

### Broxburn BESS

**Client:** ENGIE  
**Size:** 50MW

**Contract:** Development  
**Status:** In construction

Ethical Power developed the 50MW Broxburn BESS alongside its partners Hive Energy, Sirius Group and EcoDev Group. ENGIE purchased Broxburn BESS at ready to build stage with approved grid connection and energisation expected in Q1 2025.

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## 2

### Bulkworthy Solar Park

**Client:** Ecotricity  
**Size:** 7.82MW

**Contract:** Engineering, Procurement & Construction (EPC)  
**Status:** Energised December 2022

Bulkworthy is a hybrid wind and solar site. The solar park was built by Ethical Power in December 2022, complementing four wind turbines installed back in 2014. The project was constructed around an archaeological discovery and has been completed with hedgerows and grass to support biodiversity.

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## 3

### Bowerhouse II Solar Farm

**Client:** Kent County Council  
**Size:** 21MW

**Contract:** Development, Design, EPC  
**Status:** Energised October 2022

Bowerhouse II Solar Farm is a 21MW project built across 38 hectares of land in North Somerset and with 39,000 bifacial solar modules installed. Ethical Power developed and designed the Bowerhouse II solar park. The project was acquired in ready to build state by Kent County Council in April 2022. Ethical Power remained involved with the project as the EPC (engineering, procurement and construction) contractor through its UK Construction arm.

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# FAQs

## **Is my site suitable?**

We have in-house expertise in the areas of planning and grid and will assess site for suitability.

## **How long does the process take?**

All projects are different and will range in size and complexity, but the process can typically take around 18 months from inception to build.

## **When will I get paid?**

Lease payments are either paid quarterly or annually with construction rent provided during the initial phase. All rent payments are index-linked for the lifetime of the project.

## **What happens after the leasing period?**

The site owner will be legally responsible for the removal of all equipment when the lease comes to an end and the land will be returned to its original condition.

## **Can I sell my land?**

Yes, you can. All payments along with the lease agreements will be transferred to the new owner.



# Get in touch

Contact our team for a chat about your own renewable energy development.



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Head of Development



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**PJ Rogers**  
Land Partnerships Manager



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