

# Solar “Rooftop Rocket Boost”

## *for commercial real estate - speak to Eversheds*

In the UK a “feed in tariff” system operates which means that those generating their own electricity from solar photovoltaic panels (“solar PV”) receive payments from their energy suppliers for each kilowatt hour of electricity that is generated. Further payments are made for surplus energy sold back to the energy supplier.

The Department of Energy and Climate Change have announced that they wish to put “rocket boosters” under the rooftop solar sector. Their desire to realise the potential for this sector in delivering energy security and energy savings is shared by solar rooftop developers who are actively seeking opportunities to deliver projects.

Those solar developers are approaching owners and occupiers of commercial real estate in the UK in order to seek the right to install solar PV on their roofs in order to generate income from the electricity that is generated.

There are various “bargains” that might be proposed by solar developers. These range from a simple “rent a roof” proposition (where you would enter into an “airspace lease” above a building and receive free electricity in return for the solar developer keeping all income from the feed in tariffs) to arrangements where electricity is bought by the building occupier and rent is paid to it by the solar developer.

The legal and regulatory framework for these arrangements is complex and is developing all the time. It is essential to get the best advice so as not to put the value of your property or your commercial operation at risk.

Eversheds has the largest real estate team in the UK. We act for the very biggest players in this sector, from institutional investors, corporate occupiers (whose core business is not commercial property), transport and infrastructure operators to blue-chip industrials. Our real estate expertise, coupled with that of Eversheds’ market-leading solar team (we invented the airspace lease and acted in more UK solar projects than any other law firm) will ensure that you not only fully understand opportunities but also avoid the potential risks that can affect those who aren’t advised by lawyers who properly understand both real estate and the fast moving solar sector.

If you are already thinking about the potential for solar PV for your roof, or if you are approached by a solar developer, then speak to Eversheds. We’ll be happy to steer you through this complex and rapidly evolving area and ensure that you maximise opportunities whilst protecting your property and your business.

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