



# CASE STUDY



Installed in  
**6**  
**Months**

Annual  
reduction of  
**2,100**  
**Tonnes**  
of CO<sub>2</sub> emissions

**10,048**  
**MWh**  
Electricity Generated  
Annually

**8.6**  
**MW**  
Array output

**King's Cross Partners partnered with Shawton Energy to deliver an 8.6 MW ground-mounted solar Virtual Power Purchase Agreement (VPPA), supporting the long-term decarbonisation of the King's Cross estate.**

The project demonstrates how large, mixed-use urban estates can access renewable energy at scale, even where on-site generation alone cannot meet demand, and forms a key part of the estate's commitment to become net-zero carbon by 2035. It also reflects a wider strategy to embed sustainability across both operational and development activity within the estate.

## THE PROCESS

Following consultation, a 15-year solar VPPA was selected as the most effective solution to secure long-term renewable electricity while maintaining flexibility within the estate's wider energy strategy. Due to limited on-site generation potential, the renewable supply is delivered via an off-site solar farm, with the environmental benefits contractually linked to the estate through the VPPA structure.

Shawton Energy managed the project from development through to long-term energy delivery. The solar farm occupies approximately 28 acres and comprises around 14,000 panels, providing an installed capacity of 8.6 MW and enabling large-scale renewable generation to be delivered efficiently and at pace with no delays.

## THE RESULT

The solar farm now supplies the equivalent of approximately 40% of the King's Cross estate's annual electricity demand, delivering annual carbon savings of around 2,100 tonnes of CO<sub>2</sub>. This has significantly reduced the estate's reliance on grid electricity and accelerated progress towards wider sustainability and ESG objectives.

The VPPA has also established a replicable model for other complex urban estates seeking to decarbonise without being constrained by on-site generation limits, demonstrating how off-site renewable energy can play a central role in delivering long-term net-zero strategies across the UK built environment sector.



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