



The  
Property  
Institute

**ADVICE NOTE**

# ELECTRIC VEHICLES IN RESIDENTIAL LEASEHOLD MANAGEMENT DEVELOPMENTS

What to do if your development requires charging points for electric vehicles



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## NOTE

As the leading trade body for residential leasehold management, TPI is also an important resource for leaseholders. Our Advice Notes cover a range of topics on the leasehold system to help leaseholders understand their rights and responsibilities and ultimately get the most out of living in their flat.

## SUMMARY

If you are thinking of asking your Managing Agent if you can have an electric charging point for your electric vehicle then there are a number of points you need to take into consideration. Alternatively you may be a developer about to embark on a new scheme and are considering whether to install electric call points into the parking spaces or communal areas, then this is an advice note you need to read.

### New build schemes

As a mandatory requirement electric charging points should be installed to all parking spaces and connected to the leaseholders main smart meter.

In the Greater London Authority, for example, they have stated that 20% of parking spaces within new developments need charge points. But how does this equate to the allocation of car parking spaces within leasehold scheme. Developers should consider including Electric Car Club Facilities

with developments for the benefit of all residents.

As a mandatory requirement electric charging points should be installed to all parking spaces and connected to the leaseholders main Smart meter. This can be initially capped off and activated by the residents when an electric vehicle is purchased. Every new build scheme should have the ability for every car parking space to be 'electric ready' and going one step further the lease should be written to reflect the future changes needed.

### Retro fitting charging points to car parking spaces

As a leaseholder you will need to seek permission from your Managing Agent to install an electric charging point to your car parking space. Please liaise with them in the first instant to see what their requirements are. If they don't have a policy or any information about this subject then inform them that TPI have also produced a Guidance Note to say how they should approach the issue and respond to leaseholder queries.

Therefore, you will need to take the following into consideration when approaching your property manager:

- Is it physically possible – Do you have the basic information about the location of your electric feed and your parking space? Can a cable be run between the two points? What are the obstacles? The onus will be on you to prove their case.
- Who owns the car parking space? Is the parking space demised to the property through the land registry or is it via a separate licence agreement?
- Do you need to get permission from your landlord? Or if you only have a licence to occupy then do you need to seek legal advice?

**Lease** – What does the lease say about cables and allocated spaces? Is a licence to alter required and who from the freeholder or RMC or both? Is there a policy by the Managing Agent already in place, if not, then ask them to create a policy for your development if you are the first to ask and many more will follow.

**Health & safety** – Is a risk assessment needed for each individual space that has to be converted and who's liable for this cost?

**5 year NIC EIC test** – The technical term is BS 7671 for the hard wire electrical checks. If an individual has installed an electrical point then will this be required by the freeholder on a 5 yearly basis as the supply in in a communal area and not within the confines of the apartment?

**What kind of charge points?** – They differ with different power requirements but are usually universal and so not restricted to specific vehicle types. This information is available through the UKEVSE Procurement Guide.

**Car parking regulations** – One of the most contentious issues in property management is car parking, so what considerations need to be taken into account. Do you have a dedicated parking space or is it 'first come first serve' in which case can the property manager offer a communal chargeable charging point?

### Conclusion

Electric vehicles will become more common until they are the norm across the car industry. Therefore all new buildings should be fitted with charging points to each allocated car parking space and a communal facility. However, the problem will be the retro fitting of charging points to allocated car parking space. So until this is common practice most managing agents may not know what criteria to follow.

### References

**Boost for electric and driverless car industry as government drives forward green transport revolution:**

<https://www.gov.uk/government/news/boost-for-electric-and-driverless-car-industry-as-government-drives-forward-green-transport-revolution>





**£30 million investment in revolutionary V2G technologies:** <https://www.gov.uk/government/news/30-million-investment-in-revolutionary-v2g-technologies>

**Funding for thousands of electric car charge points unused by councils:** <https://www.gov.uk/government/news/funding-for-thousands-of-electric-car-charge-points-unused-by-councils>

Grant schemes for electric vehicle charging infrastructure: <https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>

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