

ELECTRIC VEHICLE CHARGING FOR LANDLORDS

There's never been a better time to invest in this important (and lucrative) utility

iDACS EV CHARGING

It's time to make Electric Vehicle Charging a CORE part of your building services...

Whether you already have electric vehicle charging at your properties, or not, the fact is electric vehicle ownership is increasing dramatically.

This is not going to change, given by 2030, all new cars produced MUST be electric.

What does that mean to you?

Communal leased properties need to provide EV charging now, for the early adopters, and the infrstrucutre to add more chargers for most, if not all residents, in the near future.



If you DON'T yet have electric vehicle charging facilities ....

- Your properties will be disregarded by a growing band of EV owners
- Not only will you be missing out on securing tenants, but the additional revenue that electric vehicle charging can bring
- You could miss out on substantial GOVT grants for EV Charger installations if you leave it too long



- Your properties may have reduced market appeal & command lower rental income

If you DO have electric vehicle charging facilities

Are you maximising their potential?

- Do you have out of date chargers?
- Do you have single brand chargers that don't allow other vehicles to charge?
- Do they offer 'smart' features to lower energy costs and increase revenue opportunities?

By installing SMART CHARGERS, you can benefit from:

- ✓ Visibility & control over who can charge, and for how long



- ✓ Access to hassle-free automated payment systems.
- ✓ Improved security and tamper-resistance
- ✓ Protection of your power supply, to avoid overloads & outages
- ✓ Universal Charging, to suit any tenants' EV

AUTOMATED PAYMENT SYSTEMS

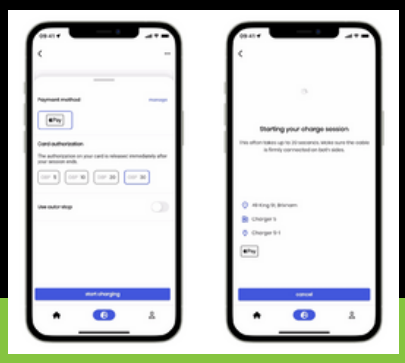
It's no longer viable, with escalating energy costs, to offer charging for free - or even at a set rate, as the cost of power will fluctuate greatly.

Having an automated payment system takes the onus off your staff (as they won't have to calculate energy use or rates)

They're also simple for your residents to use, so they're happy and you don't have to intervene.







TOP TIP

Look at the different packages available to find the one that suits your business and guest requirements

- How much involvement / information do you want?
- Do you want to keep track of energy use & energy tariffs?
- Would different charging rates be useful for visitors, tenants?
- Would you like alerts e.g. to prompt visitors to move their vehicles once fully charged - freeing up the charging bay

THE GOOD NEWS!

Although the Government's OZEV EV grant schemes keep changing, landlords and residents ARE still eligible to receive funding.

The Electric vehicle chargepoint grant

This applies to Landlords and residents.
Grant is £350 per socket or 75% of the cost (whichever is lower)

For Landlords

Each financial year, you can get up to:

- 200 grants for residential properties
- 100 grants for commercial properties

These can be across several properties or for one property.

For Residents

To be eligible for this grant you must

- own and live in a flat, or you rent any residential property
- have your own private off-street parking space
- own an eligible vehicle

You **can not** use this scheme if you have previously applied for any EV charging grants, or if you want to cover the cost of moving your charger to a new property.

TOP TIP

This grant covers resident EV chargepoints, so landlords can use automated payment systems on these units .

Landlords **can use the EV infrastructure grant in conjunction with the chargepoint grant** **(see next page).**

EV infrastructure grant for residential car parks

This EV infrastructure grant applies to landlords, social housing providers and property factors i.e.

- the landlord of a property that lets the property
- a right to manage (RTM) company
- companies the own the freehold of a leased or rented property
- companies that own a building's common areas.
- property factor listed on the property factor register
- private registered providers of social housing (PRP)
- public authorities, such as government departments and their agencies, the armed forces, local governments, the NHS and emergency services
- charities

This grant helps to fund both the installation of chargepoints, as well as the cost of chargepoint infrastructure (cabling, grounds works etc), with a maximum value of £500 per bay You can receive up to 30 grants per financial year. The financial year runs from 6 April to 5 April the next year.

Each grant application can be for up to a maximum of £30,000. Only 1 grant is permitted per building. If more chargepoints are needed in addition to those provided by this grant, then the EV chargepoint grant for landlords may be used.

Both grants may be used for the same site, but not the same chargepoints.

For more details visit www.gov.uk

Frequently asked questions



Landlord FAQs

If the resident pays for the chargepoint, do they have a claim to it when they leave?

How do I prevent having lots of different chargers, drawing unknown amounts of electricity and potentially overloading the power supply

How should I include EV charging in lease agreements i.e. install costs , rules, restrictions, ownership requirements etc.?

Should I increase the rent & service charges for homes with access to EV charging bays, or charge on a pay-as-you-charge basis (or both)?

How do I install EV chargers at a low cost as more tenants need them?

How do I avoid problems with lost / stolen charging cables?

Why can't they just plug into a normal wall socket with an adapter lead?

How can I keep track, and bill for electricity use without a lot of hassle? For example, if there are multiple residents sharing a charger in a shared home?

How can you stop other visitors / tenants using a residents charger and racking up the electricity bill?

The FAQs above were taken from online chats with residentail landlords.

To avoid and address these issues, landlords should take ownership of the EV charging points and infrastructure; utilising a flexible, smart charging system, which will allow them to add chargers as required, and manage & control individual user access and billing.

Not only will you have more control, but will be able to put an 'EV charger ready' infrastructure in place, at a significantly reduced cost by taking advantage of the GOVT grants currently available.

AND you'll be able to take advantage of hassle-free, subscription free, automated payment software to easily generate additional income.

Landlord FAQs Addressed

If, as the landlord, you own the chargepoint - if a resident leaves, then their parking bay with charger can be allocated to another resident with an EV. So you dont have any hassle with transfer of ownership or damage cause by disconnection or decommissioning.

Having your own single system in place means you can be sure that the chargers are compatible with any vehicle. Plus, if they're 'load balancing' - the available power will be shared across any vehicles on charge, and prevent your system from overloading the supply. And reduce problems with residents not being able to charge their vehicles.

You can make standard additions to lease agreements / leasholds for any resident with an EV charger, rather than having to do ad-hoc ones as and when clients add chargers (including installation costs , rules, service charger, charging tariffs, restrictions, ownership requirements etc.)

By installing your own chargers, you'll be able to track individual user consumption, with individually assigned key fobs (which give access to charging - and that you can monitor usage), or you can have automatic payment software loaded onto the units. These hassle-free packages require no intervention from your team, and channel charging income straight into your company's bank account.

Using the Easee Charge and Easy Ready system as part of your infrastructure is an economical way to use the GOVT EV chargepoint & Infrastructure grants to your best advantage. As with the case study shown on page 12 (and below).



*Subject to eligibility

Each bay with charger = £850 grant* (£350 charger + £500 infra)

Each bay with Easee Ready = £500 grant* (infrastructure only)

Active chargers can be clipped into the pre-wired bases at a later date - and may be eligible for the £350 chargepoint grant (if still available).

CASE STUDIES

"IDAC SOLUTIONS MADE THE PROCESS PAINLESS BY PROVIDING A PROMPT SURVEY, COMPETITIVE QUOTE, AND PROFESSIONAL INSTALLATION"

CASE STUDIES

25K of Funding for London Apartments

The client wanted to provide EV charging facilities, to make sure the building remained attractive to its residents, and to potentially add an additional revenue stream.
The apartment block had 40 parking bays, 17 of which needed active chargers immediately and 23 that needed provision for future expansion.
We achieved this by installing the charging infrastructure for all 40 spaces, then adding Easee load-balancing smart chargers to 17 bays and Easee Ready pre-wired back plates to the remaining 23.
The client received £20k for the infrastructure (40 bays @ £500/bay) plus £5950 towards the cost of the active chargers (17 @ £350/unit). A total of £25950, incl VAT, which represented approximately 45% of the overall cost (before grants were deducted).
iDACS planned the install, carried out all works, commissioned the units and processed the OZEV grant on behalf of the client.
IDACS will provide on-going support, as more chargers are required for the residents.





Stylish EV Charging for Luxury Apartments

The client, a landlord managing high-end apartments in London, wanted to offer their residents a secure intelligent EV charging system, which also allowed for simple future additions as demand grew. The client wanted a system that wouldn't need expensive power supply upgrades and one that delivered a stylish look (with optional coloured charger covers)

"THE INSTALLATION TOOK LESS TIME TO COMPLETE AND WILL GIVE ... GREATER FLEXIBILITY IN THE FUTURE. IT IS ALSO VERY NEAT AND LOOKS GREAT! I WAS VERY HAPPY WITH THE SERVICE FROM IDACS"




WHAT TO DO NEXT

At iDACS, we have 40 years experience in the building services industry and are specialists in Electric Vehicle charging for landlord properties. We can help you to understand what you need, the associated investment (& funding options) and how to get a return on that investment.

PLUS - we can help you to navigate the grants, and manage the full process of getting your new facility installed and working.

Just follow these simple steps...

1. Get in touch and tell us about your accommodation: 02380 279999
2. We will get you booked in for a free site survey with one of our expert installers
3. You'll receive a proposal with your options, including payment systems if required
4. You decide how to proceed - and we'll be with you every step of the way

iDACS EV CHARGING

Office for Zero Emission Vehicles

APPROVED EV CHARGEPOINT INSTALLER

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