

Leasehold quick checklist

This checklist is a guide to assisting those that live in flats assess the viability of installing an electric charger. Below are the pertinent areas to check before committing to an electric vehicle.

Questions	Notes
<p><u>Parking</u></p> <p>Do you have a car parking space either allocated to you or demised to you?</p>	<p>You need a space that is exclusive to you otherwise the only option would be a communal charger.</p>
<p><u>Lease</u></p> <p>Do you have a copy of your lease? Have you consulted with the other lease parties? Have you consulted other leaseholders?</p>	<p>The lease determines what you can and can't do at your leasehold property. All parties to the lease will need to be consulted and consents will likely be required.</p>
<p><u>Building/Infrastructure review</u></p> <p>Where is the nearest electricity supply?</p> <p>If using the electricity supply to the flat, is there room and capacity to install a separate 30-watt fuse?</p> <p>If connecting to a communal supply is there room to install a separate 30-watt fuse and an electricity meter?</p> <p>Is the building listed or part of a heritage site? If so, planning permission must be sought</p>	<p>It is unlikely that bringing in a dedicated supply for a single charger would be viable. You will be looking to connect either to your own supply (only possible if your meter is close to your parking space) OR there is a communal electricity supply with at least 32 AMP's spare capacity. In both scenarios you will need to ensure there is space to install an additional 32 AMP spur (you can't connect to an existing fuse board) and, if connecting to a communal supply, space to install a meter.</p> <p>Listed buildings will require planning permission</p>
<p><u>Landlord Views</u></p> <p>Is the landlord minded to grant consents to individual leaseholders?</p> <p>Is the landlord considering a site-wide scheme?</p>	<p>In most cases, installing an EV charger will require running cables over non-demised land (land owned by the freeholder) and there is nothing in law that compels a landlord to grant this permission. Always best to establish early on if a landlord has any objections.</p>

Further help

All developments are unique in terms of leases, power supplies etc so for more in-depth help in assessing the suitability of installing an electric vehicle charger at your flat (car parking space), please contact us on 01491 736476 or enquiries@evsolutionsgroup.co.uk