ESG &
SUSTAINABILITY

Lambert
Smith
Hampton

Electric Vehicle Charging

Overview

lsh.co.uk

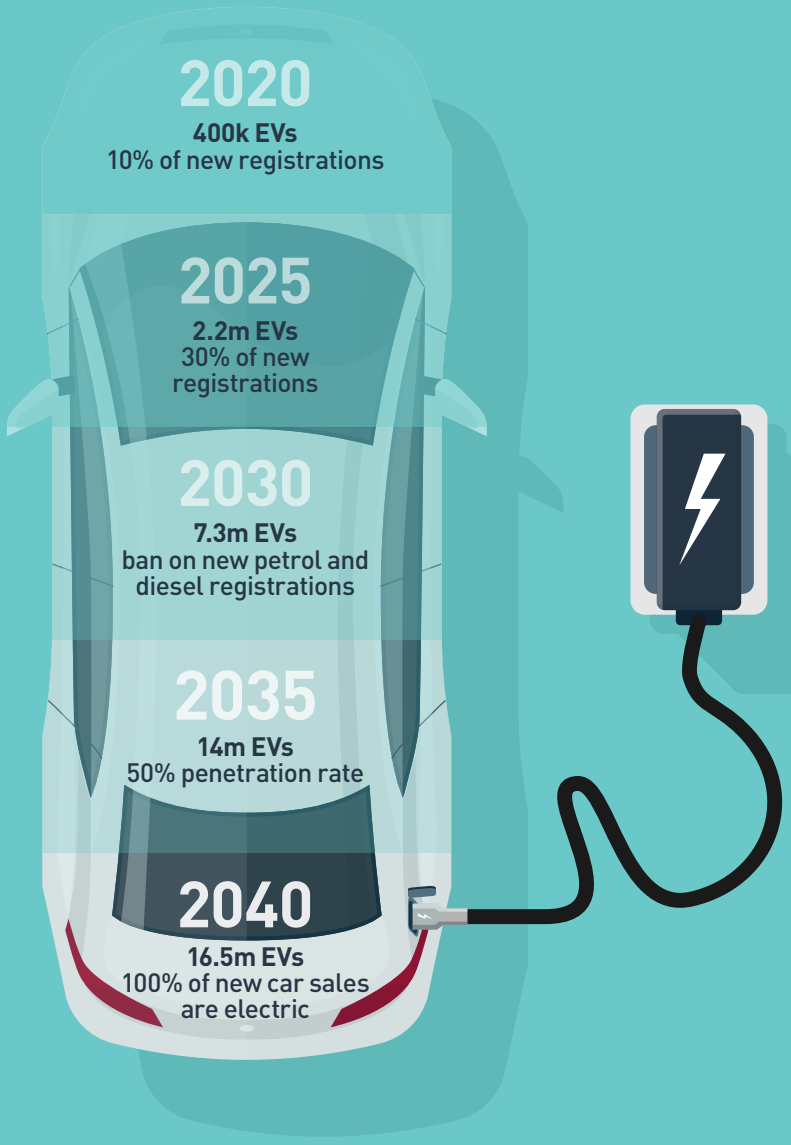
We work closely with our trusted suppliers, contractors and partners to support the installation of Electric Vehicle Chargers (EVCs) for managed portfolio and external clients.

With a proven track record in this area, our dedicated ESG & sustainability team can help navigate through the installation process while being mindful of changes in consumer behaviour, financial implications and legislative compliance.

The Electric Vehicle (EV) market

- 32,000,000 cars registered in the UK
- 660,000 electric cars
- 445,000 plug-in hybrids
- Electric car sales increased by 40% in 2022
- 16.6% of new registrations in 2022 were EV and 6.3% were hybrid
- Government taking action – 2030 ban on new petrol and diesel vehicle sales
- 36,752 public charging locations
- 30+ charge points operators
- Land grab underway with multiple sectors

The transition to the electrification of transport



Our service offering

Our service offering is split into two complementary facets, allowing us to either provide expert initial advice, or guide you through the whole process of EVC installation.

Recommendation reports	Project management
• Obtaining quotes and organising site visits if necessary. • Liaising with suppliers on price points. • Compiling all relevant information into an accessible report. • Substantiated recommendations based on years of experience.	• Following on from the report to continue our relationship with your chosen supplier. • Ensuring that any concerns are dealt with swiftly and efficiently. • A point of contact for landlords and suppliers. • Arranging regular meetings between all parties to keep track of progress. • Using our expertise to ensure that projects remain on track throughout.

What to consider:

	Workplace	Retail/leisure	Residential
Charging solution	Fast chargers (7kW)	Rapid chargers (>50kW)	Slow chargers (<7kW) Fast chargers (7kW)
Level of urgency?	Critical infrastructure	Very important	Critical infrastructure Building regulations
Challenges	Power supply/capacity	Power supply/capacity	Power supply/capacity
Funding/support	Grants available	Grants available	Grants available
Commercial opportunity?	Operationally breakeven	Yes	Yes
Real estate impact?	Value protection	Value upside	Value protection
Futureproofing?	Integrating other tech Passive cabling Fleet charging Autonomous vehicle	Integrating other tech Last mile Fleet charging (night)	Integrating other tech Passive cabling (expansion)

	Workplace	Retail/leisure
Key considerations	• Essential provision • Work with occupiers • Car parking – demised spaces? • Expansion of provision • Reliability • Robust solution • Operationally flexible	• What do site visitors need? • Understand the market context • Framework agreements • Lease terms • What is the market standard? • Self-funded v funded options

Self-funded vs fully funded

Self-funded

The most common course of action for landlords is to self-fund the installation of EVCs, with CAPEX on charge points and infrastructure, if necessary, at the site. Working with our trusted partners, we can walk you through this process, advising on grant eligibility and any other concerns.

Advantages

- Access to all profit
- Control over the tariff set
- Futureproofing
- Value upside

Disadvantages

- Large upfront CAPEX
- OPEX

Fully funded

The fully funded option is offered by many providers, and represents a no CAPEX and OPEX solution.

Criteria can vary between providers, but eligible sites are usually:

- Publicly accessible
- Open 24/7 (or not gated)
- Have high footfall/utilisation
- Are either a destination or are on/near an arterial route

Funded options involve the EVC provider installing charge points, and infrastructure if necessary, free of charge. They will then set a tariff and charge customers directly while managing the network. Usually, there is an option of a profit share in the agreement, whereby the landlord will receive a percentage of the provider's profit.

Advantages

- No upfront cost
- No management fees
- Futureproofing
- Value upside

Disadvantages

- Lack of control/ ownership
- Less access to profit generated by chargers

Case studies

Office Park, Cambridge

Opportunity –
Increase the amount of on-site renewable energy generation and EV chargers through solar carports with integrated EVCs.

Challenge –
The roof space was not suitable to host a larger PV system.

Solution –
Instead of a roof mounted system we implemented a carport solution. This system involved a solar panel canopy over the car parking bays, and integrated EVCs powered directly from the panels. The remaining electricity generated is used to power the office buildings. This solution not only enabled us to install a larger PV system than would have been deliverable on the roofs, but also enabled us to deliver EVCs as part of the projects, which had been requested by the tenants.

Installation –

- 500kWp PV system across both car parks
- 140 tonnes CO_2 savings predicted in the first year
- 22 x 7kW electric vehicle chargers

Case studies

2x multi-let office buildings, Leeds

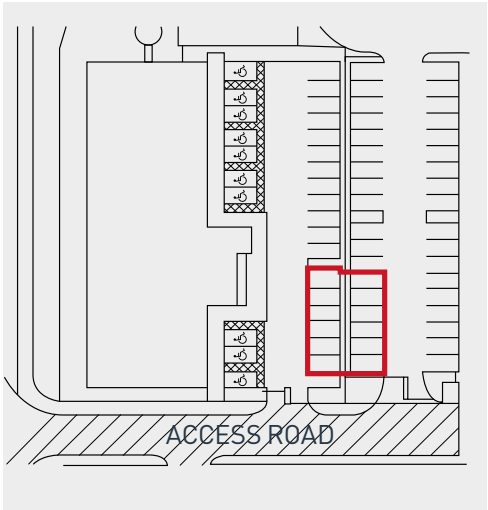
Opportunity –
Installation of EVCs across both car parks.

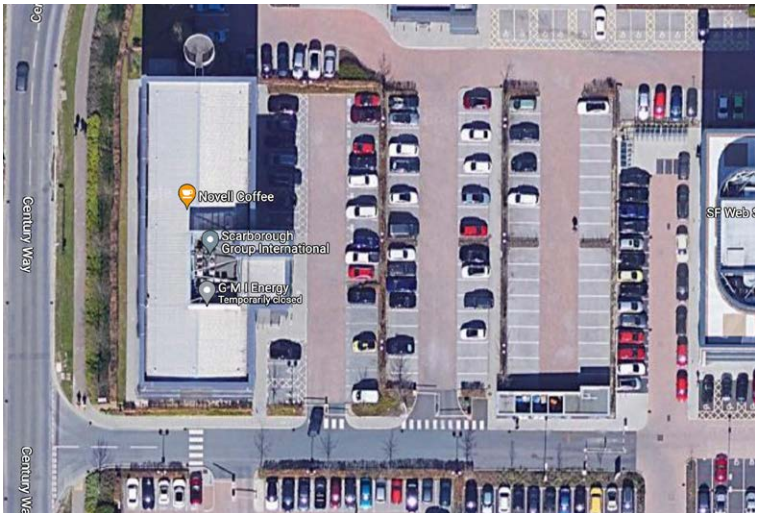
Challenge –
The client was contracted to install EVCs as part of a new lease agreement.

Solution –
By using the existing landlord electricity supply run from the substation in the bottom of the car park we were able to supply both car parks with chargers by installing them on either side of the car park boundary. This reduced the disruption by undertaking both projects at one time and kept costs to a minimum through a reduced cable run and groundworks.

Installation –

- Chargers: 6 x 7kw Alfen 1PH 2FC dual chargers serving 12 parking bays (6 bays in each car park).
- Assure Care Plan: Annual service, maintenance and guaranteed 98% operational uptime.
- Management Software: Annual remote management and 3G data, advanced access control, flexible pricing and power management.
- 24/7/365 quality, dedicated ChargePoint connected Driver Support.





Contact the team

For more information, contact our ESG & Sustainability team:

Federico Montella
Head of ESG & Sustainability
fmontella@lsh.co.uk

Stephen Clayton
Associate Director, ESG & Sustainability
sclayton@lsh.co.uk

Amy Campbell
Sustainability Manager
alcampbell@lsh.co.uk

Lambert Smith Hampton

lsh.co.uk/sustainability