



## **EVCP & OTHER NEW TECHNOLOGIES POLICY**

Crest Nicholson recognises that during the lifetime of the homes we build, there will be technological advancements in sustainable living. We are committed to helping our customers access those new technologies, where possible, in the apartment blocks where we remain involved in the legal ownership of the building. As a Responsible Developer, we will not stand in the way of technological advancement and will actively support our customers in their endeavours to achieve net zero goals.

This Policy sets out:

- the circumstances in which any requests might need to be made of Crest;
- the requirements associated with the installation of new technologies within an apartment building, such as electric vehicle charging points; and
- how this can be safely and sustainably managed by the residents and professional Managing Agents.

In circumstances where consent is required from Crest Nicholson, we will support the request provided that the legal and safety requirements are properly undertaken by the appointed professional Managing Agent for the development.

### **Request by a resident or residents**

- Residents of an occupied building who would like to engage with new technology, such as the installation of EVCPs, should contact the appointed Managing Agent in the first instance so the request can be properly understood and considered.

### **Managing Agent**

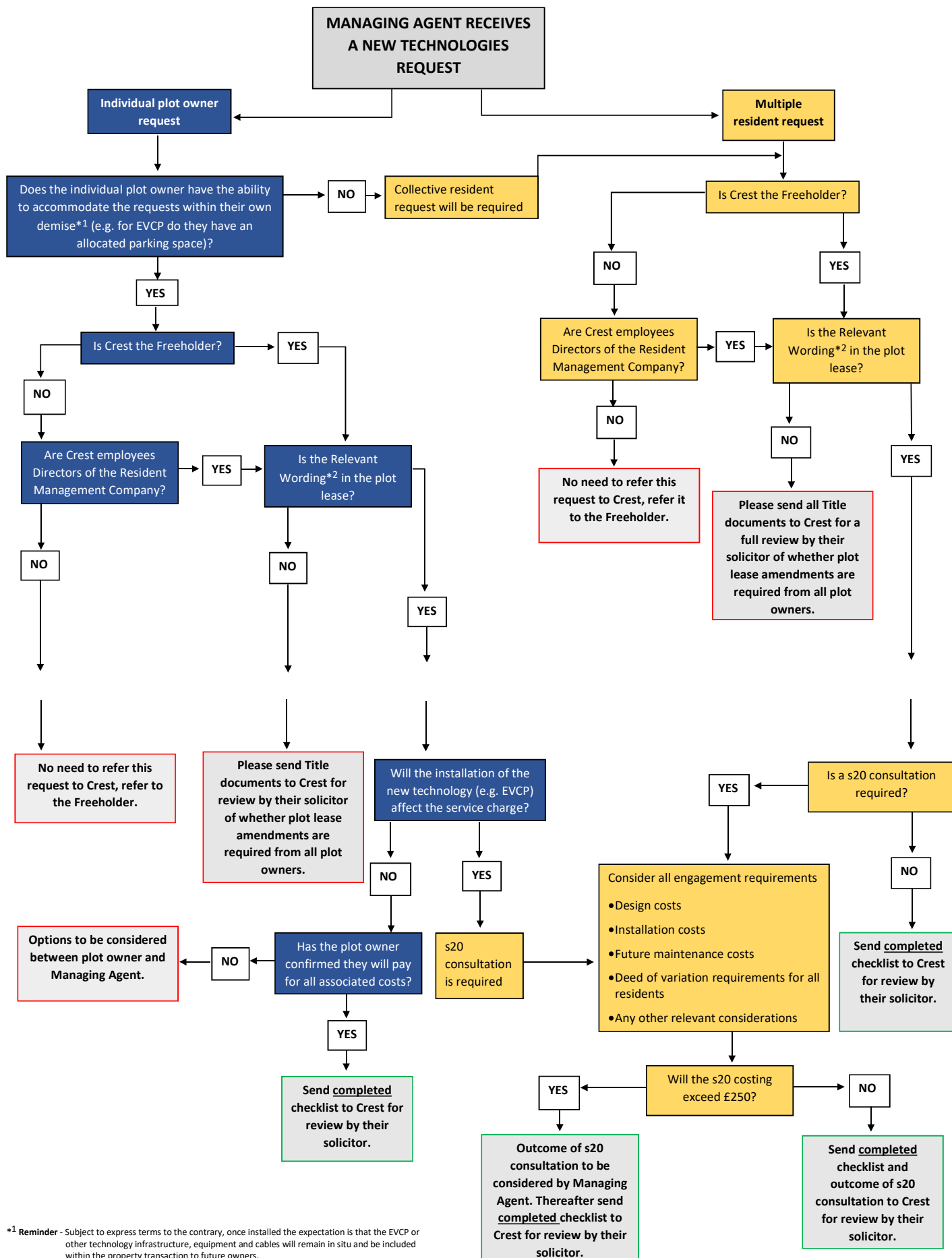
- On receiving a request from a resident, the Managing Agent must liaise with the resident to understand the nature of the request and the potential implications for the building.
- The Managing Agent must then properly engage with all of the residents in cases where there might be an impact on other residents and/or on the service charge. Residents must be fully informed about:
  - how the installation might affect them;
  - how the works will be procured and managed;
  - and any ongoing maintenance requirements for the technology which might affect the service charge for the property.

### **Installation of new technology**

- For the safety and benefit of residents, any new technology installation must be safely designed, implemented and maintained by competent contractors taking into account all relevant matters, including but not limited to: technical guidance; Building Regulations; planning requirements; fire legislation; and health and safety laws.
- In the case of EVCPs this must also include The Government Office for Zero Emission Vehicles Guidance (the ARUP guidance) along with an up-to-date Fire Risk Assessment by a competent individual, ensuring that all appropriate areas are inspected, taking account of whether the EVCP is intended for an undercroft, outside space or covered car park.

### **Checklist and flowchart**

- The flowchart and checklist (found at Appendix 1 & 2) have been produced to aid residents and Managing Agents to safely manage the process of engaging with new technologies within an existing occupied building. It specifically references EVCP considerations, but is also relevant for other new technologies as they arise.



\*1 Reminder - Subject to express terms to the contrary, once installed the expectation is that the EVCP or other technology infrastructure, equipment and cables will remain in situ and be included within the property transaction to future owners.

\*2 Relevant Wording means:

- The right for the Lessor at any time or times hereafter without obtaining the consent of or paying compensation to the Lessee:
- To build or rebuild or alter or permit or suffer to be built or rebuilt or altered any buildings or erections upon the Development (other than the Block) according to such plans and to such height extent or otherwise and in such manner as the Lessor shall think fit notwithstanding that such buildings as so built rebuilt or altered may obstruct any lights windows or other openings (but not any means of access) in or on the Demised Premises

**MANAGING AGENT CHECKLIST**

*PLEASE SUPPLY THE FOLLOWING INFORMATION AND DOCUMENTATION IN FULL IN ORDER FOR CREST TO CONSIDER THE REQUEST FOR NEW TECHNOLOGY INSTALLATION, SUCH AS EVCPs AT THE BUILDING*

*PLEASE NOTE: THE REQUEST WILL BE RETURNED IN FULL IN THE EVENT THAT THE CHECKLIST IS INCOMPLETE AND/OR THE REQUIRED EVIDENCE IS NOT PROVIDED. IF THE REQUEST IS RENEWED THE INFORMATION/DOCUMENTATION WILL NEED TO BE SUPPLIED IN FULL.*

	<b>Requirement</b>	<b>Evidence</b>
<b>1.</b>	Confirmation as to whether the request has been received by an individual plot owner or a collective resident request.	
<b>2.</b>	Confirmation that appropriate design and installation considerations have been undertaken by a competent design engineer which must include the following without limitation: <ul style="list-style-type: none"> <li>• planned number and locations of new technology (e.g EVCPs);</li> <li>• how the installation works will be carried out (including confirmation that contractor RAMS have been received and reviewed by the Managing Agent for adequacy and how those RAMS will be supervised during the works);</li> <li>• implications on fire strategy/fire risk to the building during the installation works and after completion;</li> <li>• how fire risks will be mitigated during works;</li> <li>• cost of the works including contingencies;</li> <li>• whether any planning or other consents are required for the proposed installation and if so, how that will be obtained and managed;</li> <li>• ongoing maintenance requirements after completion together with the likely annual cost of those; and</li> <li>• a declaration from the specialist designer/contractor that the design and installation fully takes into account prevailing legislation and best practice (in the case of EVCPs this includes but is not limited to the ARUP guidance for EVCPs as amended/replaced particularly where Under Croft or Covered Car Parks are involved).</li> </ul>	
<b>3.</b>	Details of the contractor to be appointed and its RAMS for the works including how the contractor has been assessed by the Managing Agent for competence and how they will be supervised during the works and the works signed off as compliant by the design engineer in 2 above.	
<b>4.</b>	Details of service charge costings for 2 & 3 including the approval fees and future maintenance arrangements together with confirmation that any consultation requirements where	

## Appendix 2

[ CREST LETTER HEAD ]

	<p>implications exceed the £250 limit for individual leaseholders have been complied with.</p> <p>The link to government guidance on formal consultation requirements is <a href="#">here</a> together with template notices for the various stages of s20 consultations.</p> <p>If formal consultation under s20 is not required please confirm, or alternatively if s20 consultation is required, please provide copies of all notices issued to individual leaseholders and/or any Resident Tenant Association to comply with the statutory consultation requirements and the outcome of the consultation.</p>	
5.	Confirmation that the building insurance policy will be amended to reflect the new technology installation.	
6.	Confirmation that all resident consultation requirements have been met and written consents have been obtained from all residents to the installation.	
7.	Copies of any consent from superior landlord or freeholder (where required).	
8.	<p>Confirmation that the plot leases contain the Relevant Wording below:</p> <ul style="list-style-type: none"> <li>• The right for the Lessor at any time or times hereafter without obtaining the consent of or paying compensation to the Lessee:</li> <li>• To build or rebuild or alter or permit or suffer to be built or rebuilt or altered any buildings or erections upon the Development (other than the Block) according to such plans and to such height extent or otherwise and in such manner as the Lessor shall think fit notwithstanding that such buildings as so built rebuilt or altered may obstruct any lights windows or other openings (but not any means of access) in or on the Demised Premises.</li> </ul> <p>If the wording is not contained within the plot leases the title documentation must first be submitted to Crest Nicholson for review by and consideration of whether plot lease amendments are required by their solicitor, in which case see point 9 below.</p>	
9.	Where individual plot lease variations are confirmed as being required under point 8 above (in the absence of the Relevant Wording), a copy of the signed plot lease amendment documentation from each plot owner must be provided with this checklist together with confirmation that the Managing Agent will register the variations with the Land Registry no later than 14 days after Crest have provided written confirmation of satisfaction with the contents of this checklist.	

## Appendix 2

[ CREST LETTER HEAD ]

<b>10.</b>	Where the building is an HRB, confirmation of notification to the BSR about the material change that would arise with the new technology installation and a copy of the BSR's approval.	
<b>11.</b>	<b>Review fee £1,000 plus VAT</b>  <b>Second review fee where the checklist is returned due to incomplete information and/or incomplete documentation supplied £500 plus VAT</b>	