



MOORHAVEN VILLAGE MANAGEMENT CO LTD
THE ESTATE OFFICE MOORHAVEN VILLAGE IVYBRIDGE DEVON PL21 0EX
Telephone/Facsimile: - 01752 896151

E-mail: admin@moorhaven.org.uk

GUIDANCE FOR ELECTRIC VEHICLE CHARGING POINTS ('EVCP')

The purpose of this guidance is to set out:

1. the obligations of Moorhaven Shareholders when considering installing an EVCP.
2. the application procedure to be followed by Shareholders.
3. the approach to be taken by Moorhaven Village Management Company Limited (MVMC), when considering applications.
4. factors to consider.

Obligations

Under the Moorhaven covenants (within each property's Transfer document), Shareholders (and their tenants) have a legal obligation:

- not to park any vehicle or cause any obstruction on the access roads, but to park in the parking areas or the communal parking areas only.
- not to do anything on the property which would cause a nuisance or annoyance to the owners of the other properties in Moorhaven.
- not to make any external alterations or additions to the buildings without first obtaining the written approval of the Company.

These obligations apply to owners of the main buildings (including Centre Court, Church Lane, Tower Lane, The Grove and The Mews), Moorfields, Moor Park and the Mansion building.

The purpose of these covenants is to ensure that our village remains safe, to protect the external appearance of the buildings, and to ensure that all shareholders continue to enjoy the benefits of living at Moorhaven.

In relation to land owned by MVMC, MVMC have a legal obligation to see that residents/visitors will be reasonably safe in using the premises.

Any Shareholder who is considering installing / updating an EVCP must obtain prior written approval of MVMC.

Procedure

To obtain permission, Shareholders will need to email their application to the Administrator (admin@moorhaven.org.uk).

Tenants will need their landlord Shareholder to apply.

The planning application should contain as much detail as possible, including:

- A plan / diagram showing the proposed site of installation and cabling to the charging point.
- A copy of the Shareholder's title plan from the Land Registry (these can be obtained for approx. £3.00 from the government's Land Registry website), particularly if there is any doubt whether the installation/cabling needs to cross any land which is not owned by the Shareholder.
- An annotated photograph of the proposed site of installation.
- Details of the proposed EVCP installer, and whether the installer is on the list of companies authorised by the Office for Zero Emission Vehicles (OZEV), under the Electric Vehicle Homecharge Scheme (EVHS) (see https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/969437/ehvs-installer-authorisations-log.csv/preview).
- Confirmation as to whether the Shareholder has discussed the proposed installation with any neighbour(s) who may be affected (which will certainly be required, if the installation/cabling needs to cross any land that is not owned by the Shareholder) or who may be interested in sharing the cost of a joint installation.
- Confirmation that the Shareholder is willing pay all the costs of installation, including all costs involved in routing the cabling and making good, and all legal fees.

The more detail provided, the better. If MVMC do not have sufficient information, the application is likely to be returned to the Shareholder.

Approach to be taken by MVMC

EVs are good for the environment and are likely to become more popular very quickly. Consequently, there will be an increasing demand for EVCP installations in the village.

MVMC will generally support and encourage EVCP installation, where this can be done safely and in accordance with the covenants.

MVMC will retain a record of all EVCPs in the village, details and plans of the cabling, together with details of the installer and any relevant fault/maintenance contact details.

Factors to consider

MVMC are unable to use funds to pay for / contribute towards the cost of an EVCP installation. All costs will need to be paid for by the Shareholder alone.

If it is necessary for any cabling to cross any land not owned by the Shareholder (including land owned by MVMC), the Shareholder will need permission from the other landowner(s). Formal access rights and permissions must be agreed by all parties, and this will need to be incorporated into a legal document, before any work/installation begins. This document will set down legal obligations of all relevant parties, including the standard of installation and responsibility for future maintenance. The Shareholder who is installing the EVCP will be responsible for the legal fees of the other landowner(s) (including MVMC's legal fees, where these are required).

MVMC are unlikely to approve any application if the proposed installation will significantly affect the appearance of the village, or if there are any concerns as to the safety of other villagers / visitors (e.g. if the installation is likely to cause an obstruction, or if the charging cable crosses a pathway).

It is for the applicant to provide all necessary details, including documents showing legal ownership (land registry title plans). MVMC do not hold these title plans for every property.

MVMC will need to be satisfied that the installer will comply with the relevant safety standards, Codes of Practice for EVCPs, and building regulations (a list of current installation requirements can be found at <https://www.gov.uk/government/publications/customer-guidance-electric-vehicle-homecharge-scheme/electric-vehicle-homecharge-scheme-guidance-for-customers>).

Due to the layout of properties and parking spaces at Moorhaven, some Shareholders may find they are unable to install an EVCP. MVMC may in future consider an EVCP installation within a communal parking zone but would only be able to do so if funds and priorities allowed.

Where a proposed installation involves land belonging to MVMC and/or another property, applicants should allow plenty of time (months rather than weeks) to obtain approval for an EVCP. MVMC's Board of Directors meet once a month and, if further information is required in relation to an application, it is likely to be a further month before the application can be considered again. Also, it is likely to take time to obtain any necessary legal documentation.