

Corporate Policy and Resources Committee



19th of February 2024

Title	The installation of a Papilio 3 unit in Elmsleigh Surface Carpark
Purpose of the report	To make a decision
Report Author	Timothy Snook, Sustainability and Flood Risk Officer
Ward(s) Affected	Staines
Exempt	Report – No Appendix 2 - Yes
Exemption Reason	Appendix 2 contains exempt information within the meaning of Part 1 of Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to information) (Variation) Order 2006 Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because, disclosure to the public would prejudice the financial position of the authority in any lease, contract or other type of negotiation with the tenant or developer, who could then know the position of the Council.
Corporate Priority	Community Environment
Recommendations	Committee is asked to: Decide whether the Council should enter into contract to implement Papilio 3 unit for electric vehicle charging within Elmsleigh Surface carpark.
Reason for Recommendation	The committee is being asked to make this decision to enable the installation of a purpose-built EV charge point station, in support of the council's EV infrastructure strategy 2023-2030.

1. Summary of the report

What is the situation	Why we want to do something
<ul style="list-style-type: none"> • CPRC committed to EV infrastructure development in 2023. As per the EV infrastructure strategy 2023-2030. • 3ti has developed a unique drop in solution for rapid deployment of EV infrastructure. • We have a limited offer of the free installation of a unit. • Spelthorne Declared a Climate Emergency in 2020 • New petrol and diesel vehicles are set to be banned in 2035. With 80% of vehicles sold in the UK by 2030 must be zero emissions. 	<ul style="list-style-type: none"> • We have committed to developing EV infrastructure as we move towards 2030. • To utilise this new emergent technology as a drop in solution that is easily installed and not necessarily permanent. Therefore it can act as a test bed for EV infrastructure development within the borough. • Would provide a new source of income to the council. • This solution does not require significant investment into asset development.
This is what we want to do about it	These are the next steps
<ul style="list-style-type: none"> • Go into contract with 3ti to install a Papilio 3 system into Elmsleigh surface carpark following the legal and procurement guidance. 	<ul style="list-style-type: none"> • Contract 3ti to install a unit and undertake the next steps.

- 1.1 This report seeks to obtain a decision on whether to contract 3ti (Solar Carparks Company) to install one of their Papilio3 (EV charging/solar) units for a term of 3 years within Elmsleigh surface carpark.
- 1.2 The Papilio3 unit is a pop-up mini solar car park and electric vehicle charging hub, developed by the company 3ti. Who are the industry leaders in this field. This product is proven to increase the rate of the roll out of EV charging infrastructure, help to decarbonise the transport sector without excessive pressure upon the grid. Further details pertaining to the Papilio3 can be found in Appendix A.

2. Key issues

- 2.1 In 2023, the Council produced an EV infrastructure strategy to guide the development of EV charging infrastructure throughout the borough. Although the strategy suggests that development of rapid and ultrarapid infrastructure should be prioritised, the strategy does state that “an element of focus must be kept on the technological progress of emerging technologies to ensure we are adaptable.” Therefore, the Papilio 3 system presents a unique opportunity for the council to rapidly deploy 22kW EV charging systems and gain experience in operating EV infrastructure.

- 2.2 The deployment of a Papilio3 unit can be conducted in such a way that the Council can test the technology in specific locations without the need for costly infrastructure commitments at this stage and will provide a proof of concept and inform the deployment of further rapid charge EV hubs.
- 2.3 Though this is an opportunity to demonstrate demands for EV charging within the borough. This is complimentary to the ultrarapid EV charging hub project.

3. Options analysis and proposal

- 3.1 Option 1 (preferred), The Council approaches 3ti to enter into contract for a period of 3 years to implement a Papilio3 system into Elmsleigh surface carpark.
- 3.2 Option 2, Do nothing.

4. Financial management comments

- 4.1 The contract offered by 3ti is a rental agreement. The Papilio rental costs are fixed at £2,000 per month over a 3-year term. This will rise to £2,500 per month for units rented after the 1st of April 2024.
- 4.2 Typically, the installation costs of the Papilio units are around £8,000 depending on location. However, there currently exists an offer for free installation of the Papilio units for the first few units, this may expire if all units are claimed prior to a Council decision.
- 4.3 All income generated by the charging points is collected by the Council and is not split with 3ti. This is anticipated to exceed the rental amount.
- 4.4 All maintenance and upkeep of the Papilio unit is conducted by 3ti and is covered under the rental fee.
- 4.5 An estimate of the income generation potential concluded that on 17% utilisation, the Papilio 3 could yield £39,400 annually. This is above the rental costs of £24,000/annum, meaning a potential income after rent of £15,400 per annum. (See Appendix B)
- 4.6 An estimate for an after April installation, the income generation potential concluded that on 17% utilisation, the Papilio 3 could yield £39,400 annually. This is above the rental costs of £24,000/annum, meaning a potential income after rent of £9,400 per annum. (See Appendix B)
- 4.7 There is a need to consider methods of not charging electric vehicle customers using the charge points in Elmsleigh surface car park to ensure it is an attractive site for the trial and thus ensure an income stream. This will most likely be achieved through appropriate identification of EV vehicles via the ANPR system for the car park.

5. Risk management comments

- 5.1 There is a risk the unit will not generate a profit but effective management of the car park and promotion of the unit in and out of the Borough should mitigate this risk.
- 5.2 There are other charge points within Staines (i.e. Two Rivers) that offer free charging for EVs. However, this is at a lower speed to the proposed development and in a less secure environment. In addition, this will represent a significant cost to Two Rivers due to the price of electricity. It is also likely

that there would be excessive demand at the Two Rivers site, forcing EV owners to either wait or look for alternatives.

- 5.3 The Papilio3 will provide an alternative site that has additional CCTV, lighting and protections.
- 5.4 Additional mitigation of risk is the recent popularity increase in EV ownership nationwide. An estimated 40% of cars within the borough are expected to be EVs by 2030.
- 5.5 The Ultrarapid EV charging hub is a separate project designed specifically to bring significant income to the Council and meet wider demands for in-journey drivers as well as the needs of residents. This project is ongoing and in the design phase.

6. Procurement comments

- 6.1 The Papilio 3 unit project has been presented to the Procurement Project Board for consideration.
- 6.2 It is understood that this is a distinctive product, and desktop research has identified nothing comparable on the market. Therefore, an exemption to comply with Contract Standing Orders would be sought from the DCEX to allow for a direct award to this company.
- 6.3 Whilst further work needs to be undertaken to determine the most appropriate route to market, the cost of the unit, at a rental cost of £2k per month, would allow the Council to implement a short-term contract at relatively low cost and risk, with an appropriate form of contract and suitable break clauses in the event that the service does not deliver to our expectations.
- 6.4 The Corporate Procurement team will work closely with the Sustainability and Flood Risk Officer and with Legal Services to ensure that the appropriate procurement arrangements are implemented.

7. Legal comments

- 7.1 The Legal Services (g.legal@spelthorne.gov.uk) will provide advice and assistance on the review and negotiation of the contract terms and conditions.
- 7.2 The Legal Services will approve the form of the contract and any other relevant agreements.
- 7.1 In order to fully consider the legal implications a red edged demise plan will need to be produced showing exactly where the equipment will be situated and heads of terms setting out the terms of the letting.
- 7.2 Any cabling required for the installation will potentially require a wayleave/easement from the electricity supplier.
- 7.3 Part of the car park is leased to Soni Car Wash Ltd, the installation must not be within their demise.

8. Other considerations

- 8.1 3ti have recently received recognition and subsequent funding from Central Government to develop this proprietary technology further. It would be advantageous for the council to adopt this cutting-edge technology thus developing a leadership role which may attract further customers as new charging points are rolled out under the Council's EV strategy.

9. Equality and Diversity

- 9.1 The Papilio units are designed to UK accessibility standards, with large spaces between each bay, lighting, CCTV, and reachable charging cables integrated within its design. The unit will be open to all members of the public with an EV.

10. Sustainability/Climate Change Implications

- 10.1 The development of EV charging infrastructure has significant impacts on facilitating the transition to low carbon personal transport within the borough. Reducing on the road greenhouse gas emissions and keeping in line with the council's climate change strategy.
- 10.2 The Papilio 3 unit is constructed from an upcycled ship container. Additionally, it houses solar panels that produce renewable electricity which can be used for charging the vehicles.

11. Timetable for implementation

- 11.1 If the decision is taken to install a Papilio 3 unit, upon contract signing the installation of a Papilio 3 unit can take place in as a little time as 24 hours. Therefore, it would likely be functional in a matter of weeks.

12. Contact

- 12.1 Tim Snook, Sustainability and Flood Risk Officer.
- 12.2 T.snook@spelthorne.gov.uk

Background papers: There are none.

Appendices:

Appendix A, Papilio Brochure

Appendix B, Financial Breakdown (Part 2)