

# the EV network

The driving force behind EV charging infrastructure

Landlord Information Pack

Q1 - 2026



# INTRODUCTION

The EV Network is the UK's leading developer and investor of Electric Vehicle charging infrastructure, delivering fast, reliable, fully funded, and scalable solutions for landlords, fleet operators, and charge point operators (CPOs).

bp  
pulse

ESB

e.on

Allego

DURACELL  
E-CHARGE

IONITY

the EV network

# OUR MODEL

## The EV Network Model

EVN provides a unique, fully-funded turnkey EV solution, utilising a 'Infrastructure as a service' based model, covering the entire EV charging lifecycle from site identification and construction management to operations and servicing.

## Infrastructure-as-a-Service (IaaS)

- We deliver fast, fully funded end-to-end EV charging solutions, including planning, legal, build, operations, and maintenance.
- Our 400kW+ ultra-rapid chargers use future-ready technology for reliable, scalable infrastructure with minimal disruption.
- We work closely with landlords to unlock site potential, supported by a hands-on senior leadership team that help make decisions fast.
- Strategic charging partners: Duracell E-Charge, BP pulse, E.ON, ESB, Ionity and Allego.

## What set us apart

- Fully integrated, end-to-end service: site identification, in-house legal team, development process, construction management, and ongoing maintenance.
- Strategic partnerships with market-leading CPOs.
- Proven track record in delivering large-scale EV charging hubs, including key projects like the UK's largest charging site at the NEC.
- A dedicated team of experts with deep knowledge of their area of expertise.

# THE OPPORTUNITY

## Secure long-term value for landlords

- Partnering with The EV Network provides landlords with a guaranteed income, enhanced property value, and zero upfront capital.

## Key Benefits:

- 20- or 30- Year CPI-linked Lease: backed by one of Europe's leading infrastructure funds. Providing predictable, inflation-protected rental income
- No CapEx Required: The EV Network funds all costs associated with the build, as well as asset managing the sites for the duration of the lease.
- Enhanced Asset Value, we upgrade the grid connection to future-proof the investment and upgrade the chargers during the term.
- Boosts ESG credentials, attracts premium tenants, and increases site footfall.
- Portfolio Opportunities: Multi-site agreements available for portfolio landlords.

## Why Landlords Chose The EV Network

- We move fast, we fully fund the projects, and we manage the charging infrastructure reliably.
- Our partnership model unlocks the value of underutilised land while future-proofing estates for the Electric Vehicle revolution.
- EV adoption in the UK is accelerating, with one in five new cars now electric. We will support you all the way in installing the best charging infrastructure to meet the growing demands of the Electric Vehicle drivers and build your on site ESG credentials.

# HOW IT WORKS

## Simple end-to-end partnership

### Fully integrated service



#### Site Acquisition

We identify and secure strategically located sites that meet your charge point network needs for today and tomorrow.



#### Legal

Our dedicated in-house team manages the completion of all leasehold and freehold contracts, substation and charging site legalities.



#### Power & Planning

We secure the power you need through our utility partnerships and offer advanced solutions such as dedicated substations or apply dynamic load management for constrained areas.



#### Design & Construction

We design and construct sites for optimal performance, managing every detail to ensure quality, speed, and cost-efficiency.



#### Operations & Maintenance

Our priority is keeping the infrastructure in service, optimizing uptime and keeping your network reliable and efficient.



#### Investment & Asset Management

Our infrastructure investment capabilities cover all stages of the project development lifecycle, from concept to long term operations.

**Landlord Involvement:** EVN handles the entire process from start to finish, ensuring minimal disruption and maximum benefit for the landlord.

# PROPERTY

## What we are looking for

- Strategic high traffic locations
  - Motorway service areas
  - Retail parks and supermarkets
  - Leisure destinations
  - Drive-thru and roadside locations
- Freehold Sites: 0.2–2 acres (greenfield or brownfield)
- Leasehold Sites: 2 – 24 EV bays on existing or new developments
- 24/7 access
- Lease Term: 20 Years Minimum

# OUR WORK

## Flagship Sites

With nearly 50 sites live, we are proud of the work we have completed.

*Click on Images – NEC for case study  
Others for more information on the network*

### NEC Birmingham

BP Pulse  
16 x 300kW + 150 x 7kW charges



### Cransley Park, Kettering

BP Pulse  
10 x 300kW chargers



### Tim Hortons, Dundee

E.ON  
5 x 300kW chargers



### Bath Terrace, Cheltenham

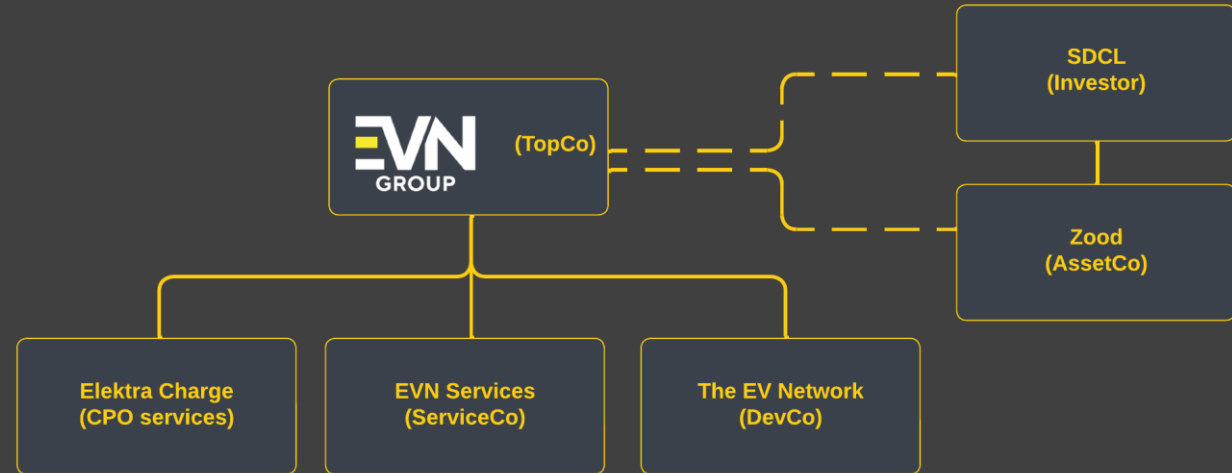
Duracell E-Charge  
5 x 300kW chargers



# OUR COVENANT

## The EV Network and SDCL

- EVN is backed by SDCL a leading developer, investor and fund manager focused on energy efficiency and decarbonisation
- Founded in 2007, Sustainable Development Capital LLP (“SDCL”) is one of the most established and innovative investment firms in the sustainability markets and is unique in its dedicated focus on efficient and decentralized energy solutions.



- SDCL’s infrastructure investment capabilities cover all stages of the project development lifecycle, from concept to long term operations.
- SDCL is headquartered in London and the group, and its investment vehicles also operate from offices in New York, Greenwich, Dublin, Hong Kong, and Singapore. SDCL is authorized and regulated in the UK by the Financial Conduct Authority.
- In 2021 SDCL committed £125M to EVN Group to develop and build ultra-fast charging infrastructure across the UK.

# LEADERSHIP TEAM



**Lord Barker**  
**Chairman**

Lord Barker served as Energy & Climate Minister in the Cameron Administration and remains the longest serving minister in that role for a generation. A “Green pioneer” in Government and chair of EVN since 2017.



**Reza Shaybani**  
**Co-Founder & CEO**

Reza co-founded EVN in 2017 and has been the CEO since formation. Reza has 25 years’ experience in managing public & private technology companies in the semiconductor and solar photovoltaic industry.



**Sam Shaybani**  
**Co-Founder & COO**

Sam is one of two co-founders of The Electric Vehicle Network and Zood. Sam is responsible for strategic & business development, site identification and supply chain management.



**Simon Courie**  
**General Counsel**

Simon has over 20 years’ experience in renewable energy, battery storage and EV projects. Prior to EVN Simon was a Partner at international law firm Addleshaw Goddard.



**David Scourfield**  
**Chief Financial Officer**

Experienced Corporate Finance Partner with a specialism in Life Sciences & Healthcare. Skilled in mergers , acquisitions and private equity, advising a range of clients from entrepreneurial owned businesses to complex multi nationals.



**Phil Hack**  
**Chief Technical Officer**

Phil has over 30 years’ experience. Prior to EVN Phil was Head of Markets, Commercial and Industrial and was responsible for driving strategic growth initiatives in the unregulated part of UK Power Networks.



**Mark Bloxham**  
**Chief Growth Officer**

Mark has over 25 years working in organisational growth and transformation, specialising in commercial, growth, marketing, and digital areas. Formerly at BP, Mark has worked with start-up/ scale up and large corporate organisations.



**Vera Zenkova**  
**Chief Investment Officer**

Vera joined EVN in 2019 and was instrumental in raising funds for EV charging assets and freehold sites. Prior to EVN Vera worked in investments, valuation and corporate finance, covering projects in renewables and infrastructure.



**Stephanie Walker**  
**Managing Director – Real Estate**

Stephanie joined EVN from SSE and has a wealth of knowledge in the property sector. Working with various organisations . Stephanie is now focused on EV Infrastructure and property management for EVN.

# CONTACT US



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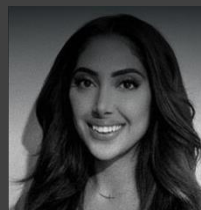


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# FAQ's

## Q: How is the project funded?

- A: Our model is based on Infrastructure-as-a-Service (IaaS) — a unique structure that allows EVN's investment and asset company to fully fund 100% of capital costs, including site development and long-term maintenance. Landlords benefit from secure, long-term income with no financial risk or capital outlay.

## Q: How does EVN maintain and operate its sites?

- A: EVN's dedicated engineering and service teams provide full operation and maintenance support. We work directly with hardware manufacturers to ensure rapid issue resolution, maximum uptime, and proactive performance monitoring across all locations.

## Q: How does EVN handle power and planning?

- A: EVN has established strong partnerships with leading utility providers to reliably secure the power capacity needed for operations. We manage the full planning process and have a proven track record in delivering critical power infrastructure — even in complex or constrained locations.

## Q: How do you monitor vehicles and site use?

- A: We use ANPR (Automatic Number Plate Recognition) technology to ensure that parking spaces are used by genuine EV drivers and to maintain a smooth customer experience.

## Q: How does EVN protect against theft or vandalism?

- A: Our chargers are coated with DNA paint, a forensic marking system that deters theft and vandalism. This technology has significantly reduced incidents of damage and cable theft across our network.

## Q: Are EVN sites safe and well-lit?

- A: Yes - all our sites are equipped with high-quality, energy-efficient lighting to ensure safety and visibility day and night. Security and user comfort are top priorities in every design. Every EVN site has 24/7 monitored CCTV for the safety and peace of mind of both drivers and landlords.

## Q: How much parking space is provided at EVN charging hubs?

- A: We allocate a minimum of one and a half parking bays per EV space, giving drivers ample room to maneuver and plug in easily for the best possible experience.

## Q: Are EVN charging bays accessible for all drivers?

- A: We fully comply with PAS 1899:2022, the British Standard for accessible EV charging. This ensures that our charging points can be easily used by all drivers, including those with disabilities.