

**EV Charger Guidance**

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| Date of Policy | March 2024 |
| Date approved by Management Committee | 28 March 2024 |
| Date for review | March 2027 |
| Date of review |  |
| Due for review |  |

**1. Purpose of Guidance**

1.1 This guidance is in 2 parts and provides information and procedures for staff in relation to the installation of EV chargers in our properties. New build properties will comply with current legislation in regard to development of new homes.

1.2 An information and FAQs document will be provided to tenants via our website and in our newsletters.

1.3 Ruchazie Housing Association (RHA) will consider all applications. We will not unreasonable withhold permission but reserve the right to do so should there be a health & Safety implication for our tenants or RHA.

**2. Background**

2.1 Due to the rise in use of electric vehicles RHA may receive requests from tenants for permission to install Electric vehicle Charging Points (EVCP’s) on their existing RHA properties.

2.2 EVCP’s require dedicated electricity supply from the mains fuse board of a property and can only be installed by an approved installer.

2.3 As a result of applications being received, safety concerns and complexities involved in the installation and maintenance, this guidance provides a new permissions procedure and inspection regime, along with required documentation, details of tenant’s responsibilities and actions for officers.

**3. Planning permission**

3.1 It is the responsibility of the tenant to check if planning permission is required to locate a charger for off street parking.

**4. Building Warrant**

4.1 Where an electric vehicle charging point (EVCP) does not form part of a 'building' or its power supply is not provided from a 'building', no building warrant is required.

Where an EVCP forms part of a 'building' or its power supply is provided from a 'building' then a building warrant would not be required for installation to a house up to two storeys.

4.2 A building warrant will be required where the installation is to a flat or house with three storeys or more.

4.3 It is illegal to place or run a cable across a public highway under the Highways Act 1980, Part IX Lawful and Unlawful Interference with Highways and Streets. Therefore permission will only be granted if there is a dropped kerb or driveway (off street parking).

**5. Location of charger**

5.1The car charger needs to be as close to where the tenant parks their car as possible. In most cases the charger cannot face the highway or be within two metres of it. The tenant will require an electricity supply with a dedicated connection to the home's consumer unit to provide sufficient power. The installer may require the consumer unit to be upgraded to accommodate the charging unit. In this case the cost for this will be the responsibility of the tenant.

**6. Restrictions on size**

6.1 The charger cannot be larger than 0.2 cubic metres which equates to approximately 20cm x 20cm x 20cm.

**7. Installation of charger**

7.1 The electric vehicle charging point must be installed by a qualified installer registered with a competent person's scheme and authorised by OZEV.

Charge point installations must have an RCD built into the unit and be installed in accordance with:

* BS EN IEC 61851-1:2019
* The current edition of the IET Wiring Regulations - BS7671:2018+A2:2022
* The recommendations of the IET Code of Practice for Electric
* Vehicle Charging Equipment Installations (as amended)
* The Electricity Safety, Quality and Continuity Regulations

7.2 The installation must meet the requirements BS 8300-1:2018 and BS 8300-2:2018 and the requirements of disabled people.

The final installation shall be in accordance with the current Scottish building regulations and associated Domestic Technical Handbook.

Equipment installed shall meet the applicable minimum IP ratings set out in BS EN IEC 61851-1:2019 and BS 7671:2018+A2:2022 according to the usage location.

The electrical supply of the final installation will allow the charging equipment to operate at full rated capacity. Where local supply constraints prevent operation at full rated capacity, the charging equipment shall be classified according to actual output capacity.

7.3 If the current electric installation is satisfactory but does not meet the requirements for the installation of an EVCP, the tenant will be responsible for any work to meet the requirements of the installation. Any work will be carried out by RHA and the costs met by the tenant prior to work commencing.

**8 Documentation**

8.1 The tenant should request a copy of the Electrical Installation Certificate along with the make and model of the charger unit and a clear photo of the installed charging point from the installing contractor. RHA will require a copy of this certificate.

**9. Removal of charger**

**9.1** In the event that the tenant wants to remove the charger, the Government regulations compel them to remove the charging point "as soon as reasonably practicable" and reinstate the wall or patch of ground to its previous condition. This could be a blank switch plate cover which would facilitate future installation.

**10. Tenancy**

10.1 A tenant will require to accept responsibility for the maintenance of the installation throughout their tenancy.

10.2 As part of its Fixed Electrical testing programme, RHA will inspect the electrical installation every 5 years.

10.3 If the installation fails during the testing programme, the tenant will be liable for costs to repair or remove.