EV Charging Policy



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Contents

Items	Page No
1. Introduction	3
2. Legal Requirements	3
3. Aims and Objectives	3
4. Permissions	4
5. Technical Requirements	5

1. Introduction

1.1 Harrogate Housing Association (HHA) sets out its approach to the installation and management of electric vehicle (EV) charging across its properties. This policy covers shared owners and leaseholders where appropriate.

1.2 The Association recognises the increasing adoption of electric vehicles and supports the transition to lower-emission vehicles. The provision for charging electric vehicles must be managed to ensure it does not adversely affect residents, create safety risks, or result in management challenges.

2. Legal requirements

The legal requirements regarding an EV charging point in the UK are outlined in the Electric Vehicle (Smart Charging Points) Regulations 2022. These regulations require charge points to have smart functionality, allowing for charging when there is less demand on the grid or when more renewable electricity is available.

The Regulations also require that charging points meet certain device level requirements, providing minimum level of access, security and information.

3. Aims and Objectives

3.1 HHA aims to support the provision of individual charging points that are appropriate and within the requirements of the Electric Vehicle (Smart Charging Points) Regulations and ensure third party suppliers deliver these: -

- Safely.
- So they are technically feasible.
- So they are practically manageable.
- So they are fair to all residents.

HHA recognises that, at present, permission may not be granted for some properties due to their location and access to a suitable charging place. HHA will monitor how this can be delivered in line with future legislation and the potential to provide communal charging facilities for residents.

3.2 Reasonable Access to charge an Electrical Vehicle

The Association recognises that many of its schemes have limited parking provision and unallocated, communal parking spaces. As such, a request from a resident to install a personalised charging point on a scheme with this type of provision will not be allowed, the Association will look at future demand for charging stations on these schemes and may consider options going forward.

4. Permissions

4.1 EV Charging Points that are permitted

Permission for a charging point to an individual property with its own driveway and where the vehicle can be charged on the driveway will be considered.

Permission must be received from HHA before an EV charging point is commissioned. Permission will only be given following an inspection of the area by the Repairs Surveyor. All installations must meet the requirements of the Regulations.

When requesting permission residents should also provide evidence of the location of the charging points. They must:

- Ensure that a certificate of compliance from the installer will be provided to HHA
- Identify how accessibility to a fuse box will be obtained
- Confirm how the installation will meet any fire and electric safety standards
- Ensure any upstand is no more than 2.3 meters high.

Permission to install **MUST** be given prior to arranging any work. When considering granting permission for a charging point to be installed HHA will aim to be reasonable in its decision making and be clear to residents the reason for its decision.

Permission from HHA is also required if you wish to claim for a contribution from the government grant scheme Electric Vehicle Homecharge Scheme.

4.2 EV Charging Points not permitted

Permission will not be granted if you live in a flat/apartment because you must have the legal entitlement to a parking space and because charging cables cannot be placed over public/private land outside your demise (such as pavements or communal grounds), even temporarily.

Please note that not all housing developments are suitable for EV chargers due to location, design requirements and/or costs.

Some charging points may not be given permission if they fall into one of these categories

- sold by individuals outside of the purposes of their trade, business, craft or profession (for example, second-hand sales made between private individuals)
- non-smart cables or rapid charge points

This is due to the requirements to meet all safety requirements for the charging of vehicles at home.

Before buying an electric vehicle residents should ascertain if a home electrical charging point will be permitted if it is key to the purchasing decision.

4.3 Tenancy Matters

When requesting permission HHA will consider whether to grant this on condition of the points below. Residents will be asked to confirm the conditions below:-

- No costs associated with the work will be payable by HHA at any point from installation through to maintenance or removal as appropriate.
- Should any works be required to the property as a result of the EV charger then the resident will be responsible to pay for this work.
- Once an EV charger is installed and the resident leaves the property, they must either remove the EV charger by a competent and qualified contractor and make good the property or obtain permission from HHA for it to remain in situ. Permission will only be granted if the charger is in a satisfactory working condition.
- The association may refuse permission or request it's removal, at the installers expense, if the use of the EV charger is a cause of nuisance to other residents.

5.0 Technical requirements

5.1 Electric Vehicle charging points must only be installed by a skilled person registered with a competent person's scheme. In addition:

1. Charge point installations must be in accordance with the required BS EN requirements
2. They must meet the current edition of the IET Wiring Regulations
3. They must comply with the recommendations of the IET Code of Practice for Electric Vehicles Charging Equipment Installations (as amended)
4. The installation should consider the requirements of BS 8300:2009+A1 and the requirements of disabled people.
5. Final installation in accordance with Building Regulations Part P
6. Equipment installed to meet applicable minimum IP ratings.
7. They must comply with the Electric Safety, Quality and Continuity Regulations
8. Must have Smart Functionality.

5.2 EV Charge point installers must

- Notify the relevant Distribution Network Operator (DNO) to mitigate any power quality issues to residents.
- Supply a copy of the Electrical Completion Certificate on completion of works to HHA. Also the make and model number of the unit with a photo following installation is to be provided.
- EIC and Building Control notifications from the installer to be provided to HHA.