



EDEN HOUSING ASSOCIATION LIMITED

Electric Vehicle Charge Points Policy

Document Reference Number:	PROP14
Document Owner:	Property Compliance & Facilities Manager
Approved By:	Executive Team
Approved Date:	March 2024
Policy Implementation Date:	March 2024
Revision Cycle:	3 Years

This policy applies to Eden Housing Association and all its wholly owned subsidiaries, including Mitre Housing Association



Actual Month Review was carried out	Ernie Updated
17/12/25 – included a section to include existing EV chargers at properties – safe use	

1. POLICY STATEMENT

- 1.1 The purpose of this Policy is to ensure that Eden Housing Association address the responsibilities and risk associated with the installation of Electric Charge Points in their properties **and to ensure the safe use of existing EV charging facilities.**
- 1.2 Eden Housing Association recognises the significant benefits of Electric Vehicles (EV), particularly in relation to air quality and public health, and that usage of electric vehicles is increasing. EHA has a responsibility to manage this request and installation safely.
- 1.3 This policy has been produced to aid residents who wish to install and use Electric Vehicle charging points at the property.

2. REFERENCES

Internal

- Electric Vehicle Charge Points Procedure
- **Fire Safety Policy**
- **Building Regulations Part S (Infrastructure for EV Charging)**
- **Automated & Electric Vehicles Act 2018**

External

- <https://www.gov.uk/government/consultations/electric-vehicle-chargepoints-in-residential-and-non-residential-buildings+>
- <https://www.gov.uk/electric-vehicle-chargepoint-grant-household>.
- <https://www.gov.uk/government/publications/residential-approved-chargepoint-model-list>.
- **<https://www.gov.uk/government/publications/cross-pavement-solutions-for-charging-electric-vehicles/cross-pavement-solutions-for-charging-electric-vehicles>**

3. POLICY CONTENT

3.1 Requests for installation of Electric Charging Points:

3.1.1 Any requests for the installation of an electric charging point must be made in writing to EHA. There must be off street parking available within the curtilage of the property boundary in order to consider a request. Any requests from residents without off street parking within the curtilage of the property will be refused.

3.1.2 EHA do not give permission to install a charge point under any circumstance if:

- The parking space is not allocated to you.
- To a connection where the electric supply is not your own.

3.1.3 Requests will be reviewed on an individual case by case basis.

3.1.4 Residents will be asked to submit the following documentation before permission is granted:

- Evidence that the installer is an approved installer with the relevant electrical qualifications.
- Evidence that the electric charging point will be carried out in accordance with the HM Government document “Electric Vehicle Charging in Residential and Non-residential Buildings”.

<https://www.gov.uk/government/consultations/electric-vehicle-chargpoints-in-residential-and-non-residential-buildings>

- Receive RAMS (Risk Assessment Method Statement) to be confident that they have considered the individual installation and taken measures to ensure that the installation is suitable and that in performing the work, there will be no negative impact on the fabric of the property.
- A map/ plan showing the location of the proposed charge point.
- Confirmation on where the charging unit will be located at the property.

3.1.5 Once a review has taken place EHA will inform the resident in writing whether permission for the installation of charging points has been granted or not.

3.1.6 Where permission is granted the resident must sign an agreement with EHA which sets out the terms upon which the resident is permitted to install and use an electric charging point at their property. This Agreement must be signed by both the resident and EHA before installation of the charging point is undertaken.

- 3.1.7 Residents must ensure this policy is followed at all times. Where the policy is not met, the use of the cable causes nuisance or annoyance, or EHA becomes aware of any unsafe practices by the resident, **EHA will request/ insist that safe practices are deployed and provide information/ advice and guidance on either cable protectors or a more permanent solution including embedded channels for cabling.**
- 3.1.8 Most electric vehicles come with a cable that you can plug in at home with a normal 13amp socket. It is important to consider existing legislation when placing the cable from the power supply in your home to your vehicle. In no circumstances must the cable be allowed to encroach on public footpaths, highways. **If cabling is required on a shared pathway within your land boundary EHA will request/ insist that safe practices are deployed and provide information/ advice and guidance on either cable protectors or a more permanent solution including embedded channels for cabling.** Any legal liability arising from the placement of the cable or protector is your responsibility and does not fall within the remit of EHA.
- 3.1.9 Residents will be asked to submit the following documentation after installation:
- Formal electrical installation paperwork, typically in the form of a Minor Electrical Installation Works Certificate
 - A copy of the warranty and user manual once it is installed.
 - Signed agreement

3.2 THE SAFE USE OF EXISTING EV CHARGING FACILITIES

- 3.2.1 **EHA recognise that there may be an existing EV charger at a property upon a new tenancy that has been installed to either existing or new properties as per building control regulations.**
- 3.2.2 **EHA will request/ insist that safe practices are deployed and provide information/ advice and guidance on either cable protectors or a more permanent solution including embedded channels for cabling.**

3.3 OTHER INFORMATION AND ADVICE

- 3.3.1 If you rent or lease a flat, you may be eligible for a grant to help towards the cost of installing a charge point. For more information visit:
<https://www.gov.uk/electric-vehicle-chargepoint-grant-household>.
- 3.3.2 To find a government approved installer visit:
<https://www.gov.uk/electric-vehicle-chargepoint-installers>.
- 3.3.3 A list of approved charge point models is also available:

<https://www.gov.uk/government/publications/residential-approved-chargpoint-model-list>.

4. RESPONSIBILITIES

The Property Compliance and Facilities Manager has responsibility for the management of requests and administration process.

5. EQUALITY IMPACT ASSESSMENT (EIA)

The EIA will establish if any protected characteristics under the Equality Act 2010 are being potentially discriminated against or disadvantaged.
The EIA form is located in Appendix 1.

6. TENANT ENGAGEMENT IMPACT ASSESSMENT (TEIA)

The TEIA will establish the impact on tenants and influence they could have on policy development and implementation.
The TEIA form is located in Appendix 1/

7. MONITORING & REVIEW

The policy will be monitored in line with H&S performance reporting to Audit & Risk Committee. The policy will be reviewed every three years or when legislation/organisational changes require an earlier review.

Equality Impact Assessment (2.7.25)

Question	Response
1. Summary of aims and objectives of the policy/practice/activity	Manage requests for Electric Vehicle Charge Points and the safe use of existing EV charging facilities
2. What involvement, consultation, engagement has taken place for the policy/practice/activity (e.g relevant groups/stakeholders)	<i>Exec team and Board</i>
3. Who is affected by the policy/practice/activity (consider Armed Forces/Veterans)	Staff, tenants and general public
4. What are the arrangements for monitoring and reviewing the impact of the policy/practice/activity	<i>Refer to Revision Cycle on Front Page of document</i>

Protected Group	Is there a potential for a positive or negative impact	Action to address the impact
Disability: includes physical, sensory, neurodiversity, learning disabilities, mental health conditions / communication methods / range of support needed to participate / hearing loops or interpreters / accessibility – venue, location, transport	No	
Gender reassignment: (transgender) people should be about to disclose their gender identity without fear or prejudice	No	
Marriage or civil partnership: all couples or partners, regardless of gender, should be able to access services	No	
Pregnancy or maternity: consider flexible hours of service or project / is there access to private are for breastfeeding, milk storage etc. / returning to work considerations	No	
Race: includes ethnicity, nationality and GRT communities. Consider the size of the BME communities that your service or project affects / languages spoken and understood / culture such as hygiene, clothing physical activities, mixed gender activities	No	
Religion or belief: consider dates and times of events in relation to religious practices and festivals / the diversity within the communities that your service or project affects / prayer times, meal times, food cultural habit or belief, religious holidays such as Ramadan	No	
Sexual orientation: consider LGB+ people	No	

should feel safe to disclose their sexual orientation without fear of prejudice		
Sex (gender): consider the impact on different genders / childcare and dependents care / mixed or single gender groups or activities / timing of services	No	
Age: consider the way younger and older people access services differently / use of technology / childcare or dependents care / transport arrangements / venue location	No	
Rurality: consider if there is a disproportionate impact on tenants living in rural localities	No	

Question	Explanation	
Is it possible the proposed policy/practice/activity could discriminate or unfairly disadvantage people	No	
Decision	Tick the relevant box	Include any justification required
1. No barriers identified and no change required – proceed	x	
2. Barriers identified towards one (or more) protected groups – adapt or change the policy/practice/activity to remove any barriers. This will better advance equality and/or foster good relations		
3. Barriers identified towards one (or more) protected groups – stop . There are adverse effects which cannot be prevented / mitigated		
4. Barriers identified towards one (or more) protected groups – no proportionate way to amend the policy/practice/activity so proceed with caution .		

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Action (To be completed as required)

If the evaluation has resulted in Decision 4, complete a risk assessment and record on Operational Risk Register	Date Completed:
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Tenant Engagement Assessment – is engagement with tenants necessary?
(1.7.25)

Impact	Tick relevant box	Note any details / justification
No Impact on current tenants – you can proceed without engagement, explaining why.	x	
Direct or indirect impact on current tenants. Stop! Identify who will be affected i.e. all tenants or a specific group.		

Influence	Tick relevant box	Note any details / justification
No influence for tenants – i.e. wholly legislative – you can proceed without engagement, explaining why.	x	
Possible influence on areas of policy/ practice/ activity impacting on tenants – stop. Arrange engagement with EIO		
Best place for influence is the practical delivery of the policy – through procedure. Please summarise approach for procedure review		

Summary of engagement (To be completed as required)

Tenant group impacted and engaged (i.e. all/ sheltered)	
Consultation method	
Summary of engagement	
Key themes/ implications	

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If you would like some assistance to work through this engagement assessment, please contact Jenny Webb – EIO.

Health & Safety Policy Review Assessment

Question	Additional information	
Does this policy/practice/activity address any Health & Safety practices?	Yes	
What is the key legislation related to this policy?	Building Regulations Part S (Infrastructure for EV Charging) Automated & Electric Vehicles Act 2018	
Is the policy a control of a corporate or operational risk register? (if yes name risk)	Yes – ORR5	
Tick groups/ departments who require knowledge of this policy		
	All staff	
	ICT	
	Finance	
	Housing Options	
	Housing	x
	Customer Services	x
	Property	x
	HR	
	Governance	
	Assisted Living	
	Contractors	
	Tenants	x
Risk to tenants	Tick the relevant box	Additional Information
1. Are there additional measures required to reduce risk level to tenants.	No	
2. Has that risk been assessed?	x	
3. No Health & Safety implications	x	
4. Does it require tenant visibility?	Yes	If yes – upload to website

All assessments completed by:	Author: Date:
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Updated: Dec 2025

All assessments reviewed by:	Reviewer(s): Date:
Will these assessments be published?	Completed assessments are appended to each policy. Any appropriate public related policies are uploaded to the EHA website