

ELECTRIC VEHICLE (EV) CHARGING POLICY



1. Background and Objectives

1.1. As the EV market continues to grow and more used electric cars become available it is likely to result in a significant increase in the number of Alliance Homes customers owning an electric vehicle over the next five years. Furthermore, electric cars are being promoted heavily by Motability to the extent that petrol and diesel disability vehicles are being removed from the market at an accelerated rate.

Consequently, some customers will require access to charging facilities and whilst the public infrastructure for charging EVs is rapidly developing we anticipate increased demand for the installation of home charging facilities. We therefore seek to implement specific permission-based protocols to negate the risk of non-compliant and unsafe charging practices taking place at our homes.

Overall, we seek to create an enabling environment to encourage customers to make choices to reduce their environmental impact consistent with our Sustainability Strategy 2025-2028.

The objectives of this policy are therefore to:

- support our customers to install EV charging facilities where feasible
- make clear the exact conditions required for permission to be granted for a customer to install an EV charger at their home or use or make changes to installations on newly built developments
- ensure installations comply with electrical safety regulations, industry standards, building regulations and codes of practice
- reduce safety risk to our customers and wider public
- reduce the risk of parking conflict

2. Policy Detail

Scope and definitions

- 2.1. To state the conditions required for permission to be granted to install an EV Charger at a customer's home or use or make changes to installations on new build communal grounds.
- 2.2. This policy applies to all tenanted, leasehold and shared ownership properties owned or managed by Alliance Homes.
- 2.3. For the purposes of this policy, "Customer" means all tenants, leaseholders and shared owners.
- 2.4. If there is any variance between this policy and the terms and conditions within a tenancy agreement, lease, or restrictive covenant associated with the property, then

ELECTRIC VEHICLE (EV) CHARGING POLICY



the latter will take precedence.

- 2.5. Alliance Homes is not responsible for the installation of EV charging points in our existing older stock, where the Building Regulations 2021 Part S amendment (specific requirements for charging infrastructure in new builds and major renovations post 2022) do not apply.

Customer responsibilities and conditions

- 2.6. Customers granted permission will be responsible for the installation and funding of EV charging points on their existing home.
- 2.7. Customers will need to seek approval from Alliance Homes to undertake an EV charger installation, in accordance with our Alterations and Improvements Policy and related procedures. Customers can either submit a Property Alterations and Improvements form (available online) or contact us via their preferred communication method. Our permission must be obtained before starting any work.
- 2.8. Permission to install an EV charging point will only be granted if your vehicle and all charging infrastructure will be contained within the curtilage of the grounds assigned to your individual dwelling during charging. These grounds must be used solely by you and your household as defined in your tenancy or leasehold agreement and no infrastructure associated with the EV charging point must cross public or communal land.
- 2.9. If your home wasn't constructed in accordance with Approved Document S: Infrastructure for charging electric vehicles, permission will not be granted if your vehicle and all charging infrastructure cannot be contained solely within the curtilage of the grounds assigned to your individual dwelling during charging. This is because EV Charging infrastructure such as cables to facilitate a service to an individual customer cannot be placed over public/private land (such as pavements or communal grounds) even temporarily due to the potential for creating a hazard.
- 2.10. If your home was constructed in accordance with Approved Document S: Infrastructure for charging electric vehicles and:
 - Your vehicle and all charging infrastructure cannot be contained solely within the curtilage of the grounds assigned to your individual dwelling during charging
 - You have an assigned parking space

We will consider each request to install an EV charging point on its individual merits based on factors such as the hazards it presents and proposed wiring and metering arrangements.

ELECTRIC VEHICLE (EV) CHARGING POLICY



- 2.11. Where permission is granted to install EV Charging Points, this will be for the sole benefit of your household and must not be used for commercial purposes.
- 2.12. Installation must be completed by a qualified electrician and meet all regulation, codes of practice and manufacturer instructions. The installer must be registered with a government approved Competent Person Scheme and as such can self-certify their work. A list of approved suppliers is available on the Gov website [here](#).
- 2.13. Copies of the Electrical Installation Certificate (EIC) and Building Regulations Compliance Certificate issued by the installer must be provided to Alliance Homes on completion of works along with the make and model of the charger unit.
- 2.14. You must not be in breach of any tenancy conditions.
- 2.15. No costs associated with the works will be payable by Alliance Homes at any point for either installation, maintenance, or removal as appropriate. Should Alliance Homes be required to do any remedial work on the property in relation to the EV Charger a recharge will be applicable.
- 2.16. The EV Charger installation should be maintained by the customer in keeping with any warranty requirements.
- 2.17. Once an EV Charger is installed and a customer leaves the property, they must either remove the EV Charger using a competent contractor and ensure any wiring is isolated as appropriate or leave the EV Charger in situ in a safe and working condition, providing Alliance Homes with records of maintenance and access keys.

Alliance Homes' responsibilities

- 2.18. Once an application has been submitted and before permission can be granted, we will need to survey to evaluate suitability for the installation of an EV charging point.
- 2.19. If permission is granted to install an EV charging point our customer will receive notification in writing including the conditions for installation. Should permission be denied we will explain our decision.
- 2.20. EV charging points left in situ in empty homes by outgoing tenants will be inspected by Alliance Homes and tested for electrical safety. Depending on the state and suitability of the charging point including any record of maintenance and provided the electrical safety can be validated by Alliance Homes, the charging point will transition into the ownership of Alliance Homes. If the charging point does not meet Alliance Homes' requirements it will be removed and at our discretion the outgoing tenant charged with any costs incurred.

ELECTRIC VEHICLE (EV) CHARGING POLICY



- 2.21. Alliance Homes will give new tenants the option to use the charging point. If they wish to, they will need to declare this before the start of the tenancy (and have the maintenance costs transitioned into their contract) so that any service charges specific to the maintenance of the installation can be applied in the tenancy agreement.
- 2.22. With the exception of items covered under clauses 2.23 and 2.24, should a tenant move to a property which already has a working EV Charger, they must sign to accept full liability for the EV charger for the duration of their tenancy.
- 2.23. If the new tenant does not choose to use the charging point it will be locked off from use and remain under the maintenance and management of Alliance Homes.
- 2.24. Alliance Homes will be responsible for the repairs, maintenance and periodic electrical compliance testing of the EV charging facilities in any home where the charging point is in situ at the commencement of any tenancy.

Installation requirements for electrical safety

- 2.25. EV charging points must be installed by a skilled person registered with a competent person scheme and as such they must comply with the following, **including any amendments or future changes thereto**:
- BS EN 61851-1:2019
 - The current edition of the IET Wiring Regulations – currently BS7671:2018+A2:2022
 - The recommendations of the IET Code of Practice for Electric Vehicle Charging Equipment Installations (as amended)
 - The Electrical Safety, Quality and Continuity Regulations
 - The installation should consider the requirements of BS 8300:2009+A1:2010 and the requirements of disabled people. The final installation should be in accordance with the current edition of the Building Regulations Part P (Electrical Safety – Dwellings)
 - Equipment installed shall meet the applicable minimum IP ratings set out in BS EN 61851-1:2019 and BS 7671:2018 according to the usage location.
- The electrical supply of the final installation should 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.
 - The charge point installers must also notify the relevant Distribution Network Operator (DNO) directly of the installation of a charge point. Full guidance for the electric vehicle connection process can be found on the Energy Networks Association (ENA) website. This is to minimise the chance of power quality issues to electricity consumer.
 - The charger will need to be connected to Wi-Fi; this is a requirement for Smart charger functionality.

ELECTRIC VEHICLE (EV) CHARGING POLICY



- The charging unit must be a minimum of 2 metres from a public road.
- No upstand (a freestanding post or pedestal on which the charging unit is mounted as an alternative to a wall-mounted charger) that exceeds 2.3 metres is permitted.

Whilst planning permission is generally not required for electric vehicle (EV) charge points serving off-street parking, customers will need to satisfy themselves that “Permitted development” rights apply prior to proceeding with an installation at their home.

Other considerations

- 2.26. Customers with access to communal EV charge points (available in some new build developments) shall be provided before a tenancy or lease starts with details of the charge point operator and relevant app so an account can be created without delay.
- 2.27. Where customers request permission to install a communal charge point, we will consider each application on its merits and affordability.

3. Monitoring, consultation, and review

We monitor our performance in delivering the objectives of this policy by reporting to our leadership teams the number of customer requests to alter or improve our properties by installation of EV charging points, the scope of such requests and our response times consistent with our service standards.

Customers, colleagues, and service users may be involved in giving feedback on this policy, leading to amendments where appropriate.

The Head of Assets and Sustainability is responsible for the implementation of this policy.

This policy will be reviewed within two years of its approval by The Head of Assets and Sustainability and will be approved by our Executive Team.

ELECTRIC VEHICLE (EV) CHARGING POLICY



4. Equality and Diversity

This policy is subject to a periodic Equality Impact Assessment (EIA).

The purpose of such an assessment is to consider the effect of the policy regarding the recognised protected characteristics of equality and ensure that it does not unfairly impact any individual or group. The protected characteristics are age, disability, gender reassignment, race, religion or belief, sex, sexual orientation, marriage and civil partnership, pregnancy and maternity or other grounds set out in our Equality and Diversity Strategy and Equality, Diversity and Inclusion Policy. Remedial action will be undertaken if a detrimental effect is identified.

The EIA also requires the policy author to consider whether the policy is likely to negatively impact on a person's Human Rights.

This policy and any other related Alliance Homes publications can be provided in other formats for those with visual, literacy or language difficulties.

5. Associated law, policies and documents

- Sustainability Strategy 2025-2028
- Alterations and Improvements Policy

6. Version control and approval dates

Approval stage	Date completed
Equality Impact Assessment completed	13/02/2026
EIA reviewed by specialist colleagues in HR	16/02/2026
SLT review / approval	11/03/2026
Next review date	March 2028

ELECTRIC VEHICLE (EV) CHARGING POLICY



7. Appendices

Appendix A

Equality Impact Assessment

An Equalities Impact Assessment must be conducted alongside the review of an existing policy or the creation of a new one.

1. Name the Strategy, Policy, Procedure or Function (SPPF) being assessed and name of author.

Electric Vehicle (EV) Charging Policy – Matt Sands, Head of Assets and Sustainability

2. Aims of the SPPF being assessed.

- *Whose need is it designed to meet?*
- *Are there any measurable elements such as time limits or age limits?*

The aim of this policy is to set out how Alliance Homes will respond to permission requests for the installation of an electric vehicle charge point at their home. The policy provides guidelines for customers to understand the requirements to enable the installation of a personal charge point.

3. Who has been consulted in developing the SPPF?

- *Make reference or links to consultation/evidence documents*

Assets and Sustainability team, Service Director – Customer Service Operations, Service Delivery Manager – Neighbourhoods, Neighbourhood Manager – Housing Projects, Technical Manager - Development

4. Does the SPPF promote equality of opportunity?

The policy aims to provide a fair and equitable approach for permission requests for EV charge points.

This is our 1st policy which we will develop overtime, taking into account experience applying this policy and evolve to include customer experience.

5. Identify potential impact on each of the diversity “groups” by considering the following questions (the list is not exhaustive but an indication of the sort of questions assessors should think about):

- *Might some groups find it harder to access the service?*

ELECTRIC VEHICLE (EV) CHARGING POLICY



- Do some groups have particular needs that are not well met by the current SPPF?
- What evidence do you have for your judgement (e.g. monitoring data, information from consultation/research/feedback)?
- Have staff/residents raised concerns/complaints?
- Is there local or national research to suggest there could be a problem?

Protected Characteristic	No impact	Negative impact	Positive impact	Information source/s **	Comments/evidence
Race	X				
Disability		X	X		<p>This policy provides a fair and equitable approach to responding to EV charge point requests. This ensures that the safety of customers in wheelchairs or with any disability is considered when approving a request. Request for information can be provided in alternative formats.</p> <p>We acknowledge the risk of trip hazards to customers and members of the public. We will continue to evolve our policy as there are changes in technology and infrastructure to enable safe usage of the charge point.</p> <p>We acknowledge the Motability Scheme will result in additional customers using electric vehicles and will ensure that we permissions are reviewed in a fair and equitable approach.</p>
Gender	X				
Transgender	X				
Sexual orientation	X				
Religion or belief	X				

ELECTRIC VEHICLE (EV) CHARGING POLICY



Age			X		This policy provides a fair and equitable approach to responding to EV charge point requests. The point regarding trip hazards (mentioned above) is also considered.
Marriage & Civil Partnership	X				
Pregnancy and Maternity			X		This policy provides a fair and equitable approach to responding to EV charge point requests. This policy aims to ensure safety for expecting parents and parents navigating pavements with prams. The point regarding trip hazards (mentioned above) is also considered.
Rural issue	X				
Social mobility	X				

Was there a negative impact identified in question 5? If yes go to question 6. if not go to question 7.

6. If “negative impact” identified in table (4) above is it?

Legal -

What is the level of impact? -

YES	NO
HIGH	LOW

If it is not legal and/or high impact – (i.e.: if you have highlighted NO to legal and HIGH to impact, then the document should be referred to Head of HR)

7. If positive impact has been identified in table 4 above, how can it be improved upon or maximised, either in this SPPF or others?

The positive impact of this policy can help to ensure maximum safety and reduce trip hazards for customers and members of the public.

ELECTRIC VEHICLE (EV) CHARGING POLICY



8. Full EIA (or if you decide full EIA is not necessary but some changes should be considered)

- *Are there changes you could introduce which would make this SPPF work better for this group of people?*
- *Is further research or consultation required?*

Yes	No
-----	----

9. Does this proposal have any potential Human Rights implications?

If yes, please describe (if necessary, please refer to the Alliance Homes Group Human Rights Policy)

The policy supports Alliance Homes' approach as outlined in our Human Rights Policy.