

Policy Owner	Mark Hill	Business Area	Property and Assets
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Electric Vehicle Charging Point Policy

1.0 Aim / Purpose of the Policy

1.1 As public infrastructure for electric vehicle (EV) charging continues to improve, many EV owners will still require the convenience of charging at home. Coastline Housing supports the transition to low-carbon transport in line with our Environmental Strategy and carbon-neutral ambitions.

EVs are increasingly being promoted through national schemes such as Motability and are becoming a mainstream choice for households across the UK. Alongside wider government policy, market growth, and charging infrastructure expansion, this is expected to result in a substantial increase in demand for domestic EV charging facilities across Coastline’s housing stock over the next five years.

This policy sets out the requirements and responsibilities for residents who wish to install an EV charging point at their property, ensuring installations are:

- Safe and compliant with regulations
- Environmentally responsible
- Compatible with Coastline Housing’s property standards

1.2 This policy applies to all Coastline customers and leaseholders who wish to install an EV charging point at a property owned or managed by Coastline. Installing individual EV charging points in blocks of flats is likely to be impractical due to shared infrastructure and space constraints. However, Coastline is committed to working collaboratively with residents to explore alternative solutions, such as shared charging facilities or community-based options.

2.0 Background / Introduction

2.1 Electric vehicle charging points make it easy for eco-friendly drivers to charge electric cars whilst they are on the go. We understand that residents will want to charge their electric cars from home, so we have provided some guidance about installing charging points.

2.2 Installing an EV charging point is sometimes not straightforward, as there are a number of rules that need to be followed. Whilst this document provides advice and guidance, it remains the responsibility of the vehicle owner, installers of charging points or person charging a vehicle to adhere to all relevant current and future regulations, legislation, highway code and Coastline policies.

3.0 General Principles

3.1 Coastline Housing supports the transition to low-emission vehicles and recognises the need for residents to charge EVs at home.

3.2 Installing an EV charging point is subject to Coastlines written permission and must comply with all relevant legislation, regulations, and Coastline policies. As such, this policy should be read in conjunction with our Alterations and Improvements (Permissions) Policy.

- 3.3 Customers will be responsible for the installation and funding of EV charging points on their existing home.
- 3.4 Residents are responsible for ensuring that any installation is safe, legal, and carried out by a qualified professional.
- 3.5 An EV charging point installed by a customer may either:
- Be left in the property at the end of the tenancy, in which case it will remain in situ for inspection and electrical safety testing during the void period; or
 - Be removed by the customer if they wish to keep it, provided they take full responsibility for:
 - safely disconnecting and removing the charger,
 - isolating and making safe any wiring, and
 - making good any affected fixtures, fittings, or finishes to an acceptable standard.
- 3.6 Where a property was originally built with an EV charging point installed, this equipment must remain in place at the end of the tenancy. It cannot be removed by the outgoing customer.
- 3.7 Coastline 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 place at the commencement of any tenancy.

4.0 Pre-Installation Requirements

- 4.1 Before applying for permission, residents must:
- 4.1.1 Read this policy in full to understand the requirements and responsibilities.
- 4.1.2 Seek advice from a qualified electrician or accredited EV charging point installer to assess feasibility and cost.
- 4.1.3 Before installation, the customer (or their appointed contractor) must submit an Electric Vehicle Charging Point (EVCP) Connections Form to the National Grid to confirm network capacity. This is done via the [National Grid - LCT EV Charge Point Application](#)
- 4.1.4 If the National Grid identifies insufficient capacity, the resident will be responsible for any upgrade costs.
- 4.1.5 If the property has a looped electricity supply, the National Grid will unloop it at their own cost. Written permission must be provided to Coastline before work begins. Coastline reserves the right to approve or decline based on the extent of works required.

5.0 Permission Criteria

- 5.1 Permission will only be granted if:
- 5.1.1 The applicant is the registered tenant or leaseholder and resides at the property.
- 5.1.2 The installation does not pose a risk to the building fabric or public safety.
- 5.1.3 The charging point is for personal use only and not for commercial purposes.

- 5.1.4 The installation complies with all planning regulations. While planning permission is generally not required, it is the resident's responsibility to obtain it if necessary (e.g. for listed buildings).
- 5.1.5 The charging point remains the property and responsibility of the resident.
- 5.1.6 If the tenancy ends and the EV charging point was installed by the resident, they may choose either to leave the charger in place for inspection and testing during the void period, or to remove it. If they choose to remove the charger, they are responsible for safely disconnecting it, making safe all wiring, and reinstating any affected areas to an acceptable standard.

6.0 Location and Safety

- 6.1 Where possible, chargers should be installed to support off-street parking.
- 6.2 If off-street parking is not available, residents may request installation to support on-street charging, subject to additional permissions (see Section 7).
- 6.3 Chargers should be fixed to the dwelling where feasible. However, installations that compromise the building fabric (e.g. external wall insulation) will not be permitted.

7.0 Charging on Public Highways

- 7.1 If the installation requires routing a cable over a public footpath or highway, the resident or their appointed contractor must obtain a license from Cornwall Highways.
- 7.2 For charging channel installations, an application must be made through Cornwall Council. Coastline Housing will require evidence of this license before granting permission for the EV charging point installation.

8.0 Responsibilities

- 8.1 Residents are responsible for:
- All installation and maintenance costs.
 - Ensuring compliance with all legal and safety requirements.
 - Removing the charger if required and making good any damage.
- 8.2 Coastline reserves the right to:
- Refuse permission based on safety, structural, or legal concerns.
 - Inspect installations to ensure compliance.
 - Recover costs for unauthorised or unsafe installations.
- 8.3 Electrical testing of the charging device will be factored into five yearly EICR electrical testing and therefore will have no additional financial impact. Where Coastline has to take responsibility for the charging point, there may be a need to undertake repairs or removal if the charging point device falls into a state of disrepair.

9.0 National Legislation & Building Regulations

- 9.1 *Approved Document S – Building Regulations (England)*
- *Introduced under the Building Safety Act 2022, this document provides technical guidance for EV charging infrastructure in:*
 - *New residential and non-residential buildings*
 - *Buildings undergoing major renovation or change of use*

- *Mixed-use developments Cornwall*
- *It mandates:*
 - *One EV charge point per dwelling with associated parking*
 - *Cable routes for all other parking spaces*
- *Applies to developments with 10+ parking spaces undergoing renovation*

Automated and Electric Vehicles Act 2018

- *Establishes the legal framework for EV charger installation and usage.*
- *Focuses on:*
 - *Safety*
 - *Accessibility*
 - *Standardisation of EV infrastructure*

Electricity at Work Regulations 1989 & BS7671 Wiring Regulations

- *These set the electrical safety standards for all installations, including EV chargers.*
- *Installers must be qualified and comply with British Standards.service*

<https://www.gov.uk/electric-vehicle-chargepoint-installers>