



## **EV Chargers (Home Use)**

### **Fact Sheet**

This guide sets out the key criteria that must be followed should you wish to have an electric vehicle charging point installed. Tenants must pay for the install themselves, however this guide includes details of government funding to support the install.

**You must seek permission from Haig Housing before the installation takes place by completing our Tenant Improvement Request Application which can be found [here](#).**

**This guide is only applicable where the EV will be parked on a driveway or carport adjacent to the property.**

The EV chargers will typically have one outlet to allow one car at any one time to be connected. As the charger will be metered via the home's electricity meter, they can only serve a single property and should be in a secure location, externally mounted.

## SELECTING YOUR CHARGER

There are a wide range of chargers and configurations available on the market. It is up to you to identify a reliable product and reputable installer to quote and undertake the works. You must select the charger and connection arrangement – tethered or untethered, that suits your property and the vehicle you are purchasing. The untethered unit does not have a charging lead; however, offers a universal solution where any EV can be connected (\*with a suitable connector). Tethered units provide a cable for convenience, typically with a universal Type 2 charger plug connector to suit type 1 & 2 EVs.

Smart Chargers are also an option. These are chargers that are internet-connected, so they can communicate with your car and with the grid. This means they can work out the cheapest, most energy-efficient times to charge your car.

However, Haig Housing are building a partnership with Pod Point and would recommend them as our preferred EVCP supplier. To access their grant supported install follow [this link](#) or call them on **020 7247 4114**

### *Untethered or Tethered Wall Charging Unit*

#### Universal



Connects to all electric cars. No cable included.

#### Tethered



Has a cable attached (Type 1 - 4.8m or Type 2 - 7.5m)

## INSTALLATION

The installation of the charger must be undertaken by a competent electrician that is registered with either NAPIT or the NICEIC as their accreditation body. This registration will confirm that they are accredited to undertake work in accordance with Part P of the Building Regulation (Electrical safety – dwellings).

Your installer will advise you on the best position for the charge point, but here are some things to consider.

- Do you want the charge point to be hidden or in view?
- Where is the charging port on your EV?

- Factor in the length of the charging cable: a cable can present a very serious trip hazard.
- The charger will also require access to your home wi-fi signal to take advantage of smart tools, such as remote charging and access to off-peak energy tariffs, so ensure it is not too far from your router.

## FUNDING

It is possible to take advantage of the current Government Electric Vehicle Homecharge Scheme (EVHS) for EV charging. In this instance, the work must be undertaken by an accredited EVHS installer and they will be able to advise and access the funding. The installer will undertake the installation and apply for the grant funding which is up to 75% of the cost or £350 whichever is the lower.

On completion of the installation, the electrician should complete and issue the “model test certificate” that their accreditation body provided to them. **A copy of this certificate should then be provided to Haig Housing for our records.**

When undertaking the installation there are three possible scenarios –

1. The property has an electrical consumer unit that meets current standards and has a spare outgoing circuit.
2. The property has an electrical consumer unit that meets current standards but has no spare outgoing circuits. In this situation a junction box may need to be installed in the main cable serving the consumer unit. Haig Housing is happy for your installer to add a junction box providing it meets the required standards.
3. The property has an electrical consumer unit that does not meet current standards. In this situation the consumer unit would need to be replaced with a new unit that has sufficient outgoing circuits to accommodate the existing installation and the additional new circuit. **In this instance the cost of a new consumer unit will fall on the tenant if it is required to facilitate the EV charger install. Please include this within the [Tenant Improvement Request Application form](#).**

As the EV charger can draw a large current, the installer will fit a monitoring device onto the household incoming supply. This device will reduce the output to the EV charger in the event that the total electrical demand approaches the supply capacity of the property.

## PERMISSIONS

In most cases, you won't need planning permission to install an EV charge point: they are considered 'permitted development'.

You will need planning permission if the installation is:

- near a highway
- in a listed building. check to see if your home is listed [here](#)
- over 1.6m in height (for ground mounted units) or

- more than 0.2 cubic meters in volume (for wall mounted units)

Some of our properties are within blocks that Haig Housing do not own, if this is the case you must get permission from the building owner. If this is the case for your home you are required to evidence the property owner's permission before Haig Housing can offer approval.

- Your installer will be required to provide Haig Housing with a Risk Assessment and Method Statement (RAMS) as part of the approval process.
- If you live on a controlled parking estate you will be required to register your vehicle to gain a parking permit.

It is your responsibility to ensure that you have any necessary permissions so please ensure you double check with your local authority planning department.

### **UNAUTHORISED INSTALLATIONS**

If an EV charger has been installed without seeking permission either of the following outcomes will occur:

- The expectation will be that the tenant provides all of the relevant documentation to HHT to demonstrate that the EV charger has been installed correctly, the install will then be approved retrospectively.

Or

- The EV charger will be removed at the expense of the tenant. – remove and add into the process document.

### **USING AN EV CHARGER SAFELY**

The manufacturers of approved charge points must ensure they meet European electrical safety standards and provide safety features such as Residual Current Detection (RCD circuit breakers) and spike voltage protection. It's important that you use your charge point safely too:

- Make sure the cable is dry and undamaged before use.
- If your cable is coiled, fully unwind it before use.
- Never use an extension lead to charge your vehicle.
- When you've finished charging, store your cable away safely.

### **TERMINATION OF TENANCY AND MAINTENANCE**

Upon termination of your tenancy:

- **If you wish to retain the EV chargepoint, you must remove it. You are responsible for making good any damage to the property relating to the install at your own cost.**
- If you do not remove it Haig Housing will assess the condition of the EV chargepoint and assess whether they are content for it to remain. If it is not in

a safe condition to remain Haig will remove it and we may recharge this to you.

- If the EV chargepoint is retained, it will be gifted to the new tenant (who will take on the responsibility for it). If the new tenant does not want the EV chargepoint, Haig may remove it and you may be recharged the costs.
- In addition to this the tenant is obligated to maintain the unit as per the manufacturers recommendations and pay for any damage caused by a faulty unit or associated electrical issues.
- If on Haig's assessment it is determined the unit is unsafe at any time over the period of the tenancy the tenant will be ordered to rectify or remove it at their own cost