

Electric Vehicle Charging Advice & Guidance for Tenants

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

Do I need permission to have an electric vehicle charger?

Yes, as the council is the property owner you will require our permission. Permission is also required if you wish to claim for a contribution towards the cost of the installation through the Government backed Electric Vehicle Homecharge Scheme. You do not need planning permission to locate a charger for off street parking unless the property is a listed building.

Do I have to have designated off street parking?

Yes, permission will only be granted if you already have a dropped kerb and hardstanding.

What if I live in a flat?

Permission will not be granted if you live in a flat because you need legal entitlement to a parking space and charging cables cannot be placed over public land, such as pavements, even temporarily.

Where should I locate the charger?

This might sound obvious, but your car charger needs to be as close to where you normally park your car as possible. The charger cannot face the highway or be within two metres of it. You'll need an electricity supply to whichever location you choose, with a dedicated connection on your home's consumer unit to provide enough power.

If the installer requires the consumer unit upgrading to accommodate the charging unit, you must contact the council for further advice.

Always check the length of cable that comes with the charger you're considering buying, and make sure it will reach the charging point on your car. You don't want to be pulling the cable taught or parking your car at an angle to get it to plug in.

Finally, consider where the cable will be while the car is charging. Try to avoid having it trailing across an area where you walk regularly as it will be a trip hazard, particularly at night.

Is there a size restriction for the charger?

Yes, the charger cannot be larger than 0.2 cubic metres which if it is a box, it would be 20cm x 20cm x 20cm.

Who can install a charger?

Your electric vehicle charging point must only be installed by a skilled person registered with a competent persons scheme and authorised by OZEV. Charge point installations must have an RCD built into the unit and be installed in accordance with:

- BS EN 61851-1:2019
- The current edition of the IET Wiring Regulations – currently BS 7671:2018+A1:2020
- The recommendations of the IET Code of Practice for Electric Vehicle Charging Equipment Installations (as amended)
- The Electricity 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 shall 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 customers.

What documentation do I need to provide to the council on completion of work?

A copy of the Electrical Installation Certificate must be provided to the council on completion of works along with the make and model of the charger unit and a clear photo of the installed charging point.

What if I no longer want the charger?

In the event you want to remove the charger, the Government regulations compel you to remove the charging point “as soon as reasonably practicable” and reinstate the wall or patch of ground to its previous condition.