



Radius
HOUSING

Electric

Vehicles

Interim Guidance

1.0 PURPOSE

This interim guidance sets out Radius position, at present, in relation to the installation of Electric Vehicle (EV) Charging Points within our homes.

2.0 PRIVATE PARKING SPACES

For our tenants with dedicated off-street parking, such as a private driveway, who would like to install a dedicated EV Charging Point to their home they must request written permission from Radius in line with the General Conditions of Tenancy. When you write to us you should:

- Tell us the location you wish to install the equipment at your home.
 - Your charger should be as close to where you normally park your car as possible.
 - Consider the length of cable you might need to reach your car.
 - Try avoid having it in a place where your cable trails across an area where you or your household walk regularly.
 - Photographs of the location would be helpful in your request.
 - If you have a shared driveway you must tell us how you plan to ensure the equipment, associated cables and its location do not obstruct neighbouring properties.
- Inform us of who will be installing the equipment and confirm if they are a competent & qualified tradesperson.
- Confirm that the equipment and associated cables do not affect any communal, public walkways/access.

If your request is approved, you will be responsible for:

- Paying for the installation, maintenance and servicing of the equipment.
- You must remove the equipment if you terminate your tenancy.
- Making good any damage that may be caused when removing the equipment.
- Pay for any damages to the property caused by the installation/removal of the equipment.

Radius may wish to visit your home before making a decision on your request. If your request is approved we may also inspect the work once it is completed.

Your Assets Officer will be responsible for reviewing your written request and may contact you if they require any further information. Radius will also contact you to advise if your request has been approved, if we need more information from you or if we are unable to approve your request the reason why.

2.1 Grant & Guidance for People Living in Rented Accommodation

EV Charge Point Grant and Guidance was made available by the government in March 2022. Radius recommends you review this information if you are considering purchasing an electric vehicle and/or installation of an EV charge point.

<https://www.gov.uk/government/collections/government-grants-for-low-emission-vehicles#ev-chargepoint-grant>

3.0 COMMUNAL & STREET PARKING

In our accommodation for over 55s, apartment blocks and some of our general housing schemes parking spaces are available but not allocated to individual tenants.

To get an EV charge point installed in your home you must have off-road dedicated parking for example, a driveway which is not currently available at these properties. **At present, Radius does not have plans to provide dedicated EV charging points in our communal car park areas.**

3.1 Public Charging Infrastructure

If you are considering purchasing or have already purchased an electric vehicle, and do not have a private parking space, it is recommended that you use the Public Charging Infrastructure. Information on electric vehicle charge points in Northern Ireland is available online along with information on how to download their app at: <https://esbecars.esb.ie/ecars/NI/charge-point-map>

3.2 EV Owner Responsibility

If you have purchased or are considering purchasing an EV you must consider how you plan to charge your vehicle without impacting on your neighbours or community. You should note that if you purchase an EV without an off-road dedicated parking site you are not permitted to:

- Charge your electric vehicle from any communal socket.
 - This will impact on the Service Charge for you & your neighbours.
 - Increases the risk of trips within communal areas.
 - Increases the risk of tampering with your charging equipment.
- Run cables across communal walkways, corridors, paths or public walkways.
- Claim a dedicated parking space for your car as they are on a first come basis.
- Make alterations to any communal areas of the building e.g. securing cables to external/internal walls.
- Install any equipment to an internal or external communal area.

4.0 NEW DEVELOPMENTS

Some new developments will include EV charging points. Discussions are ongoing in relation to how these will be managed and this guidance will be updated in due course.