

## **Policy Name: Electric Vehicle (EV) Charging Policy for our general needs homes**

### **Policy Summary**

The UK Government target is to reach net zero carbon emissions by 2050. In order to achieve this target the Government has brought forward the ban on the sale of petrol and diesel cars from 2040 to 2030.

The EV market continues to grow, with 80% of all new cars expected to be electric by the end of the decade. Used electric cars are now widely available to suit drivers of all budgets. Furthermore, electric cars are being pushed heavily by Motability, meaning that they are rapidly becoming the vehicle of choice for disabled drivers.

This is likely to result in a significant increase in the number of Midland Heart customers owning and requiring access to charging facilities for electrically powered vehicles (EVs) in the next five years.

Whilst the public infrastructure for charging EVs is improving there will be a demand for EV owners to charge at their homes.

It is also anticipated that non-compliant and unsafe charging may take place at our homes if Midland Heart do not implement specific controls with the aim of reducing the risk of our customers charging unsafely.

This policy is to set out the position of Midland Heart to support our tenants in general needs homes to install EV charging where feasible.

### **It applies to**

General needs homes and requests by tenants within these homes to install EV charging points at the property in which they reside. General needs homes refers to homes that are not part of a supported, retirement or other related scheme.

### **It is linked to**

#### **Internal:**

- Guidance - Electrical Vehicle Charging Point Assessment & Guidance, Existing Homes
- General Needs Surveyor Checklist for tenant EV charging
- Tenant Electric Vehicle charge points technical specification
- Home improvements template
- Tenancy agreement

**External:**

- [Find an electric vehicle \(EV\) chargepoint installer - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

**Our Policy**

We are aware of the demand in the UK for EV charging points to be installed on homes to enable home charging of EVs.

We endeavour for our tenants to be given the opportunity, where requested and where feasible, to install charging points on our homes provided that the charging point is purchased, installed and maintained at the cost of the tenant and where the installation and installer party meets the requirements of Midland Heart.

The requirements of Midland Heart will be set out in the *Guidance - Electrical Vehicle Charging Point Assessment & Guidance, Existing Homes*.

Midland Heart is not responsible for the installation of EV charging points in our existing general needs homes, where the Building Regulations 2021 Part S amendment does not apply.

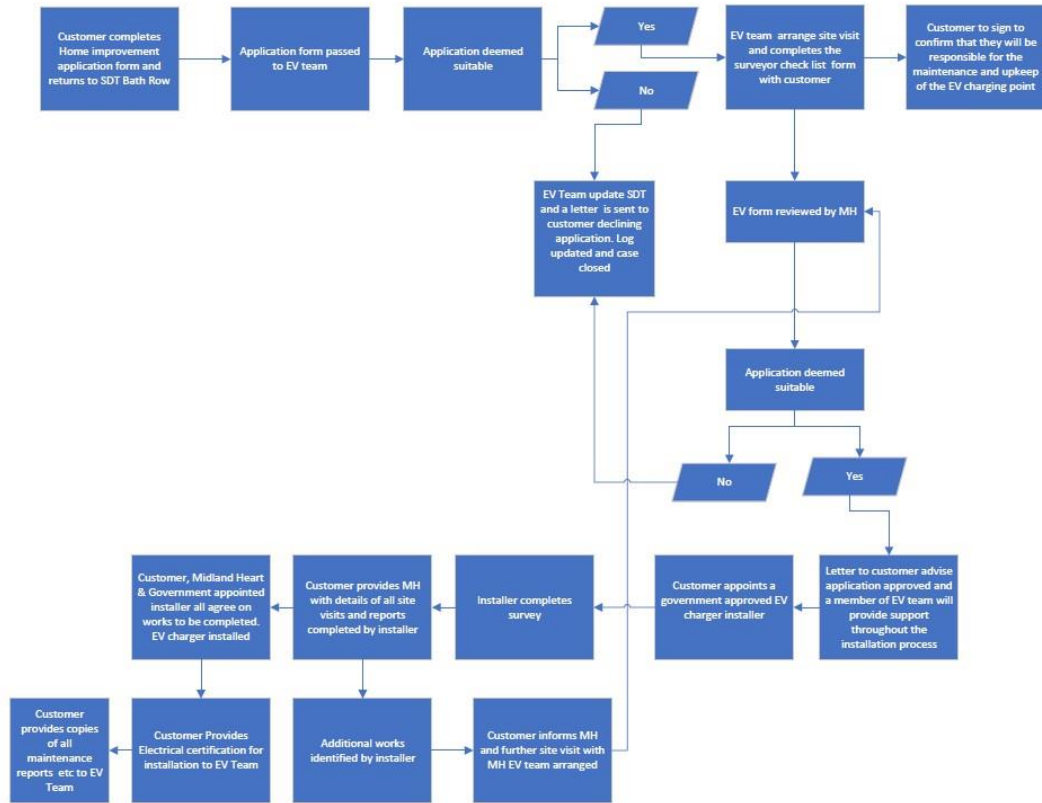
**Policy Principles**

- Tenants will be responsible for the installation and funding of EV charging points on their existing home.
- Tenants will need to seek approval from Midland Heart to undertake an EV charger installation. Once a tenant request has been submitted through the process MH would need to survey to evaluate suitability for the installation of EV charging point.
- Tenants would be required to utilise an appropriately approved installer to undertake the installation of EV charging point and upon completion would need to supply MH with installation. A list of approved suppliers is available on the Gov website [here](#).
  - It is noted that for MH to complete installs, internal resourcing would need to be reviewed and a new supplier partnership developed. MH would also then bear the initial risks of repairs, maintenance and testing from the outset.
  - Charging the tenants for MH as delivery agent would mean that the tenants will miss out on free or discounted installs and warranties from their EV purchase agreements or manufacturers.
- The EV charging point installed by the tenant would remain in their property and could be removed safely by the tenant on termination of their tenancy, ensuring any wiring is isolated where appropriate.

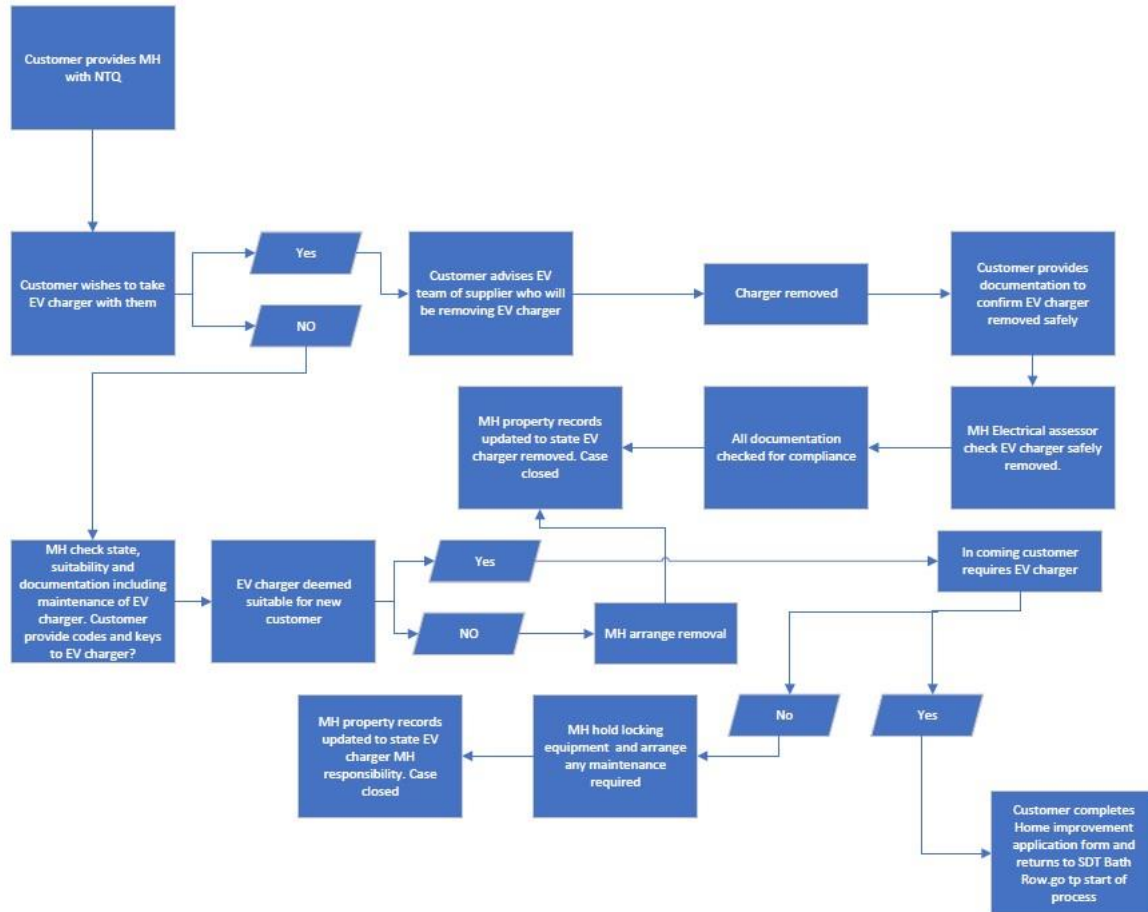
- Repairs and maintenance responsibilities of an EV charger installed by a tenant remains with that tenant. The tenant will be required to show evidence to support this at specified intervals. This evidence would likely be needed for warranty purposes.
- EV charging points left in situ on void properties will be inspected and tested for electrical safety. Providing the electrical safety can be validated they will be left in situ for use by the incoming tenant as required, unless not wanted by that tenant.
- Depending on the state and suitability of the charging point, including the record of maintenance (customer provided), electrical compliance (MH provided) and the access to its locking/unlocking device such as a key, the charging point will transition into the ownership of Midland Heart. If the charging point does not meet Midland Heart's requirements it will be removed.
- If the new tenant chooses to use the charging point they will need to declare this and have the maintenance costs transitioned into their contract. 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 MH.
- This will run until the end of the tenant contract and the vacation of the property.
- Midland Heart 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.

## Customer request process flowcharts:

### New charging point installation request



## Existing charging point use request



## Roles & Responsibilities

### *The EV Team*

Senior contracts manager, Assets & Delivery Contract managers, Assets & Delivery

### *Electrical survey team*

Electrically qualified persons employed by or on behalf of Midland Heart

## Impact Assessments

There is no foreseen direct financial impact for Midland Heart from the installation of EV charging points however, we understand that an increase in the volume of requests for charging points may mean that an increased resource may be necessary to be dedicated for handling requests and fulfilling feasibility assessments.

Some Midland Heart colleagues will need to be trained as competent installers to internally inspect and verify correct installation, isolation or removal of the charging points where necessary.

Electrical testing of the charging device will be factored in to five yearly EICR electrical testing and therefore will have no additional financial impact.

Where Midland Heart 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.

**Data Protection:**

Midland Heart’s policies and procedures are developed in line with our Data Protection policy and associated procedures, in order to comply with legal obligations.

**Ensuring we are doing what we say**

- Overall responsibility for the ownership and maintenance of the policy sits within Assets & Delivery.
- Delivery of the policy will be the responsibility of Assets & Delivery however, some aspects such as assessments for the suitability for install may be shared across specialisms in delivery and electrical M&E.
- The ESG Committee will oversee the development and updates to the policy and may, on occasion, request updates on its delivery.

**Explaining technical terms**

*EICR – Electrical Installation Condition Report*

*EV – Electric Vehicles*

*ESG – Environmental Social Governance*

*M&E- Mechanical & Electrical services*

**Related Law & Regulations**

<b>Legislation/Regulation</b>	<b>Relevance to This Policy</b>
Non-mandatory obligation for an Electrical Installation Condition Report	To be completed at defined intervals
Building Regulations 2021, Part S	Dictates where MH is responsible for installing the EV charging point

<p>IET Code of Practice for Electric Vehicle Charging Installation (currently at 4<sup>th</sup> Edition)</p>	<p>Conformity with best practice EV charging point assessment and guidance</p>
<p>PAS 1899:2022: Electric vehicles – Accessible charging</p>	<p>Evidence on making EV charging accessible for disabled users</p>
<p>IEC62955 DC Fault Detection</p>	<p>In built detection of DC leakage from vehicle ie. early notification of vehicle battery fault reducing fire risk</p>