

CORNWALL
HOUSING

Electric vehicle charging point guidance



PART OF THE
CORSERV GROUP
A CORNWALL
COUNCIL COMPANY

Guidance title	Electric Vehicle Charging Point Guidance		
Version	2	Status	Approved
Date	20/08/2025	Author	Ian Frazer, Executive Director of Asset Management
Next Review Date:	20/08/2026		
Responsible Officer:	Mark Statton		
Associated documents			

1. Introduction

1.1 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.

1.2. Installing an electric vehicle (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 Cornwall County Council's policies.

1.3. It is recommended that advice is sought from an electrician on the feasibility of installing a charging point and permission is obtained from Cornwall Housing before buying an electric vehicle.

2. Before asking permission to install an electric vehicle charger

2.1 Before asking permission from Cornwall Housing to install an EV charging point, we recommend reading this guidance.

2.2 Advice should be sought from an accredited electrical installer to fully understand the feasibility and cost of installing an EV charging point.

2.3 When considering installing an EV charging point you or an approved installer should submit an EVCP connections form to the National Grid.

2.4 If the National Grid responds with insufficient capacity, it should be noted that it will be the resident's responsibility to pay for the upgrade required.

2.5 If the electrical services are looped between properties, the National Grid will unloop the supply at an expense of themselves. It shall be noted that where this has been identified, written confirmation shall be

given to Cornwall Housing prior to the works starting. It shall be Cornwall Housing's decision if this can go ahead based on the works involved from the distribution network operator.

2.6 Cornwall Housing will only grant permission to install an EV charging point where the vehicle owner lives in the property and where charging can be completed safely. It is not permissible to install a charging point for a commercial purpose.

2.7 As a general rule, planning permission is not required to install a charging point, but there are some exceptions, such as on listed buildings. If required, it will be the resident's responsibility to obtain planning permission.

2.8 Permission will only be granted to install an EV charging point on the understanding that it remains the property and responsibility of the vehicle owner.

2.9 If the EV charging point is no longer required or if the tenancy is terminated, the charging point must be removed and the wall or patch of ground returned to its previous condition. If this does not happen, Cornwall Housing will remove the charging point and recharge the resident for any costs incurred.

3.0 Where the vehicle is to be charged on a public highway and the charge cable routed over a pavement/public right of way then a license shall be required. A formal application is required through Cornwall Highways who will quote for a charging channel to be installed. Further details can be found on the Cornwall Council info pages,

<https://www.cornwall.gov.uk/transport-parking-and-streets/street-works/apply-to-install-an-ev-charging-channel/>

3. Where should the charger be located?

3.1 3.1 - All EV charging points and posts must be located within the curtilage of the property. Installation in shared or communal areas is not permitted.

3.2 If possible, the charging point should be installed to allow for off road parking. If off road parking is not possible, consider fitting a charging point which will allow for vehicles to be charged on the highway of other council owned parking spaces, subject to the requirements contained in section 4 of this document.

3.3 If possible, the charger should be fixed to the fabric of the dwelling. However, permission will not be granted to fix a charging point to the exterior of a building if it could compromise the fabric of the dwelling. For example, if there is external wall insulation.

3.4 If it is not possible to fix a charging point to the exterior of the building, the installation of a charging post can be considered. Charging posts must be installed in gardens of individual properties and not communal areas. It is not permissible to use a DIY charging post, the details of the manufacturer of the post must be supplied when requesting permission.

3.5 The position of the EV charging point should allow for a vehicle to be safely charged using a cable no longer than 10m in length.

4. On street charging

4.1 Legal liability from the placement of an electric vehicle charging cable is the responsibility of the car owner, therefore, you should ensure that you have 3rd party liability cover within the vehicle insurance policy. Any claims arising in the event of incident or injury, or instances of individuals/owners impeded, will be re-directed to the vehicle owner.

4.2 Any vehicle parked on the highway must adhere to traffic regulation orders. Charging is not permitted from the highway where a parking restriction applies. It must not obstruct the footway, highway or any accesses. Residents must not reserve or protect highway space for their vehicle.

4.3 The vehicle must ensure public safety and comply with legislation when charging your vehicle from your home at all times.

4.4 Charging cables must lay flat on the ground. They must never extend from an upper storey to a vehicle. They should not hang from any street furniture, including lamp columns or trees. You must not attach any fixings to the highway. The charging cable must be no longer than 10m in length and must be specifically manufactured for vehicle charging. DIY cables are not permitted.

4.5 Charging cables are not permitted to be laid across grass verges under any circumstances. Nor are vehicles permitted to be parked on grass verges or pavements to facilitate charging.

4.6 The placing of a charging cable across the carriageway to reach a vehicle parked on the opposite side of the road is not permitted. The vehicle requiring charging should park as close to the property as possible (within two car lengths). The need to charge an EV will not result in being guaranteed a parking space.

4.7 A license is required for kerbside charging outside your home as per section 3.0. On approval from highways a channel can be installed by Cormac Solutions at cost to the service user. This channel routes the cable at the same level as the paved surface avoiding obstructions to the public right of way.

4.8 A cable should only be in place when the vehicle is charging. You should always remove when not in use. This applies when a cable is installed within an approved channel on a footway or any area that is likely to be used by the public.

4.9 Where a location is deemed unsuitable, Cornwall Council has powers under Section 162 of the Highways Act to seek to have the cable removed. This will be removed without notice under common law if considered to be immediately hazardous.

4.10 If an electric vehicle is being charged in a way that does not comply with this guidance and other relevant legislation, Cornwall Housing reserves the right to withdraw permission for an EV charging point.

4.11 Where the above are complied with further financial support is available through government grants with up to £350.00 being available to help with installation costs. Visit [Electric Vehicle Chargepoint Grant for Households with On-Street Parking - GOV-UK Find a grant \(find-government-grants.service.gov.uk\)](https://www.gov.uk/government/grants/electric-vehicle-chargepoint-grant-for-households-with-on-street-parking) to review the criteria and make an application.

5. Who can install a charger?

5.1 A charging point must only be installed by a skilled person. They must be registered with a Competent Person's Scheme.

- The current edition of the IET Wiring Regulations – currently BS 7671:2018+A3:2024
- The recommendations of the IET Code of Practice for Electric Vehicle Charging Equipment Installations.
- The Electricity Safety, Quality and Continuity Regulations.
- The installation should consider the requirements of BS 8300:2009+A1:2010. It should also consider the requirements of disabled people.
- The final installation should follow the current edition of the Building Regulations Part P (Electrical Safety – Dwellings).
- Equipment installed should meet the minimum IP ratings set out in BS EN 61851-1:2019 and BS 7671:2018 according to the usage location.

5.2 The electrical supply should allow the charging equipment to operate at full capacity. If local supply constraints prevent this, the charging equipment must be classified according to output capacity.

5.3 The installers must also notify your Distribution Network Operator (DNO) about the installation.

5.4 Full guidance on the process of connecting your electric vehicle is on the [Energy Networks Association \(ENA\) website](#).

6. Requesting permission to install an EV charging point

6.1 Permission must be obtained from Cornwall Housing for an electric vehicle charger. Any request will be considered on a case-by-case basis. Any request must include the following information:

- Where the charging point is going to be installed
- Where the electric vehicle is going to be parked when being charged
- The name and a copy of the accreditation of the installer
- Information on the electrical supply as described in section 2 of this document
- The name and address of the owner of the electric vehicle
- Details of the license provided by Cornwall Council (kerbside charging only)

6.2 Please e-mail any request for permission to info@cornwallhousing.org.uk

7. What documentation do I need to provide to Cornwall Housing on completion of work?

7.1 When the works are completed the following information must be provided to Cornwall Housing:

- A copy of the Electrical Installation Certificate
- A copy of the Part P Building control Certificate
- A copy of the DNO (National Grid) acceptance letter
- The make and model of the charger unit
- The make and model of the charging post if applicable

- A photo of the installed charging point
- A photo of the components installed for the charging point (trip switches and any enclosures)
- A photo of the cable run installation methods from the installer
- A copy of the Council issued license (Kerbside charging only)
- A photo of the EV Chanel in the pavement (Kerbside charging only)

7.2 Please email this information to info@cornwallhousing.org.uk

8. Diversity and inclusion

8.1 We are committed to treating all people with fairness and respect. We aim to create an inclusive environment where people are treated with dignity, inequalities are challenged, and we anticipate and respond positively to different needs and circumstances to enable individuals to achieve their potential and foster good relations within the communities we serve. We want to be recognised as an organisation delivering fair, inclusive, accessible services and an employer and partner of choice.

8.2 When applying this guidance, we act sensitively towards the diverse needs of individuals and to reduce discrimination and harassment by making reasonable adjustments such as:

- eliminating discrimination – by providing support to tenants who wish to transition to electric vehicles, providing information in accessible formats and languages on request
 - tailoring guidance to meet both the specific needs of the individual, including those with additional support needs, and the diverse needs of the wider community
 - advancing equality of opportunity – treating all tenants fairly
 - fostering good relationships – listening to customers and responding appropriately
 - being compliant with all aspects of Equality & Diversity legislation, and specifically the Equality Act 2010.

Contact us:

Email: info@cornwallhousing.org.uk

Telephone: 0300 1234 161

By letter to Cornwall Housing, Chy Trevail, Beacon Technology Park, Bodmin, PL31 2FR

By letter to Cornwall Housing Ltd, Chy Trevail, Beacon Technology Park, Bodmin, PL31 2FR

Alternative formats:
If you would like this information in audio CD, audio tape, Braille, large print, any other

