

ELECTRIC VEHICLES GUIDANCE



1.0 Introduction

- 1.1 This guidance sets out Radius' position in relation to the installation of Electric Vehicle (EV) Charging Points within our schemes/homes.

2.0 Installation of EV Chargers

- 2.1 Installation of EV Charging equipment is a matter that requires written permission from Radius and depending on the parking available may also require permission from the Department for Infrastructure (Dfi).
- 2.2 Tenants are responsible for:
 - a. Obtaining all the relevant permission required from Radius and/or Dfi (where applicable).
 - b. Using a competent and qualified tradesperson for installation.
 - c. All associated costs to install, maintain and remove equipment.
 - d. Insurance (where applicable).
- 2.3 Depending on the type of property you live in and the parking available you may need to seek additional permissions and insurance from the Dfi to ensure the safe use of cables to use your EV charger. See 4.0 for full details on what to include in your request for permission.

3.0 EV Charging Options

3.1 *Private Parking Spaces*

Tenants who have dedicated off street parking, such as a private driveway must request permission in writing before installing an EV Charger (See 4.0).

3.2 *Street Parking*

Running cables across public footpaths is strictly prohibited unless using an approved safety solution. The Department for Infrastructure (Dfi) now permits the installation of cross-pavement management systems. The most up to date options, costs and guidance can be found on the NI Direct website ([Electric vehicles](#)). Options include:

a. *Cross-Pavement Channels*

A channel dug into the footway (footpath) so the cable can run from your property to the kerb. The Kerbo Charge EV Gully (recently trialled by the NIHE) safely channels the cable across pathways. Tenants wishing to use this option must:

- Request written permission from Radius (see 4.0)
- Ensuring they have the relevant permissions from the Dept of Infrastructure:
 - [Electric vehicle charging cross-pavement channel form | nidirect](#)
- Be responsible for all associated costs involved and the installation, removal & maintenance of equipment by a competent and qualified tradesperson.

Permission will not be granted where the equipment or cables cause obstructions or hazards.

b. *Cable Protector Pilot*

The Dfl is running a six-month pilot scheme on the use of a temporary cable protector, like used in construction sites to protect cables and protect slips. The user is solely responsible for:

- Temporary placing and removal of the cable protector.
- Completing an application to Dfl to use a cable protector: [Apply to use an electric vehicle cross-pavement cable protector](#)
- Obtaining insurance for third party public liability.

As a limited Dfl pilot project, availability is subject to ongoing evaluation and may be withdrawn at the Department's discretion. You do not need to ask for permission from Radius to use a cable protector, but you do need to ask for permission to install EV equipment as this requires a competent tradesperson.

3.3 *Communal Parking (No EV Chargers on Site)*

Tenants who have an EV that live in a scheme where there's communal parking only, they are not permitted to:

- Install an individual EV charger
- Charge their EV from any communal internal or external socket.
- Claim or reserve a dedicated parking space, as spaces are first come first served.
- Run cables across communal walkways, corridors, paths or roadways within the scheme.
- Make any alterations to communal walls or external areas (e.g. securing cables or installing equipment).

Should there be interest in a scheme to install EV charge points, this can be explored on a case-by-case basis with the Assets Officer.

3.4 *Communal Parking (EV Charger on Site)*

Radius has piloted the installation of Communal EV Chargers for tenants in a small number of schemes. The use of communal EV Chargers/spaces are on a first come, first served basis. The tenant using the equipment is responsible for:

- Paying any associated costs to charge their vehicle.
- Using a safe and working charging cable of their own.
- Ensuring cables do not cause obstruction or cause hazards to others.

3.5 *Alternative Charging Options*

Electric vehicle users can also make use of the Public Charging Infrastructure in Northern Ireland: [Charge Point Map](#)

4.0 Grants

- 4.1 The OZEV Grant (Office for Zero Emissions Vehicles) is available in Northern Ireland for renters or flat owners. This grant can cover 75% of the cost of buying and installing EV equipment up to the maximum of £350 (£500 from 1 April 2026). Eligibility for this grant can be checked here: [Electric vehicle chargepoint grant for renters or flat owners: What you can get - GOV.UK](#)

5.0 EV Installation Requests (Private & Street Parking)

- 5.1 Installing EV equipment is a matter that requires written permission from Radius in line with the General Conditions of Tenancy. On receipt of an application the Assets Officer is responsible for reviewing the request. If required, the Assets Officer may ask for additional information to support the request or inspect the property to help inform the outcome.
- 5.2 When submitting a request for a private parking space or street parking, the tenant must provide the below information:
- a. *Location*
Where they plan to install the charger ensuring it is as close to their usual parking spot as possible while also considering the cable length. It is helpful if tenants can include photos of the proposed location in their request.
 - b. *Safety & Access*
Confirmation that the charger and cables will not trail across or obstruct pathways or neighbouring properties. Including if they plan to install a cross-pavement gully system for off-site parking.
 - c. *Installer Details*
The name of the installer/company with confirmation they are a competent and qualified OZEV-approved tradesperson ([Find an electric vehicle \(EV\) chargepoint installer - GOV.UK](#))
 - d. *Dfl Approval (where required)*
A copy of approval from the Dfl for any cross-pavement management systems.
- 5.3 The Assets Officer will provide written confirmation of:
- a. Approval along with details on the agreement made or
 - b. Refusal with the reasons the request could not be approved.

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6.0 Approved Requests

6.1 If approved the tenant is responsible for:

- a. Paying for the installation, maintenance, servicing and running costs of the equipment.
- b. Ensuring the equipment meets the most up to date regulations.
- c. Removal of the equipment and making good any damage caused when they terminate their tenancy.
- d. Paying for any damages to the property caused by the installation or removal of the equipment.