**Number: WG50056**

Welsh Government

Consultation response form

Electric Vehicle Charging in Residential and Non-Residential Buildings

Date of issue: 6 September 2024

Action required: Responses by 29 November 2024

**Overview** This consultation seeks your views on the draft amendments to Building Regulations in Wales. The draft amendments will mandate the provision of electric vehicle changepoints in new residential, non-residential buildings and buildings undergoing major renovations, or material change in use, which have associated car parking.

**How to respond** The closing date for responses is 29 November 2024. You can respond in any of the following ways:

Email: Please complete the consultation form and send it to [EVChargerBuildingRegs@gov.wales](mailto:EVChargerBuildingRegs@gov.wales)

Post: Please complete the consultation response form and send it to:

Building Regulations EV chargepoints, Welsh Government Cathays Park Cardiff CF10 3NQ

Further information and related document Large print, Braille and alternative language versions of this document are available on request.

**Contact details** For further information:

Building Regulations EV chargepoints,

Welsh Government

Cathays Park

Cardiff CF10 3NQ

email: [EVChargerBuildingRegs@gov.wales](mailto:EVChargerBuildingRegs@gov.wales)

This document is also available in Welsh

**Data Protection**

Any response you send us will be seen in full by Welsh Government staff dealing with the issues which this consultation is about. It may also be seen by other Welsh Government staff to help them plan future consultations.

The Welsh Government intends to publish a summary of the responses to this document. We may also publish responses in full. Normally, the name and address (or part of the address) of the person or organisation who sent the response are published with the response. This helps to show that the consultation was carried out properly. If you do not want your name or address published, please tick the box below. We will then blank them out.

Names or addresses we blank out might still get published later, though we do not think this would happen very often. The Freedom of Information Act 2000 and the Environmental Information Regulations 2004 allow the public to ask to see information held by many public bodies, including the Welsh Government. This includes information which has not been published. However, the law also allows us to withhold information in some circumstances. If anyone asks to see information we have withheld, we will have to decide whether to release it or not. If someone has asked for their name and address not to be published, that is an important fact we would take into account. However, there might sometimes be important reasons why we would have to reveal someone’s name and address, even though they have asked for them not to be published. We would get in touch with the person and ask their views before we finally decided to reveal the information.

**Confidentiality**

Responses to consultations may be made public on the internet or in a report.

**If you do not want your name and address to be shown on any documents we produce please indicate here**

**CONSULTATION FORM**

**Date:**

Your Name:

Your Position (if applicable):

Your Organisation (if applicable):

Email / Telephone Number:

Your Address:

Type of Organisation: Choose one of the following:

• Builder/Developer

• Small/medium builder

• Volume house builder

• Designer/Engineer/Surveyor

• Local Authority

• Registered Building Control Approver

• Architect

• Manufacturer/supply chain

• Energy Assessor

• Energy sector

• Construction Professional

• Property Manager/Housing Association/Landlord

• Building Occupier/Resident

• Other Interested Party (please specify)

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**Proposed Building Regulations for new residential buildings and residential buildings undergoing major renovation or material change of use.**

**Question 1 –** Do you agree with our proposed policy position that every new residential building with an associated car parking space to have an electric vehicle (EV) chargepoint?

• Yes

• No

• Unsure

• N/A

**Question 2 –** Please give reasons for your answer including, where applicable, any alternative requirement you think would be suitable.

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**Question 3** **–** Should the proposed Building Regulation requirement to install a chargepoint in every new home also apply to residential buildings undergoing a major renovation?

• Yes

• No

• Unsure

• N/A

Please provide an explanation for your answer, including any evidence or costings if relevant.

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**Question 4 –** If so, do you think the requirement should apply only to residential buildings undergoing major renovation with more than 10 car parking spaces?

• Yes

• No

• Unsure

• N/A

Please provide an explanation for your answer, including any evidence or costings if relevant.

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**Question 5 –** In buildings where it is not technologically feasible to include a chargepoint, is this an appropriate case for exemption to apply and if so, what is the appropriate threshold for this exemption to be triggered?

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**Question 6 –** Do you agree the requirements should be for one chargepoint per dwelling rather than for every parking space associated with the building?

• Yes

• No

• Unsure

• N/A

**Question 7 –** Please give reasons for your answer including, where applicable, any alternative requirement you think would be suitable.

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**Question 8 –** Should the proposed Building Regulation requirement for electric vehicle chargepoint and infrastructure apply where the building has undergone a material change of use as defined in paragraph 8(1)(e) of Schedule 1 to the Act, a) or b) of Regulation 5 of the Building Regulations 2010?

• Yes

• No

• Unsure

• N/A

**Question 9 –** If you disagree, please explain why.

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**Question 10 –** Should we apply an exemption to the requirements for material change of use in residential buildings in cases where there is adequate spare capacity in the incoming electrical supply to the car park?

• Yes

• No

• Unsure

• N/A

**Question 11 –** If you disagree, please explain why.

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**Proposed Building Regulations changes**

**New non-residential buildings and non-residential buildings undergoing major renovation or material change of use.**

**Question 12 –** Do you agree with the Welsh Government proposed policy position?

• Yes

• No

• Unsure

• N/A

Please give reasons for your answer including, where applicable, any alternative requirement you think would be suitable.

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**Key exemptions considerations**

**Question 13 –** Do you agree that we should apply an exemption for listed buildings and buildings in conservation areas as suggested above?

• Yes

• No

• Unsure

• N/A

**Question 14 –** If you disagree, please explain why.

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**Question 15 –** Should we apply an exemption to the requirements for major renovations in residential buildings where the cost of installing the cable routes exceeds 7 per cent of the total cost of the major renovation?

• Yes

• No

• Unsure

• N/A

**Question 16 –** If you disagree, please explain why.

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**Question 17 –** Should we apply an exemption to the requirements for major renovations in residential buildings in cases where there is adequate spare capacity in the incoming electrical supply to the car park?

• Yes

• No

• Unsure

• N/A

**Question 18 –** If you disagree, please explain why.

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**Question 19 –** Should we apply an exemption to the requirements for major renovations in non-residential buildings where the cost of installing the cable routes and chargepoint exceeds 7 per cent of the total cost of the major renovation?

• Yes

• No

• Unsure

• N/A

**Question 20 –** If you disagree, please explain why.

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**Impact Assessment**

**Question 21 –** Do you agree with the assumptions, costs and impacts set out in the Impact Assessment?

• Yes

• No

• Unsure

• N/A

**Question 22 –** If you do not agree, please provide supporting evidence

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**Transitional arrangements/Lead in times**

**Question 23 –** What is a reasonable transition period between publishing the new regulations and guidance and the requirements coming into force?

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**Question 24 –** What, in your opinion, would be the likely effects of the proposed amendments would have on the Welsh language? We are particularly interested in any effects on opportunities to use the Welsh language and on treating the Welsh language less favourably than English.

Do you think that there are opportunities to promote any positive effects?

Do you think that there are opportunities to mitigate any adverse effects?

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**Question 25 –** In your opinion, could the proposed actions be formulated or changed so as to:

* have positive effects, or more positive effects on using the Welsh language and not treating the Welsh language less favourably than the English, or
* mitigate any negative effects on using the Welsh language and on treating the Welsh language less favourably than English?

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**Question 26 –** We have asked a number of specific questions. If you have any related issues which we have not specifically addressed, please use this space to report them:

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**Next Steps**

This consultation will close on 29 November 2024. Responses to this consultation will be analysed and a Welsh Government Response will follow.