

Personal Electric Vehicles



Policy

Title: Personal Electric Vehicles (PEV) Policy
Originator: Communities Director
Approval body and date approved: Chief Operating Officer, 30 th January 2025
Date for review: January 2028

1. Introduction

This policy covers all Personal Electric Vehicles (PEVs). The definition PEV encompasses a variety of battery-powered transportation devices, including:

- **Electric scooters** (e-scooters or electric kick scooters)
- **Mobility scooters** (designed for individuals with mobility challenges)
- **Electric bikes** (e-bikes)
- **Electric skateboards**

Magenta Living understands how important mobility scooters and motorised wheelchairs are in helping older and disabled people maintain their independence. Magenta Living therefore wants to support residents who have these vehicles, wherever possible.

Whilst motorised vehicles enable people to have wider access to places, Magenta Living needs to address the usage of such vehicles within Magenta Living properties. This is because most of Magenta Living properties were built many years ago and they were not designed to accommodate motorised vehicles safely.

This document will refer to both motorised vehicles, motorised wheelchairs as “motorised vehicles”, e bikes and e scooters. These are defined as follows.

Mobility scooters. These are intended to help people with reduced mobility. They have become popular with older people who have difficulty walking or standing for long periods of time but do not necessarily perceive themselves as having a disability. A mobility scooter can be a convenient and cost effective alternative to public transport or a replacement car for those who no longer feel confident enough to drive.

Mobility scooters have three or four wheels and are steered using a bicycle style handlebar which requires two hands to steer. They generally come in 3 sizes, small medium and large to suit the needs and size of the user. They are specifically designed for use outside, e.g. visit to local shops, rather than for inside schemes.

Motorised wheelchairs. These are used by people who rely on their wheelchairs for everyday mobility, around the home as well as outdoors. Usually these vehicles are the person's only means of getting around. The vehicles usually look like a traditional wheelchair but have a battery and a motor. They are usually driven with one hand, using a 'joystick' control on the arm of the chair.

Motorised wheelchairs can be used inside housing schemes and they are usually safely stored and recharged within the tenant's own home.

As an indoor vehicle, these wheelchairs are smaller and more compact for wider manoeuvrability around the home.

eBikes/electric bikes are known as 'electrically assisted pedal cycles' (EAPCs). No license is required to ride one and it does not need to be registered, taxed or insured. An EAPC must have pedals that can be used to propel it. It must show either:

- the power output
- the manufacturer of the motor It must also show either:
 - the battery's voltage
 - the maximum speed of the bike Its electric motor:
 - must have a maximum power output of 250 watts
 - should not be able to propel the bike when it's travelling more than 15.5mph

An EAPC can have more than 2 wheels (for example, a tricycle).

e-Scooters The term "powered transporters" covers a variety of novel personal transport devices which are mechanically propelled (propelled by a motor) as well as or instead of being manually propelled. It includes e-scooters, Segways, hoverboards, go-peds (combustion engine-powered kick-scooters), powered unicycles, and u-wheels. There is no specially designed legal regime for powered transporters. This means that they are covered by the same laws and regulations that apply to all motor vehicles. The definition of "motor vehicle" as set out in the Road Traffic Act 1988 is "any mechanically propelled vehicle intended or adapted for use on roads". The law aims to ensure safety, consistency, and environmental sustainability in the manufacture and use of motor vehicles. Failures to comply with these rules are criminal offences for which users can be arrested and prosecuted. You can use powered transporters on private land to which the public does not have access without legal restrictions. By section 72, Highway Act 1835 it is an offence to ride on, or to lead or draw a carriage on a pavement. This rule applies almost all vehicles, with special legal exceptions for mobility scooters and wheelchairs. In addition, powered transporters are forbidden from using footpaths. A footpath is a public right of way over land which may only be used on foot (as opposed to a

bridleway or a carriageway). Mechanically propelled vehicles are forbidden from using footpaths by section 34 Road Traffic Act 1988

2. Statement of Intent

The aim of this policy is to set out Magenta Living's intentions on the usage and storage of resident's Mobility Scooters and Motorised Wheelchairs within Magenta Living properties and communal areas. It also provides guidance for use of e scooters and e bikes in communal areas.

Additionally, the organisation aims to ensure that the health and safety of residents, visitors and staff is appropriately managed and that risk is minimised.

In relation to this policy, Magenta Living intends to achieve this by ensuring that motorised vehicles are used in a responsible manner that does not put people at risk and does not cause damage to Magenta Living property or create health and safety hazards.

Magenta Living also needs to ensure that vehicles operated in common areas do not create obstructions for other residents, visitors, staff and emergency services personnel.

To achieve the overall aims of the policy this document will outline the responsibilities of residents who already have or who intend to purchase a mobility vehicle and the role of this organisation in ensuring safe usage and storage of the vehicles.

3. Policy

Use of vehicles within Magenta Living Properties

3.1 Motorised wheelchairs are designed for inside use and so can be used around communal areas within schemes.

3.2 Mobility scooters are for outside use, on pavements and/or roads. They are not intended for inside use e.g. to get around the communal areas of a scheme/block. Use of mobility scooters will primarily only be allowed within an area of a scheme/block to enable access a designated storage area, if one has been identified.

3.3 Motorised vehicles will not be allowed in any area of a scheme/block without the formal approval of the organisation. This is to ensure that both the health and safety of the building and its residents are not compromised.

3.4 In exceptional circumstances, where residents are unable to walk without the aid of a mobility scooter and to facilitate access, an assessment of need and a fire risk assessment will be carried out. Where it is feasible to do so, approval may be given to use a vehicle indoors and to store it within the tenant's apartment.

3.5 If approved, Magenta Living will provide safe electrical charging facilities for use by residents where required. If approval is not given, advice will be provided on how to apply to the local authority for equipment such as a wheelchair or walking frame.

3.6 Due to the increased risk of lithium batteries used in e bikes and e scooters, Residents must be aware that, if they live in a property with shared areas (e.g. blocks of flats) Magenta Living will refuse consent due to the high risks associated with the charging of e-bikes and e-scooters. For residents who live in other property types (e.g. houses) consent will not be unreasonably withheld but we must protect residents from harm.

Storage for Motorised Vehicles

3.7 With the exception of 3.4 above, approved vehicles may only be stored in authorised designated safe areas. Where possible, Magenta Living will also endeavour to incorporate such provision in new developments. Space will however always be limited.

3.8 Magenta Living will provide advice to residents who have or are thinking of purchasing/leasing vehicles to ensure clarity about usage, storage and responsibilities. A waiting list of requests for parking bays will be maintained and priority will be given to those assessed as having high level mobility needs. Following assessment, other requests will be considered in date order.

Safeguards in designated storage areas

3.9 Motorised vehicles can be a fire hazard and the organisation will therefore apply the following safeguards in designated storage areas:

- Smoke detectors will be fitted
- Charging sockets will be fitted
- Adequate lighting to the area will be provided.

3.10 For health and safety reasons and to minimise fire risks, approved vehicles must be quickly identified. Therefore, a Magenta Living badge will be provided to residents following assessment and approval. The badge must be displayed on the vehicle otherwise the vehicle will be removed.

What are the responsibilities of residents?

3.11 When residents are given permission to bring a mobility vehicle into a scheme, they will be required to sign and comply with the conditions set out in the Magenta Living Motorised vehicles agreement. This Agreement is one of a number of documents that form procedural guidelines available to both staff and residents.

Residents in non-scheme based properties

3.12 For those who live in properties without common areas such as bungalows or houses, residents may bring vehicles into their home if it is safe to do so. Magenta Living is unable to provide any adjustments to a property or its perimeter to accommodate motorised vehicles. However, permission for residents to carry out any adjustments will not be unreasonably withheld. Such requests must be made on-line through Magenta Living website or in writing to the relevant Housing Manager.

4. Implementation

This revised policy became effective from 30th January 2025.

The policy and its implications will be brought to the attention of staff in team meetings and the document will be made available through the intranet

5. Consultation

The policy was discussed with internal colleagues including strategic partners. Their views were fully considered and have been incorporated within this document.

6. Equality Analysis (EA)

We believe all people should be treated with dignity and respect regardless of their age, disability, gender reassignment, marriage and civil partnership, race, religion, belief or non-belief, sex or sexuality or by association with someone with any of these characteristics or perception of having any of these characteristics.

The EA was undertaken in March 25. It was rated as Green.

7. Monitoring Performance

This policy's effectiveness will be measured through health and safety inspections of schemes/blocks, allocation of and demand for designated areas, and feedback/complaints.

8. Scheme of Delegation

The responsible authority for approving this policy is Leadership Board delegated to the Chief Operating Officer and approved on 30th January 2025

The responsible Director for formulating this policy and ensuring its effective implementation is the Communities Director.

The responsible officer for formulating, reviewing and monitoring implementation of procedures is the Specialist Housing Services Manager.

9. Policy Review

The policy will be reviewed every 3 years or earlier if deemed necessary through the performance monitoring process.

10. Amendment Log

Date of revision:	Record of amendments:	Reason for revision:
November - December 2013	Reformatted as part of review. No other amendments required following consultation. New Equality Analysis carried out	Policy review due date
October 2017	Introduction of authorised vehicle badges Reinforcement of parking in approved designated areas only	Review following fire safety assessment of blocks
May 2021	New EA carried out, and future fire safety and building safety compliance review	Review following Fire safety and building safety legislation
January 2025	Review of policy with minor amendments to policy name and definition to include all forms of Personal Electric Vehicles (PEVs).	Policy review due date