Energy Performance Certificate
- a guide for customers

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Energy Performance Certificate
From 1 October 2008 the Council will provide an Energy Performance Certificate (EPC) to customers who want to rent, lease or buy their council home. An EPC gives you information about the energy efficiency of the property.

What does this mean in practice?
If you are planning to rent, lease or buy a council home we will give you an EPC for the property, free of charge. This will be provided when you view the property or before you enter into any contract to pay rent or leaseholder charges to the council or purchase the property.

If you are currently renting or leasing a council home and intend to carry on living there, the council does not need to provide you with an EPC. An EPC will only be provided if you give notice to leave.

What is an Energy Performance Certificate?
An EPC is similar to the energy performance certificates now provided with domestic appliances such as refrigerators and washing machines. The EPC provides a rating for the energy performance of a home from A to G, where A is very efficient and G is very inefficient.

The EPC shows two things about the house:
- the energy-efficiency rating (this is based on how much the home would cost to run); and
- the environmental impact rating (this is based on how much carbon dioxide is released into the environment because of the home).
The rating is based on factors such as age, property layout, construction, heating, lighting, and insulation. The ratings are standard so you can compare the energy efficiency of one home easily with another. The typical rating for a home is D or E.

The Council will also provide a recommendation report with the certificate. This is a list of ways in which the energy efficiency of the home could be improved.

An EPC is valid for 10 years. Because of this the EPC the Council gives you may be up to 10 years old.

Why do I need an Energy Performance Certificate?

The EPC and the recommendations that come with it give you important information about your home’s energy efficiency. The certificate will provide you with information about how much it is likely to cost to run the home you are interested in renting, leasing or buying.
Bear in mind that the estimated running costs are based on:

- standard assumptions about a property, including how many people will live there and how long it is heated each day; and
- average fuel prices when the EPC was produced - these could be up to 10 years old.

The actual energy you will use in running a home will depend on how you use the property, for example how long you have the heating turned on for, and whether lights and appliances are left on.

What does the Recommendation Report contain?

The report includes cost-effective recommendations split into low-cost improvements and high-cost improvements. The report also includes more advanced energy improvements that the Council could make to a home to help it reach the highest possible energy-efficiency standards. Many of these improvements are expensive and would take many years of use before they were cost effective.
Cost-effective recommendations for improving the energy efficiency of a home could include:

- using low-energy light bulbs;
- adding loft insulation;
- installing double glazing; or
- installing a condensing boiler.

In certain circumstances, you may be able to apply for grants to carry out these recommendations. Contact the Energy Saving Trust (their details are at the end of this leaflet) for more information.

How can I check my Energy Performance Certificate is genuine?

Every EPC has a reference number on the top right-hand side of the certificate.

To check that it is genuine, go to www.epcregister.com and enter the reference number into the register. You should see the copy of your EPC. If you are worried that your EPC is fake, contact the accreditation scheme which is shown on page 2 of the certificate.

I have not been given an EPC. Who do I talk to?

If you have viewed a property or are starting a tenancy and you have not seen an EPC, contact the Council’s Call Centre on 300 300, or visit your nearest Customer Service Centre or Information Point.
I’m worried about fuel bills – how can I make sure my home is more energy-efficient?

The Council does not have to carry out any of the recommendations in the report.

However, you can help to reduce bills by being as energy-efficient as possible in the way you run your home.

For example, turning down the thermostat, making sure that the heating is turned off when no-one is at home and using low energy light bulbs can all help to reduce the energy you use.

You can get help and advice from Hull Warm Zone on 612 908. They can provide free and independent advice on how to make sure you are not spending more than you need to for the energy you use in your home.
For further information, please contact the Housing Investment Team on 300 300 or email us at: housinginvestmentteam@hullcc.gov.uk

The information in this document can be made available in other formats (large print, audio, computer disk, British Sign Language and Braille as appropriate) and different community languages.

Please phone (01482) 300 300.
Textphone (01482) 300 349.