



Empowering People.  
Inspiring Communities.

## Moving To An EPIC House

Moving from an EPIC flat to an EPIC house is an exciting time and we want to help you to understand the differences you may find.

This leaflet aims to provide you with a little information as to additional costs that you may come across;

- Decoration – the décor in our properties can vary widely. It's best to assume that you will need to decorate at least some of the rooms in your new home.
- Carpets – if carpets are fitted and are in good condition, they will be left in the property. If they are taken up because of the condition or at your request, please be aware that we will not fit any replacement floor coverings.
- Heating – all of our houses benefit from gas central heating; however as our houses are bigger than our flats, they will cost more to heat.
- Furniture – as you will have more space in your new house, you may need to consider buying additional furniture.
- Garden Maintenance – please be aware that when you sign your new tenancy agreement, you are agreeing to maintain the garden. You will need to ensure that you have access to tools that allow you to do this as it is a tenancy breach if the outside of your house is untidy and not looked after.

- If you are gifted any items at your new house, EPIC will not repair or replace any of these items. We will give you a list of these items when you sign your new tenancy.

## Other things to consider

When moving from your EPIC flat we ask that you allow access for viewings by potential tenants, at a mutually convenient time.

All minor repairs should be completed, ready for the incoming tenant and all rubbish should be removed before keys are handed back to EPIC. If there is any rubbish left, we may charge you for its removal.

We will try and arrange for you to have the keys to your new home late in the week so you have the weekend to move. The keys to your flat should be returned before midday on the following Monday.

If you would like to keep both sets of keys for longer, then please let us know and this can usually be arranged. You will need to pay rent on both properties if you request additional time.

## EPIC Telephone numbers

### Customer Services

01782 252575

07838 906952

### Tenancy Management

01782 252572

### Income Services

01782 252581

### Repair line

0800 694 0434

This leaflet can be provided in large print or on coloured paper on request.

Updated August 2015