

If the bills are included within your rent then this policy and the Acceptable Usage Policy will apply to you. This is to ensure that you use our services legally and sensibly.

There are allowances to limit the amount of energy and water that you can use when the bills are included within your rent. The allowances are generous but it is important that you and the other tenants in your home are sensible with your energy and water usage throughout your entire tenancy agreement.

If you go over the allowances, your landlord, letting agent or a 3rd party utility handler may charge you for the additional usage.

The allowances are for a 12 month period so if your tenancy agreement is shorter or longer, we'll adjust the allowance accordingly.

1. Policy on Utilities Allowance & Energy Quota

1.1. The Utilities which are subject to this Policy are WATER, ELECTRICITY and GAS.

1.2. You will be entitled to use these Utilities up to a maximum annual usage as detailed in the table below, which represents an amount that is considered a fair and reasonable cost for normal usage of gas and electricity at the property. This is known as your Allowance.

No of Bedrooms	Electricity (kWh)	Gas (kWh)
1	2,093	8,958
2	3,140	13,437
3	4,186	17,916
4	5,581	23,888
5	6,977	29,860
6	8,372	35,832
7	9,768	41,804
8	11,163	47,776

1.3. The total combined cost of the water, electricity and gas is estimated to be £675.00 per person per year. This amount is known as your combined Energy Quota.

1.4. If you exceed your Allowance on one utility but remain within your total Energy Quota then this is acceptable.

2. Requirements

2.1. You are required to use the Utilities in a responsible manner and your usage shall be normal, reasonable and fair.

2.2. Where the Landlord can produce evidence to you that your average usage of the Utilities is in excess of the Allowances provided for in 1.2 or the Energy Quota in 1.3 above then the Landlord shall be entitled at its discretion, to either

- 2.2.1. increase the agreed Rent by an amount that the Landlord reasonably considers is sufficient to compensate for the excessive use of the Utilities, or
- 2.2.2. require you to pay, on demand, any excess sums arising from your use of the Utilities.

BILLS INCLUSIVE FAIR USAGE POLICY

2.3. The Landlord will inform you as soon as it becomes apparent that your usage of the Utilities is excessive and the Landlord is intending to take steps set out in 2 .2 above to obtain reimbursement from you of the resulting over expenditure.

2. Terms and Conditions

1. The tenants agree to use a fair, reasonable and acceptable amount of energy during their tenancy and to ensure anyone else in the household or visitors to the property do the same.
2. The landlord has the right to set the heating at a comfortable level for the tenants, who agree not to tamper with the heating controls without the consent of the landlord. The landlord reserves the right not to heat the property during the warmer months.
3. The tenants agree to provide a meter reading whenever requested to do so by the landlord.
4. The landlord will be able to decide which suppliers to use and the tenants may not change supplier without written consent from the landlord.
5. No electric heaters, air conditioning units, fridges or other heavy energy consuming devices or replacement of low energy bulbs with bulbs of a higher wattage are allowed in the property, discovery of such within the property without the written consent of the landlord constitutes a breach of this agreement.
6. The landlord is not responsible and will not provide any compensation for any failure in service caused by one of the suppliers or their equipment, he will however endeavour to help resolve any problems quickly to minimise any inconvenience caused to the tenants.
7. Any breach of these terms and conditions gives the landlord the right to choose whether to cancel this agreement immediately or not at his discretion.
8. If the landlord chooses for this agreement to cease due to excessive usage or any other breach as set out in these term and conditions or if in agreement with the tenants then the tenants will become liable for all utilities from the last month, including the pro rata amounts for the remaining months of the tenancy for any bills or other costs paid in advance by the landlord. Cancellation of this agreement will not affect the tenancy in any other way i.e. the tenancy agreement will continue and the monthly rent stated on the Tenancy Agreement will still be due on the due date stated each month.

DECLARATION

Signed by the "AGENT" on behalf of the "Landlord"

Name	Signature	Date
		

Signed by the "TENANT"

Name	Signature	Date
		