

Energy Fair and Reasonable Use Policy

This Policy applies where the rent includes Utilities (gas, electricity and water). The rent is based on the assumption that:

- The Tenant will use energy fairly and responsibly;
- The Tenant will have no more than a reasonable number of their own devices for personal and study use;
- No heating or other appliances that require large amounts of energy except those provided by the Landlord will be used at the Property.

The table below sets out the gas and electricity energy usage that is included in the rent for properties based on the number of tenants, based on a 50 week period. If your tenancy is less than 50 weeks, these figures will apply on a pro-rata basis.

These allowances are generous and if you use energy in a fairly and responsibly is not likely that you will exceed them.

Megaclose will record the meter reading(s) at the start and end of your tenancy and compare your actual energy usage to the allowances set out in the table below. We will also endeavour to take meter readings roughly every 3 months and let you know if your usage appears to be exceeding the allowance.

If at the end of your tenancy you have used more energy than the allowance for your property, your landlord may send you an invoice for the difference between the allowance and the cost of the actual energy usage. You must pay this invoice within 14 days of receiving it.

Energy Allowance

Number of Tenants	Duel Fuel Properties		Single Fuel Properties
	Gas kWh	Electricity kWh	Electricity kWh
1	9000	2400	3400
2	10000	2600	6800
3	13500	3600	10200
4	18000	4800	13600
5	20250	5400	15300
6	24300	6480	18360
7	28350	7560	21420
8	34000	8640	24480
9	36450	9720	27540
10	40500	10800	30600
11	44550	11880	33660
12	48600	12960	36720

The above figures are based on typical usage data from our energy suppliers

Water and Sewerage

For unmetered homes in England and Wales, the maximum rateable value of your Premises allowed is £425 for 1 to 5 tenants in your Premises, increasing by £30 for each additional tenant. If you exceed these limits, your landlord, letting or managing agent reserves the right to apply a Supplemental Charge to cover the amount by which you exceeded the allowance.

For metered homes in England, Wales, Scotland and Northern Ireland, the maximum usage allowed for 1 to 5 bed houses is 160 cubic meters of water and 160 cubic meters of sewerage per annum. For each additional bedroom above 5, your allowance increases by 20 cubic meters of water and 20 cubic meters of sewerage per annum. If you exceed these limits, your landlord, letting or managing agent reserves the right to apply a Supplemental Charge to cover the amount by which you exceeded the allowance.