

# Champion Property Management Ltd

## Utilities Fair Usage Policy

### 1. Policy on Utilities Allowances and Energy Quotas

- 1.1. The Utilities which are subject to this Policy are 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 .

# 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 cost of the electricity and gas is estimated to be £540.00 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 your 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.
- 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.

### 3. Your Rights

- 3.1. You are entitled to examine the evidence of your usage of the Utilities and discuss with the Landlord any measures that may be reasonably utilised by you to reduce your future usage of the Utilities to a level that is normal, fair and reasonable.
- 3.2. In implementing this Policy the Landlord confirms that, as far as it is reasonable and practicable to do so, the Landlord's installations are energy efficient and the Property is adequately insulated and weather tight.