

Bills Inclusive Fair Usage Policy

- If your electricity, gas or both are included in your rent, we will apply the fair usage policy below.
- This is to ensure that your energy usage is not excessive and kept within reasonable limits. At Varcity Living Ltd we are committed to improving our environmental performance, please go to <https://www.varcityliving.co.uk/about-us/sustainability/> for more details. We want to empower you to make small changes that make a big difference.
- The allowances below are calculated based on average usage for the size of your property and with sensible usage, you are unlikely to exceed these.
- If you do exceed these allowances, either the Landlord or their managing agent acting on their behalf, reserve the right to apply a charge to cover the amount by which you exceed the allowances.
- The figures below are based on annual usage, if your tenancy is less than 12 months, these figures will be applied on a pro-rata basis.

No. of bedrooms	Gas (Kwh)	Electric (Kwh)	Electric only (Kwh)
1	7500	2000	5500
2	11000	3200	7200
3	14500	4000	9000
4	17000	4600	11000
5	21000	5800	12500
6	26000	6800	15000
7	30000	8000	17500
8	34000	9100	20000
9	38000	11500	22500

Internet

The Internet is a shared resource at the property and you must consider your usage, and the impact it will have on the other tenants, who may be using the internet at the same time.

This Fair Usage Policy refers also to illegal and immoral use of the internet, including but not limited to:

- Sending, receiving, publishing, posting, distributing, uploading, downloading, recording, reviewing or streaming any material which is offensive, abusive, indecent, obscene, unlawful, harassing or a breach of the copyright, trademark, intellectual property, confidence, privacy or any other rights of any person.
- Activities that invade another's privacy, cause annoyance, inconvenience, or needless anxiety to any person.
- Activities that are in breach of any other third party's rights, including downloading, installation or distribution of pirated software or other inappropriately licensed software, deletion of any author attributions, legal notices or proprietary designations or labels in any file that is uploaded, falsification of the origin or source of any software or other material.

Water

The maximum usage allowed for 1 to 5 bed houses (metered properties) 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.