

A guide to adding an all-inclusive utility bills option

One of the most frequently asked questions from students is whether utility bills can be included within the rental price. Introducing an all-inclusive utility package can significantly enhance the appeal of your property to prospective contract holders. Outlined below are the estimated utility costs, along with the recommended price we tend to charge on top of the rent, to cover utility bills.

Below is an outline of the estimated utility costs and our recommended additional charges to incorporate utilities (water, gas, electricity, and internet) into the weekly rent.

Recommended All-Inclusive Utility Charges:

- **1–2 Bedroom Property** – All-inclusive option not offered
- **3–4 Bedroom Property** – £28 per person, per week
- **5–7 Bedroom Property** – £25 per person, per week
- **8+ Bedroom Property** – £23 per person, per week

Example Breakdown – 4 Bedroom Property:

If the all-inclusive option is selected:

- Additional weekly charge: £28 per person x 4 contract holders = £112 per week
- Over a 48-week contract: £112 x 48 = **£5,376 additional income**
- After management commission (e.g., 10% + VAT): **£4,730.88 net received**

Estimated Utility Costs:

- **Fixed Utilities:**
 - Water: £698.63 per annum
 - WiFi: £360 per annum
 - **Total:** £1058.63 per annum

This leaves approximately **£3,672.25** to cover variable utility costs (gas and electricity). Spread across the 11-month contract period, this equates to **£333.84 per month** for gas and electricity. This estimate does not factor in the typical 3-week periods during Christmas and Easter when students are usually away, nor does it assume full-year occupancy from 1st July to end of June.

Fair Usage Policy:

To promote responsible energy consumption and environmental awareness, a **Fair Usage Policy** is in place. This ensures contract holders remain mindful of their usage and provides a mechanism to address excessive consumption. If contract holders approach their usage limit, please notify us so we can inform them accordingly. Should they exceed the limit, you are entitled to recover any excess charges at the end of the contract.

View the full Fair Usage Policy here: <https://www.varcityliving.co.uk/app/uploads/2021/10/Fair-Usage-policy.pdf>

Benefits of Offering an All-Inclusive Package:

- Properties remain well-heated and ventilated, reducing the risk of condensation and mould.
- Enhances contract holder satisfaction and improves the property's presentation during viewings.
- Attracts a wider range of contract holders who prefer budget certainty and convenience.

Providing an all-inclusive option not only simplifies student budgeting but also makes your property more attractive in a competitive market.