

Townsend Accommodation Ltd

Fair Usage Policy (“FUP”)

Definitions

In this FUP, the following words shall (unless the context otherwise requires) have the following meanings:

“FUP” this Fair Usage Policy;

“Premises” the site address, identified on the Tenancy Agreement;

“Tenancy Agreement” your Assured Shorthold Tenancy Agreement (AST), or other contractual rental agreement, relating to the Premises;

“Us, We, Our, Townsend Accommodation” the agent, management company;

“Your, You, Customer” the tenant, occupier, student, of the Premises;

“ISP” Internet Service Provider;

General

If bills are included within your Tenancy Agreement, the following FUP will apply to you. This is to ensure that that your energy and water usage is not excessive and kept within reasonable and sensible limits.

The allowances are designed to be accurate based on your property size and if you are sensible with your energy consumption, it is unlikely that you will exceed these limits.

Gas & Electricity

The maximum usage allowed per annum is shown below. If the tenancy agreement is less than a year, these figures will apply on a pro-rata basis.

If you exceed these limits, in any given month, your landlord, letting or managing agent reserves the right to apply a Supplemental Charge to cover the amount by which you exceeded the allowance.

Number of Tenants	Annual Allowance for Energy per Premises (£)
1	£1,725.88
2	£1,764.88
3	£1,798.68
4	£2,119.52
5	£2,347.80
6	£2,530.32
7	£2,813.72
8	£3,215.68
9	£3,617.64
10	£4,019.60
11	£4,421.56
12	£4,823.52

Water & Sewerage

The maximum usage allowed per annum is shown below. If the tenancy agreement is less than a year, these figures will apply on a pro-rata basis.

At South West Water's 2013/14 metered water and sewerage charges this would equate to approximately £957 and approximately £110 per extra tenant above 5 beds. For unmetered properties, for the term of your AST, all water sewerage charges will be covered.

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. For unmetered homes in Scotland, the maximum council tax band of your Premises is D. For 6+ tenants in your Premises, this may be extended on a case by case basis. 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.

Internet and Phone

Includes: line rental, this will be barred for outgoing calls (access to emergency calls only if a phone (not supplied) is plugged in), and unlimited broadband internet access at the fastest possible speed available with a non-fibre optic connection (future upgrade may be possible when offered by the ISP). Wireless network enabled router will be provided, functionality and range of wireless network enabled hardware may be effected by the local environment / building. Damaged or missing hardware that has been provided will be charged for at the cost determined by the ISP.

Unlimited internet is provided as a true "unlimited" service with no download caps, however you are still bound by law and responsible for the content that you view / download.