

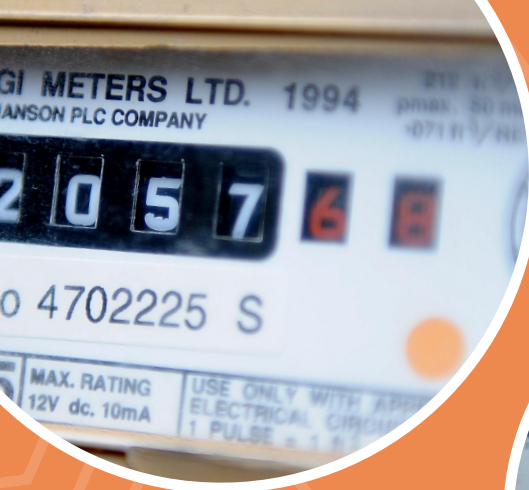
# *Student Housing*

## UNDERSTANDING ENERGY ALLOWANCES

# Content

1. Understanding your allowance	03
2. Understanding your EPC rating	04
3. Work out your gas allowance	05
4. Work out your electricity allowance	06
5. How to: Stay within your allowance	07
6. Record your usage	08





## Understanding your allowances

At Student Housing all our properties include utilities. Houses all perform differently based on their Government rated energy efficiency (A - E Energy Efficiency Rating).

We advertise the energy performance of all properties on our website and provide Energy Performance Certificates for all properties 7 days before you move in!

Because all houses perform differently we provide a higher allowance for houses that are less energy efficient. The table below shows the kWh allowance for the number of tenants per property and covers properties in a range of A - E. If you'd like more energy performance information about your property, please contact us.

No. Of Tenants	Water (M3)	Gas KWH	Elec KWH
1	125	9,506 - 11,025	2,852 - 3,308
2	130	12,358 - 14,333	3,232 - 3,749
3	165	15,210 - 17,640	3,803 - 4,410
4	190	19,013 - 22,050	4,753 - 5,513
5	215	23,766 - 27,563	5,704 - 6,615
6	240	28,519 - 33,075	6,654 - 7,718
7	270	32,321 - 37,485	7,605 - 8,820
8	290	36,124 - 41,895	8,556 - 8,820
9	310	38,976 - 45,203	9,506 - 11,025
10	330	41,828 - 48,510	10,457 - 12,128

# Understanding EPC Ratings

In the UK, all rental properties must obtain an Energy Performance Certificate every 10 years. This report is provided to all tenants 7 days before your tenancy start date (we also advertise the ratings on our website prior to application).

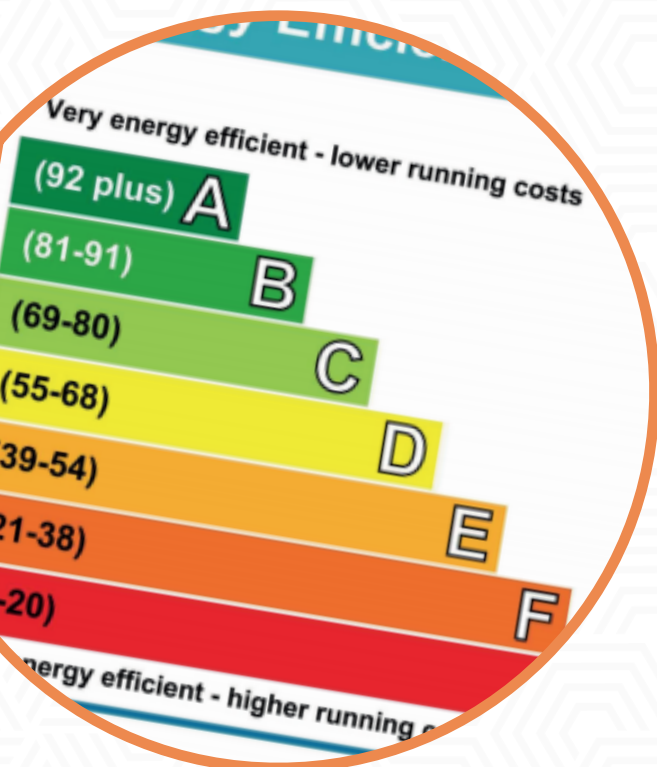
The property will be rated from A - E (we don't offer properties less than an E Rating\*), A rated properties are the most energy efficient and cost less money to heat or light each year.

Ratings take into account how the property was built, the type of materials used, amount of insulation, type of lighting and many other factors to score the property out of 100.

At Student Housing we link your properties' energy efficiency to the total allowance allowed to be used within your tenancy.

## DID YOU KNOW:

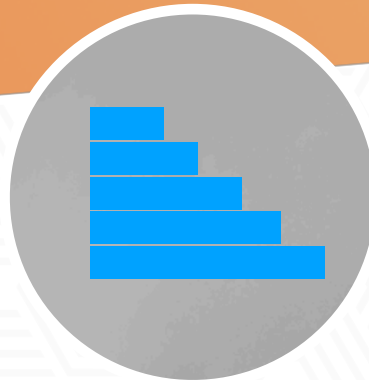
There is an EPC register which is a public record of all EPC ratings in the UK... You can view this public record online here: <https://www.gov.uk/find-energy-certificate>



# GAS: Work out your allowance



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**Number of People  
Living at Property**

**Property Energy  
Efficiency**

**Your annual kWh  
allowance**

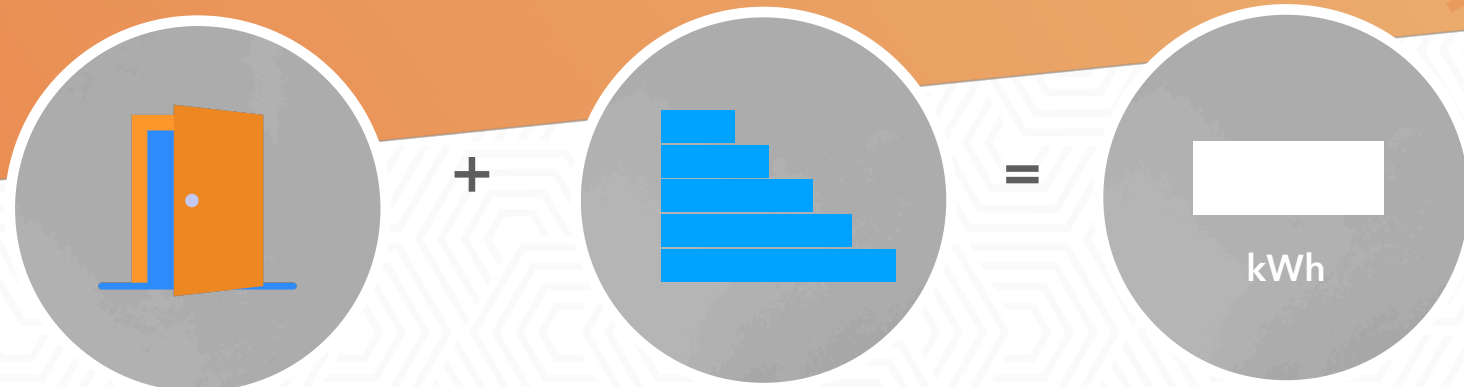
Use the table below to work out your kWh (kilowatt hour) allowance for gas for the property. All allowances below are provided for a 12 month period and based on industry standard metrics and Government required energy performance ratings.

*Remember; keep a record of your usage and submit your monthly readings to us via our website at [www.Student-Housing.co.uk/Read](http://www.Student-Housing.co.uk/Read).*

No. of tenants	A	B	C	D	E
1	9,506	9,750	10,000	10,500	11,025
2	12,358	12,675	13,000	13,650	14,333
3	15,210	15,600	16,000	16,800	17,640
4	19,013	19,500	20,000	21,000	22,050
5	23,766	24,375	25,000	26,250	27,563
6	28,519	29,250	30,000	31,500	33,075
7	32,321	33,150	34,000	35,700	37,485
8	36,124	37,050	38,000	39,900	41,895
9	38,976	39,975	41,000	43,050	45,203
10	41,828	42,900	44,000	46,200	48,510

\*Annual Allowance

# Electricity: Work out your allowance



**Number of People  
Living at Property**

**Property Energy  
Efficiency**

**Your annual kWh  
allowance**

Use the table below to work out your kWh (kilowatt hour) allowance for electricity for the property. All allowances below are provided for a 12 month period and based on industry standard metrics and Government required energy performance ratings.

*Remember; keep a record of your usage and submit your monthly readings to us via our website at [www.Student-Housing.co.uk/Read](http://www.Student-Housing.co.uk/Read).*

Persons	A	B	C	D	E
1	2,852	2,925	3,000	3,150	3,308
2	3,232	3,315	3,400	3,570	3,749
3	3,803	3,900	4,000	4,200	4,410
4	4,753	4,875	5,000	5,250	5,513
5	5,704	5,850	6,000	6,300	6,615
6	6,654	6,825	7,000	7,350	7,718
7	7,605	7,800	8,000	8,400	8,820
8	8,556	8,775	9,000	9,450	9,923
9	9,506	9,750	10,000	10,500	11,025
10	10,457	10,725	11,000	11,550	12,128

\*Annual Allowance

## DID YOU KNOW:

If your property does not have a gas connection (hot water and heating provided by electricity not gas), your electricity allowance above is doubled.

## HOW TO: **Stay within your allowance**

We provide a generous fair usage policy for your energy consumption. Please remember that it's your responsibility to remain within your allowance, record regular meter readings and monitor your own usage to ensure you do not go over. Remember, if you go over your allowance you'll be required to make payments to cover additional usage.

**A** **Wrap up warm** - The easiest way to save energy is to wrap up warm. Wear appropriate clothing and think about adding layers rather than increasing the target heating temperature.

**B** **Switch off** - Remember to turn your lights off when you leave the room, and heating off when you leave the property. When leaving for an extended period of time we recommend keeping the heat on a very low setting of 7°C

**C** **Regulate Heat** - For regulating the temperature can help reduce costs. We recommend keeping the property at 18°C (room temperature).

**D** **Retain the heat** - Open blinds and curtains during the day to allow sunlight into the property, close them as the sun sets to retain the heat within!



# Record Your Usage

We recommend you read your water, gas and electricity meters once per month. By reading your meters on a regular basis, you'll be able to stay on top of how much allowance you have left for the year.

Remember: You're responsible for monitoring your own energy usage, if you go over your allowance, the landlord can opt to charge you for over usage.

You can send us meter readings online at [www.Student-Housing.co.uk/Read](http://www.Student-Housing.co.uk/Read)

Persons	Water (M3)	Gas KWH	Elec KWH
Start			
Month 1			
Month 2			
Month 3			
Month 4			
Month 5			
Month 6			
Month 7			
Month 8			
Month 9			
Month 10			
Month 11			
Month 12			
End			

*Struggling to read your meter? Check our website for detailed instructions on how to read your meter. If you need a meter access key we'll provide a free one for you at the office - Just pop in and collect one!*

# *Student Housing*

**Help & Advice:**

[info@Student-Housing.co.uk](mailto:info@Student-Housing.co.uk)

**Send us a meter read:**

[www.Student-Housing.co.uk/Read](http://www.Student-Housing.co.uk/Read)