

# *Student Housing*

BILLS INCLUDED

JULY 2017 - SERVICE UPDATE

# BILLS INCLUDED...

In May 2015 we launched our free service known as Bills Inclusive which is included as part of our fully managed service.

Bills Inclusive was designed to make it easier for our landlords to manage utility bills associated with their property and for tenants to be able to see their usage in real time.

We constantly review our suppliers and the services we offer in order to ensure that you're getting the very best value for money and the tenants receive the best possible service.

**Glide Utilities** Have supplied all properties with utility services this past year. As we increased the size of our managed portfolio we have constantly reviewed our utility and energy partnerships. After 3 months it's with great sadness that we were unable to negotiate a deal with glide to lower our unit rates.

Despite our best efforts and dramatically increased managed portfolio size, Glide were unable to offer any substantial discounts.

With energy prices this year lower than the previous years we have decided to no longer work with Glide on this basis.

With this in mind we have searched the market to find the very best deals.

This provided a particular challenge in finding an operator which managed all aspects of the utilities as well as the TV Licence, Internet and Water.

Effectively; we couldn't find one at a competitive enough rate. In order to provide the best unit rates; from September 1st 2017 we will be moving our services from Glide to a number of separate providers, managing individual supplies in house. As ever there will be no additional charge for this service.

Glide Rates - Gas		
	Daily Standing Charge	P/PKWH
<b>16/17 Academic Year</b>	0.00	4.7p
<b>17/18 Academic Year Proposed</b>	0.00	5.13p

Glide Rates - Electricity		
	Daily Standing Charge	P/PKWH
<b>16/17 Academic Year</b>	59.78p	15.3p
<b>17/18 Academic Year Proposed</b>	63.28p	16.64p

Glide Rates - Water		
	Fixed Charges Per Year (Non-Metered)	Annual Charge / P Cubic M (Metered)
<b>Water Supply</b>	£241.33	£29.00 / £1.5373
<b>Sewerage Services</b>	£275.58	£87.00 / £1.6594

Glide Rate - Internet		
	Monthly Charge + Monthly Line Rental	Speed
<b>Standard Broadband</b>	£22.99 + £16.99	up to 18mbps
<b>Fibre Broadband</b>	£37.99 + £16.99	up to 78mbps

GAS		
	Daily Standing Charge	P/PKWH
<b>Glide Comparison</b>	0.00	5.13p
<b>So Energy (Fixed 1 Year)</b>	18.9p	2.7p

ELECTRICITY		
	Daily Standing Charge	P/PKWH
<b>Glide Comparison</b>	63.28p	16.64p
<b>So Energy (Fixed 1 Year)</b>	18.9p	12.16p

WATER & SEWAGE		
	Fixed Charges Per Year (Non-Metered)	Annual Charge / P Cubic M (Metered)
<b>Glide (Inc Sewage)</b>	£516.91	£116.00 / 3.1967
<b>Anglian (Inc Sewage)</b>	£516.91	£116.00 / 3.1967

INTERNET			
	Set Up Cost	Monthly Charge	Speed
<b>Glide Fibre</b>	£27.99	£52.98	up to 78mbps
<b>Virgin Fibre</b>	£30.00	£36.00	up to 350 mbps

By switching providers we have managed to reduce the daily standing charges by 25.48p per day providing a **saving of £93 per property per year**. (£52.04 Saving vs British Gas).

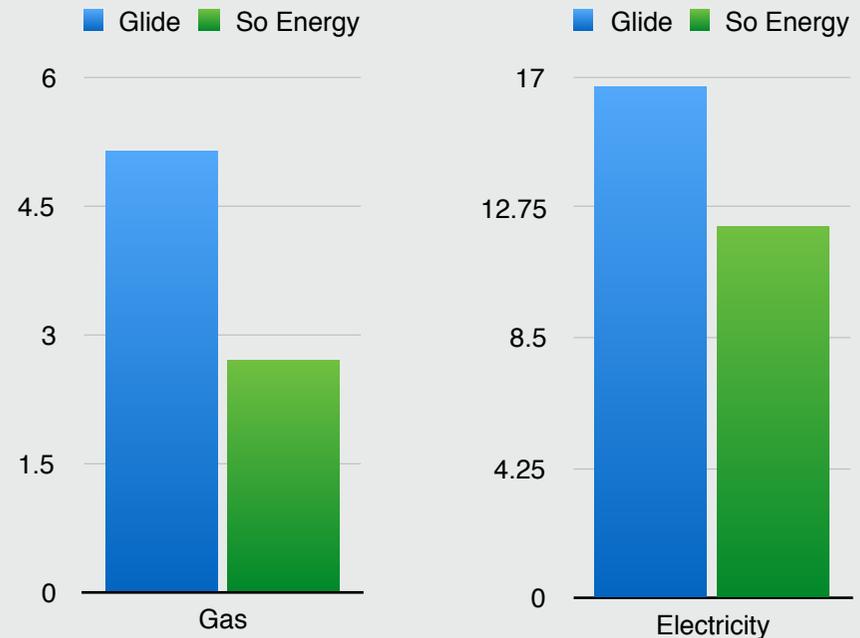
**Gas:** We have managed to negotiate a unit rate reduction by over 40% which should provide a saving of 40% on the annual gas bill.

**Electricity:** We've managed to reduce the unit rate by 4p per unit against the price quoted by the previous supplier Glide.

**Water and Sewage:** Until the water and sewage systems are deregulated we are unable to achieve a cheaper rate on water and sewage. It will therefore remain the landlords choice whether you wish for us to manage the water bills. Going forward we are happy to deal with Anglian Water directly.

**Internet:** We've managed to strike a deal with Virgin at £36 pcm for 350mbps broadband (the fastest available on the market!)

All utility management will now be brought in house Managed by us.



# TENANT ALLOWANCES...

Historically we have provided tenants an allowance of £520 per tenant per year; this generally meant 4 bedroom properties only went slightly over. Whilst 3, 2 and 1 bedroom properties were wildly over on the estimates and allowances provided.

For the last 2 years we have had one of the lowest bill caps on the market; in line with the national market and University of Lincoln recommendation we will now offer a cap based on property size as well as number of tenants residing. For the majority of landlords you won't see any change and are more likely to receive a utility refund at the end of the year.

GAS / WATER / ELECTRICITY			
	Allowance PPPW	Property Annual Allowance	Monthly DD
<b>1 Bedroom Property</b>	£35.40	£1,805.40	£150.45
<b>2 Bedroom Property</b>	£17.07	£1,741.14	£145.10
<b>3 Bedroom Property</b>	£11.93	£1,825.29	£152.11
<b>4 Bedroom Property</b>	£10.00	£2,040.00	£170.00
<b>5 Bedroom Property</b>	£9.46	£2,412.30	£201.03
<b>6 Bedroom Property</b>	£7.97	£2,438.82	£203.24
<b>7 Bedroom Property</b>	£7.97	£2,845.29	£237.11
<b>8 Bedroom Property</b>	£7.97	£3,251.76	£270.98

FIXED COSTS			
	Internet (PA)	TV Licence (PA) (Single Payment)	Monthly DD
<b>1 Bedroom Property</b>	£432.00	£147.50	£36.00
<b>2 Bedroom Property</b>	£432.00	£147.50	£36.00
<b>3 Bedroom Property</b>	£432.00	£147.50	£36.00
<b>4 Bedroom Property</b>	£432.00	£147.50	£36.00
<b>5 Bedroom Property</b>	£432.00	£147.50	£36.00
<b>6 Bedroom Property</b>	£432.00	£147.50	£36.00
<b>7 Bedroom Property</b>	£432.00	£147.50	£36.00
<b>8 Bedroom Property</b>	£432.00	£147.50	£36.00

## WHAT NOW...

If you're currently utilising our Bills Inclusive service with your property managed by Glide Utilities we will look to move the supply to our new suppliers by September 1st 2017. You're not required to do anything in order to facilitate the swap.

If you would like to remain with Glide please call Harry on 01522 410 646 or email [Harry@Student-Housing.co.uk](mailto:Harry@Student-Housing.co.uk)

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