

## Refuse and Recycling Requirements for Developers Prior to Submitting Plans

**Maidstone Borough Council (MBC) operates a fortnightly refuse and recycling service and a weekly food waste collection service.**

- 1. Introduction**
- 2. New houses**
- 3. Flats**
- 4. Internal design considerations**
- 5. Vehicle Access**
- 6. Collection problems**
- 7. Cost of bins**
- 8. Eurobin dimensions**
- 9. Vehicle dimensions**

### **1. Introduction**

**All new build property must permit residents (or the managing agent) to store sufficient containers, enabling them to use all of our statutory waste and recycling collection services.**

### **2. New Houses**

All collections are made from the front boundary of the property.

Our standard service requires residents to use 1 x black refuse bin (180l), 1 x green recycling bin (240l) and 1 x black/orange food waste bin (23l).

We also offer an 'opt-in' garden waste service and this is collected by means of a 240l wheeled bin (usually brown in colour). The take up of this service is extremely high therefore space should also be allocated to accommodate an additional bin.

Developers are required to pay MBC to provide the standard service containers (wheeled bins) meeting standard EN840.

For information the approximate dimensions for 240 litre bins are as follows: 1070mm height, by 550mm width, by 720mm depth. (Exact details subject to manufacturer)

23 litre containers are approximately 360mm high and 350mm by 300mm - subject to specific manufacturer.

There are occasions where we provide a larger 240 litre waste bin, therefore all individual houses must have a clearly identified flat storage area to accommodate 3No x 240 litre bins and 1No 23 litre container.

The occupier must be able to use the bins whilst they are situated in the storage area, be able to open the lids fully and be able to move one bin without moving another.

Overall we expect the storage area to be approximately 2000mm wide by 780mm deep, with the bins not being visible from the road. This could be simply ensuring space in the rear yard or garden (with suitable side access) or providing covert / shielded storage facility at the front of the property.

In all cases developers must be mindful of the need to allow access and ease of use for the resident and consider nearby properties, with respect to intrusion of odours.

The bin storage area is not the presentation point.

The point of presentation is an area used when the resident presents bins for servicing. This will be at the front of property where the property immediately abuts the public highway. It should be as close as possible to where the vehicle passes but no more than 25m from vehicle to point of presentation.

The developer is required to ensure the point of presentation is clearly stated to new residents and that there is nothing preventing the resident from moving bins from the storage area to the presentation point.

All houses are required to have an individual collection and must not be provided with communal collection arrangements.

### 3. Flats

Flats are generally serviced by communal bin stores. Bin stores should be large enough to accommodate and manoeuvre sufficient 1100 refuse Eurobins and 240 litre bins, for the number of dwellings.

To permit use of all waste collection and recycling collection services, the total overall provision for allocated users of each bin area, needs to be calculated, as follows:

Flats, basic requirement per property type.

No of bedrooms	Refuse litres	Recycling litres	Food
1	180	180	140 litres for every 10 flats -regardless of bedroom numbers
2	180	240	
3	180	240	

It is common for a large development to have more than one bin area, however the allocated users for each bin store must be clearly identified, in terms of specific flat numbers and property type.

This specific detail facilitates the calculation of capacity required for each single bin area and will assist the landlord or property management company, once the property becomes occupied.

Site details and calculations must be submitted by the developer prior to ordering the purchase of bins.

Note. for bin stores serving 4 or less flats each dwelling should be provided with their own designated bins.

The Council will not be responsible for the maintenance of the bin store, which must be;

- Easily accessible from the public highway
- Its location must be carefully considered, so as to not cause intrusion of odours or other issues, to adjoining properties or residents
- Have adequate ventilation – ventilation area to be 1/10<sup>th</sup> of total floor area, placed at high level and split flow through if practicable.
- Sufficient room to move bins around and access all bins
- Lockable doors wide enough to permit easy removal and replacement of the bins. 2m width overall opening minimum.
- Doors must prevent litter escaping from the bin store and be capable of being secured in the open position, to facilitate bin servicing.
- Lighting with secure cables
- Access must be restricted by use of key lock FB1 or FB2
- If access onto the site is restricted by remote control gates, there must be a trade access option. The Authority will not accept key lock or remote fob type access systems.

The distance that residents must travel to use the bin store must be less than 30m (property exit to bin store entrance), excluding vertical distance.

Collection vehicles must be able to park within 10m of the bin store.

There must be a clear identified route to move the bins to the vehicle parking location from the bin store, this must be level, smooth, suitable for purpose with no steps, gradient of less than 1 in 12. Drop kerbs into the road are mandatory.

In order to guarantee access and bin movement, parking must be prevented immediately in front of the bin store and on the route between store and collection vehicle. Developers should be mindful of pavement overhang when cars park.

A minimum free height of 5.200 m must be observed at the designated vehicle parking point.

#### **4. Internal design - practical considerations**

There is a general requirement in modern waste collection systems, for householders to separate types of waste, at a minimum this is non-recyclable and the usual recycling streams.

Occupiers are most likely to need these temporary facilities at the point of arising, so avoiding repeated trips to an external storage area.

Integrating suitable space into the design of cabinets in the kitchen or other appropriate areas, can make more efficient use of space and prove less obtrusive than leaving householders to acquire free standing bins at a later date.

#### **5. Vehicle Access**

Reversing refuse trucks can be hazardous so where possible, the road layout should include sufficient space for vehicles to drive in and turn around keeping reversing manoeuvres to a minimum.

Road design or parking limitations must also allow for access by large 26 tonne vehicle (see general dimension as below) special attention needs to be taken at junctions, bends in roads, pinch points etc. If vehicles cannot gain access it will impact on bin servicing and could also have implications for emergency services.

Developers whose construction includes archways, flying freeholds, building overhangs etc, should also consider the height of these vehicles.

#### **6. Collection problems communal bin stores**

The Council or its contractor will visit the site to service bins on an agreed schedule. If at that time, we are unable to gain access or safely move the bins to the vehicle, the collection will not be completed and the managing agent will be required to manage the waste / recycling until the next scheduled visit.

The Council will not be responsible for removing any side waste, should side waste prevent normal bin emptying, the bins will not be emptied on that visit. The managing agent is required to actively manage and monitor the use of the bin area.

## **7. Cost of Bins**

Developers are required to pay for the provision of all bins required for new developments. The costs are as follows (2020 subject to annual review).

Black 180L wheeled bin for refuse:	£25
Green 240L wheeled bin for recycling:	£25
Food waste bin 23L	£8
Communal Food waste bin 140L	£25
1100 L bin      standard waste	£320 + VAT + Delivery

Developers are welcome to purchase their own 1100L bin(s) however it must comply with EN840 be metal construction with plastic locking lid and comply with the dimensions below.

The Council / its contractor, will not service bins that fail to meet the criteria.

All other containers: domestic wheeled bins (180 and 240 litre) and 23 litre caddies, must be purchased directly from the council.

Developers need to make these arrangements early ensuring that bins are installed before letting properties to new occupiers, so avoiding the situation of the householder having no-where to store their waste / recycling.

Where developers permit uptake of residence before bin delivery has been completed, the developer will be required to make arrangements for waste removal.

Where residents have started to move onto a new development and access is restricted due to scaffolding, material storage, contractor parking etc. The council / contractor will make collections from an agreed location that we can access on a temporary basis, the developer needs to ensure the bins are already on site and these temporary arrangements are in place, before allowing uptake of residence.

Where a developer is aware of the details of the Managing Agent for a communal building, this information must also be provided to the Council as soon as practicable.

## **8. Eurobin dimensions**

W: 1250cm

D: 980cm

H: 1370cm

## **9. Vehicle Dimensions**

Length: 11.5m

Height: 3.32m

Width: 2.5m

Turning circle of vehicle: 33m