

Flats & Communal Buildings Policy



The purpose of this policy is to ensure compliance with Essex Joint Municipal Waste Management Strategy through ensuring that smaller containers are made available to residents who request them and that larger or additional containers are only provided subject to strict qualification criteria and to comply with the requirements of sections 46(3)(a) and 46(4) of the Environmental Protection Act 1990.

It is recognised that the collection of residual waste and recyclable materials from flats and similar communal buildings will require different arrangements from the policies for individual single properties. The standard capacity for flats will vary from 140 litres to 180 litres according to the size and/or number of bedrooms in each flat.

1. All new developments of flats must provide adequate wheelie bin collection by use of communal wheelie bins only – separate sack collections will not be allowed.
2. Only wheelie bins are acceptable containers – no paladins or other types of containers are allowed.
3. Any developer will need to pay for all communal wheelie bins including Blue Boxes and Food Waste Caddies. Developers **may** purchase 660 litres wheelie bins and larger from the Council or from other suppliers for refuse. Developers must purchase all recycling wheelie bins, blue boxes, food caddies from the council. Smaller size residual waste wheelie bins must also be purchased from the Council.
4. All new developments must ensure there is sufficient space for both Recycling and residual wheelie bins in all planning applications including access and egress requirements as outlined in the Waste Planning Guidelines booklet.
5. The Council will restrict the available capacity of residual wheelie bins at all flats and will not collect above that capacity unless **full** recycling is and continues to take place. Contamination of wheelie bins for all collection services must be at an acceptable level.
6. Any flats with recycling containers that continually contaminate their recycling wheelie bins may have the bins removed and the service terminated. This will not lead to an increase in residual capacity or in-service frequency.
7. Developers are advised to adhere to the Waste Planning Guidelines booklet available from <https://www.eppingforestdc.gov.uk/wp-content/uploads/2023/02/Waste-Planning-Guidelines-.pdf> and any other planning permission requirements as it may affect our ability to supply services.
8. **The council does offer a concession to the policy of boundary collection. Collection vehicles can enter private roads including car parks or courtyards to access a bin**

compound for waste collection purposes once (written preferably) permission has been granted by the owners or managing agents. This will be on the condition that the council will not be liable in any way for wear and tear or damage to the road whatsoever.

9. The council also offers to receive entrance codes or keys to bin compounds for the purpose of waste collection so that the managing agent does not have to unlock the doors prior to collection. This will be on the condition that the council will not be liable in any way for wear and tear or damage to the doors or bin compound whatsoever. All keys will be supplied by the managing agents free of charge to the council and need to be four in number. Replacement keys maybe required some time in the future
10. All changes to bin store codes or keys (including delivery) must be notified to the council three weeks before any change to ensure continuity of collection.
11. The concessions in 8 and 9 above can be cancelled for any reason subject to a week's notice.