

Waste and Cleansing Policies: Provision of service to new housing developments

Implementation date: 17 May 2018

Control schedule

Approved by	Transport and Environment Committee
Approval date	17 May 2018
Senior Responsible Officer	Andy Williams, Waste and Cleansing Manager
Author	Angus Murdoch, Technical Coordinator
Scheduled for review	Annually, or as required

Version control

Version	Date	Author	Comment
1.0	7 June 2018	Angus Murdoch	Final

Committee decisions affecting this policy

Date	Committee	Link to report	Link to minute
17 May 2018	Transport and Environment	Policy Assurance	Minute

Waste and Cleansing Policies: Provision of service to new housing developments

Policy statement

- 1.1 This policy describes what developers or architects must do to ensure the Council can provide a household recycling and waste collection service to new build or converted residential properties.
- 1.2 The policy was approved as part of the Waste and Cleansing Service's Policy Assurance at Transport and Environment Committee on 17 May 2018.

Scope

- 2.1 The overall policy sets out clearly what the developer or architect must do to ensure they have in place an appropriate waste management strategy which meets the Council's own strategic and operational requirements.
- 2.2 It emphasises the importance of engaging the Council at an early stage to ensure that residents have sufficient capacity and facilities to recycle and manage their waste appropriately, as well as access to a service which the Council is able to operate safely and efficiently.
- 2.3 It outlines the importance of taking steps to ensure the maintenance of the wider infrastructure in future (for example the Council will not be responsible for repair and maintenance of bin stores, lifting mechanisms, etc.)
- 2.4 These high level objectives are designed to support and work in tandem with other Council documents, policies and strategies managed by (in particular) the Waste and Cleansing, and Planning and Transportation services.

Definitions

- 3.1 "Waste" in this context relates to items or materials which are being discarded for disposal to landfill or energy recovery, while "recycling" relates to items which will be recycled.
- 3.2 New housing developments may be completely new build premises, conversions or refurbishments of existing premises, or commercial premises which contain an element of residential housing.

Policy content

- 4.1 Appendix 1 presents the policy pertaining to the provision of a service to new housing developments in Edinburgh.

Implementation

- 5.1 This policy will be maintained by the Council's Waste and Cleansing Service.
5.2 All services outlined are already in place.

Roles and responsibilities

- 6.1 The Waste and Cleansing Manager has overall responsibility for maintaining and updating the policy.

Related documents

- 7.1 None

Equalities impact

- 8.1 No negative equalities impacts have been identified as a result of this policy.
8.2 The policy is designed to support the delivery of an accessible, safe and operationally viable collection system to all new homes in Edinburgh.

Sustainability impact

- 9.1 Waste and Cleansing policies are designed to support integrated recycling services as part of an overall waste management service.
9.2 Ensuring that residents have access to comprehensive recycling services maximises the diversion of waste from landfill, while the provision of adequate capacity to manage waste minimises the risk of escape to the environment.

Risk assessment

- 10.1 This policy has been agreed by the Transport and Environment Committee as part of the policy assurance process which seeks to ensure increased accountability, transparency and efficiencies concerning Council actions and operations.
10.2 Failure to operate efficient, reliable and customer focussed services represents a risk to the Council's reputation.

Review

- 11.1 All Waste and Cleansing Policies will be reviewed on an annual basis and agreed at Transport and Environment Committee

Appendix 1:

Provision of Service to New Housing Developments

NOTE: This is the high level policy designed to support and work in tandem with the more detailed document “Instructions For Architects” setting out the more detailed instructions to developers and architects which cover types and numbers of bins, access, health and safety, defensible space and other operational requirements.

The Council’s policy is that all new build or converted properties must be specified to allow:

- The provision of the full range of waste and recycling collections as specified by the Council’s staff, which must be fully integrated, e.g. each bin store must have provision for the full range of materials collected for disposal and recycling;
- Safe and efficient access for waste collection teams to collect waste and recyclable materials;
- Provision for the disposal of bulk items as well as general household waste and recyclable materials.

It is the responsibility of the developer or architect to:

- Engage the Waste and Cleansing Service at the earliest point of the development process, and prior to the submission of any plans to the Planning Service, to agree a waste management plan for the property;
- If this does not take place, the Waste and Cleansing Service may not be able to adopt the property, requiring residents to make their own arrangements for the disposal of waste at their additional cost.

The waste management plan must comply with the Waste and Cleansing Service’s Instructions for Developers and Architects. It must cover:

- The types and capacities of bins to be used and the range of materials for which provision will be made, including the full range of recyclable materials;
- Access arrangements to empty bins, including turning circles, interactions with pedestrians, etc;
- The arrangements going forward to service and maintain bin housings, bin stores, bin lifts, etc as appropriate (which will not be managed by the Waste and Cleansing Service)
- The decision as to whether a development will receive a kerbside or communal bin collection service will rest solely with the Waste and Cleansing Service.
- The standard kerbside waste collection service provision (per property) is formed of one landfill bin, one mixed recycling bin, a recycling box and a food caddy. In some cases a garden waste bin may also be provided.

- In larger blocks it may be more appropriate to utilise communal bins rather than individual containers and the Waste and Cleansing Service may require this as part of the planning process.
- The developer may source their own bins provided these are compliant with the collection arrangements (including types and colours) operated by the Waste and Cleansing Service;
- The Waste and Cleansing Service can also source bins, but will recover these costs from the developer.
- The Waste and Cleansing Service will be responsible for the subsequent maintenance and replacement of the bins, but not for any bin housing or lift mechanism associated with the property or development.