

LONDON BOROUGH OF BRENT

Waste and Recycling Storage and Collection Guidance for Residential Properties

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Introduction

Brent Council is responsible for the collection of non-recyclable and recyclable waste from all domestic properties within its boundary.

This document provides guidance to architects and developers to use when planning and designing a new development, undertaking refurbishment, modernising or changing the use of a building so that effective waste and recycling storage and collection is included at the design stage.

This guidance applies to residential properties only and does not include commercial properties.

This document should be taken as a guide, as individual developments may have specific requirements. In addition development proposals must comply with all relevant legislation.

This guidance replaces all previous versions.

1.1. Code for Sustainable Homes

For new developments, the council advises developers and architects to refer to the Code for Sustainable Homes¹ (the Code).

The Code was introduced in England in April 2007 and is a voluntary environmental assessment rating method for the sustainable design and construction of new homes.

The Code measures the sustainability of a new home against nine categories of sustainable design, rating the “whole home” as a complete package.

The design categories are:

- Energy and CO2 Emissions
- Pollution
- Water
- Health and Wellbeing
- Materials
- Management
- Surface Water Run-off
- Ecology
- Waste

Waste is a design category of the Code. The aim is to recognise and reward the provision of adequate internal and external storage space for non recyclable and recyclable household waste.

1.2. Developer requirements

The developer will liaise with the planning department for details and approval of their planning application and will inform Brent’s Building Control of completion of the new development.

The council also requires the developer to contact Brent Council’s Recycling and Waste Service Unit to organise the delivery of the necessary containers.

Some developments may not fit into the broad categories outlined in this document, in which case advice should be sought from the Planning and Recycling and Waste departments.

At least one month’s notice must be provided.

Recycling and Waste Service Unit contact details

Address: Civic Centre, Engineers Way, Wembley, Middlesex, HA9 0FJ

Telephone: 020 8937 5050

E-mail: customer.services@brent.gov.uk

Please note that in planning applications where:

- commercial waste will also be generated separate storage and collection arrangements are required and must be considered and outlined at the planning stage
- clinical waste is likely to be generated, separate storage and collection arrangements are required and must be considered and outlined at the planning stage.

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<http://webarchive.nationalarchives.gov.uk/+/http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/codesustainable/>

2. Rationale

The council adopted a new Household Waste Collection Strategy 2010-2014 (the Strategy) in December 2010. The Strategy identifies the following vision, objectives and targets as the guiding principles for waste management in Brent. Architects and developers must take the vision, objectives and targets into consideration at the development stage of any new developments or building conversions.

2.1. Strategy Vision

Brent Council, residents and communities make the transition towards the goal of “One Planet Living”².

Waste is no longer a drag on the economy and the environment, but it is treated as a resource and the damaging impacts of waste management on climate change are minimised.

Sustainable waste management is a shared responsibility in Brent:

- residents understand that responsible waste management is a key part of wider actions to keep within environmental limits:
 - they reduce their own waste, purchase products and services that generate less waste
 - they recognise the value of products that can be repaired or reused
- they increase the amount of waste that can be separated for recycling and composting as much as possible the council works effectively with communities and local partners to manage household waste more sustainably and prioritise actions higher up the waste hierarchy as is reasonably achievable:
 - opportunities and information for residents about waste reduction and reuse are widely available
 - recycling and composting services are successful and widely used; participation by residents and capture of materials maximised
- West London Waste Authority (WLWA) works in partnership with the waste collection authorities to plan and invest in new collection and reprocessing facilities to implement the vision of sending zero waste to landfill. In addition waste management in West London plays an effective role in a sustainable long term energy policy.

2.2. Strategy Objectives

- To encourage greater consideration by residents and communities of waste as a resource through emphasis on reduction, reuse, recycling and composting
- To stimulate investment on reduction and reuse initiatives and take maximum advantage of the economic opportunities that such initiatives could represent for Brent residents
- To stimulate investment in recycling and composting collection schemes to deliver better coordinated services on the ground, improve the environmental performance of waste management operations and achieve high recycling and composting targets
- To target action on materials with greatest scope for improving environmental and economic outcomes
- To achieve efficiency savings and deliver value for money services
- To increase the engagement with residents and partners by communicating and supporting the needed behavioural change
- To work with the waste and recycling collection contractor to secure markets for the materials collected for recycling and composting
- To work with WLWA to secure investment in the infrastructure needed to divert waste from landfill

2.3. Strategy Targets

- Household waste reduction - There will be no overall increase in total household waste generated in Brent between 2009/10 and 2014/15 despite increases in overall household numbers

² One Planet Living is a global initiative based on ten principles of sustainability developed by BioRegional and WWF. The guiding ten principles are: zero carbon, zero waste, sustainable transport, local and sustainable materials, local and sustainable food, sustainable water, natural habits and wildlife, culture and heritage, equity and fair trade, health and happiness

- Household waste reuse, recycling and composting target – to reuse, recycle and compost 40 per cent of household waste by 2011/12, rising to 50% per cent by 2014/15 and aspiring to 60 per cent by 2019/20
- Diversion from landfill – to work with the West London Waste Authority and the constituent waste collection authorities to procure additional treatment facilities to deal with the residual waste which is not collected for recycling and composting and aim to divert 60% of household waste from landfill by 2014/15
- Efficiency savings target – to achieve annual efficiency savings of at least £500,000 in waste management operations by the first full year of operation of the new waste collection service
- Residents’ satisfaction with residual waste and recycling collection services – retain the high level of satisfaction achieved in the 2009 Brent Customer Satisfaction Survey.

3. Brent’s waste and recycling schemes

3.1. Street level properties and purpose built blocks of less than 8 units

3.1.1. Recycling schemes

Kerbside dry recycling collection scheme

The council offers a kerbside fully co-mingled recycling scheme. Residents are provided with a 240l wheeled bin to recycle the following materials:

- paper, metal tins and cans, glass bottles and jars, plastic bottles, aluminium foil, mixed plastic containers, food and beverage cartons and cardboard
- textiles, shoes, household and car batteries and engine oil are also collected and residents present these materials, next to the recycling bin, contained in clear plastic bags or clearly labelled bags. Residents provide their own bags
- the collection of the recycling bin is weekly. The residual waste bin is collected on alternate weeks (see section 3.1.2).

Where space in front gardens is limited the council can offer 140l wheeled bins.

Kerbside organics recycling collection scheme

The council provides a weekly borough-wide service for all street level properties to collect food waste.

- All residents in street level properties are provided with a 23l container to collect food waste.
- All street level properties in Brent are eligible to receive a separate chargeable garden waste collection service, in which garden waste is collected from a 240L wheeled bin.

3.1.2. Residual waste collection scheme

140l wheeled bins are provided by the council to contain residual waste that cannot be recycled. Residual waste is collected fortnightly.

The developer or landlord of new developments or flat conversions is responsible for purchasing the wheeled bins. The council does not provide recycling bins free of charge.

3.2. Purpose built blocks with 8 units or more

3.2.1. Recycling schemes

Dry recycling collection scheme

Communal bins of either 240l or 1,100l are provided to collect the following materials weekly: paper, cardboard, metal tins and cans, glass bottles and jars, plastic bottles, aluminium foil, mixed plastic containers, food and beverage cartons.

It is the responsibility of the housing association, council housing or private developer/landlord to purchase recycling bins for their properties.

The council does not provide recycling bins free of charge.

You will need to purchase the bins through the council. Please contact the Recycling and Waste Unit to receive an up to date price list.

The council will provide labels and other relevant communications material free of charge.

Organics recycling collection scheme

The council provide a food waste collection scheme for residents living in blocks of flats using 240l communal bins. The council expects architects and developers to make provision for the food waste collection scheme for new developments or refurbishments in all blocks of flats.

It is the responsibility of the housing association, Council housing or private developer/landlord to purchase organics bins.

The council does not provide recycling bins free of charge.

You will need to purchase the bins through the council. Please contact the Recycling and Waste Unit to receive an up to date price list.

The council will provide labels and other relevant communications material free of charge.

In addition all residents in Brent are eligible to receive a separate chargeable garden waste collection service.

3.2.2. Residual waste collection scheme

Communal bins are provided to contain this fraction of waste.

It is the responsibility of the housing association, Council housing or private developer/landlord to purchase residual waste bins for their properties.

The council does not provide residual waste bins free of charge.

You will need to purchase the bins through the council. Please contact the Recycling and Waste Unit for an up to date price list.

4. Waste and recycling storage requirements

The following general principles must be applied to **all developments covered by this guidance**.

- All new residential developments must provide storage space for non-recyclable waste and recyclable materials both internally and externally
- Internal storage space: Refers to indoor space supplied for storing non-recyclable waste and recyclable materials, prior to the transfer of the materials to an external bin. Internal recycling bins should be located in a dedicated non obstructive position. This should be in a cupboard in the kitchen, close to the non-recyclable waste bin, or located adjacent to the kitchen in a utility room or connected garage. Free-standing recycling bins placed directly on the floor or in a cupboard do not comply
- External storage space: Refers to outdoor space supplied for storing non-recyclable waste and recyclable materials. All residential developments must provide storage areas externally to accommodate all receptacles required by Brent Council
- The proposed storage for non-recyclable waste and recycling containers, both internally and externally, must be clearly marked and illustrated in any drawing (or site plan) submitted to the planning department in the planning application
- The calculations made to determine the overall storage allowance should also be submitted.

The following general principles must be applied to all **new houses, house conversions and multi occupancy accommodations of up to eight households**.

- All residential developments falling within the above category must provide the storage space for non-recyclable waste and recyclable materials both internally and externally as indicated in the table in annex 1. In addition, annex 2 outlines the containers' dimensions¹
- Internal storage space: To enable occupants to manage their non-recyclable waste and recyclable materials, developers should provide the necessary internal storage space for the separation of non-recyclable waste and recyclable materials into three separate containers, prior to the transfer of that material to an external bin
- External storage space: A paved or hard standing area of adequate size must be provided within the front boundary of the property for the storage of the necessary number of containers, ensuring that

the lids can be fully opened. The storage area must be a minimum height of 1810mm for 240 litre capacity bins or 2390mm for 1100 litre capacity bins

- Container areas must be in a position that makes it convenient for the householder to present all receptacles for collection from the front edge of the property. Bin storage areas should be located to create minimum nuisance to adjoining properties
- For houses with gardens, the council encourages developers to provide an area for the placement of a home compost bin³ to compost food and garden waste. Home composting is one of the easiest, most effective and environmentally friendly ways of recycling organic waste. Home compost bins should ideally be positioned in a sunny location and placed directly onto the soil. Such containers should not be sited in close proximity of windows, doors, or ventilation intakes for habitable areas within the dwelling or surrounding dwellings. The council subsidises home compost bins and these are available for residents to buy. Annex 2 shows the home compost bins dimensions
- Adequate provision must be made for the disabled and the elderly, ensuring that enough space is provided to set out all required containers whilst allowing enough room to manoeuvre a wheelchair to and from the property⁴. Additional information is available in the Code of Sustainable Homes.

The following general principles must be applied to **all multi occupancy accommodations of more than eight households** using communal storage containers.

- All residential developments falling within the above category must provide the storage space for non-recyclable waste and recyclable materials both internally and externally as indicated in the table in annex 1. In addition, annex 2 outlines the containers' dimensions
- Internal storage - To enable occupants to manage their non-recyclable waste and recyclable materials, developers should provide the necessary internal storage space for the separation of non-recyclable waste and recyclable materials into three separate containers, prior to the transfer of that material to an external bin
- External storage - storage areas for containers for non-recyclable waste and recyclable materials should be co-located (ideally within the same bin storage area) so that both recycling and waste disposal are equally convenient to access. For large developments, several bin storage areas may be appropriate
- The position and design of communal bin storage areas should also consider the impact of noise and smell on the occupants of neighbouring properties, existing and proposed
- The council requires that signs to inform residents where storage areas for non-recyclable waste and recyclable materials are located be provided, with signs placed in a suitable prominent position to clearly identify the bin storage area. The branding and the message placed on signs will be provided by the council
- Communal storage areas for residential dwellings should be sited so that residents are not required to carry non-recyclable waste and recyclable materials more than 30 metres from the front of the property (excluding vertical distances)
- Communal storage areas should be sited at ground level within the footprint of the development. External storage areas should have some form of soft landscaping around them (e.g. climbers or other vegetation) to screen the area and make it more aesthetically pleasing
- Communal storage areas must provide enough space to accommodate the required number of bins, allowing access to the bins and ensuring that an individual bin can be removed from the area without the need to move other containers. Enough head height must also be designed into the storage area to allow for the lid of a bin to be lifted comfortably
- Communal storage areas should also be located so as not to interfere with pedestrian or vehicle access to buildings
- Storage areas must have a suitable impermeable hard standing ground covering. Internal areas must be well ventilated, well lit and have a cleanable floor. External areas should also have a cleanable floor. This is important as such design features can help to prevent odour and vermin problems. To

³ Over 30 per cent of household waste can be diverted from landfill by composting. Compost can be used in the garden as a conditioner and mulch as an alternative to peat based compost extracted from natural wildlife sites

⁴ For example installing a ramp which leads to a platform for people with disabilities to easily place their materials into the bins

facilitate the cleaning of bins suitable drainage should be a feature of waste and recycling storage areas, all run off must flow towards a drainage point. Access to water supply should also be provided

- All residential developments falling within this category should allow additional storage space (preferably lockable) for bulky waste such as, fridges/freezers, washing machines, mattresses, furniture, IT equipment etc. This should be accommodated in a designated dry storage room which should not be part of the communal storage area for non-recyclable waste and recycling materials (however this can be next to or adjoining the storage area). These items are only collected on request by Brent Council
- Where practicable, the council encourages developers to make arrangements to facilitate communal/community composting to serve the needs of flats or dwellings which do not have access to a private garden and cannot be provided with a home composting bin⁵. The main considerations are that bins are screened, that the area is purpose built and clearly signposted and that ongoing management and maintenance is provided. In all cases the composting scheme must achieve full compliance with the Animal by-products Regulations (2005). If applicable, the composting scheme must be registered with the Environment Agency to either have a waste management licence, an environmental permit or an exemption from them
- Adequate provision must be made for the disabled and the elderly. Additional information is available in the Code of Sustainable Homes.

5. Access requirements for waste and recycling operatives

- Waste and recycling storage areas must be in a position which is easily accessible by collection vehicles and collection operatives
- The site plan must show the proposed access and collection routes for collection vehicles as well as distances between vehicle collection points and storage areas
- Waste collection points should be to the front of the premises where practically possible. If this is not possible a separate collection point must be made clear on the site plan submitted. It should also be made clear who will be responsible for transporting waste and recycling containers to this point on collection days. Details for the collection of waste and recycling in these circumstances will need to feature in the management plan of the site
- Communal waste and recycling storage areas should be sited at ground level within the footprint of the development. In developments where the storage area is proposed underground, it should be clearly marked on the site plan where the collection point will be on ground level on collection days. The council will only collect the containers if they will be transported to ground level. The use of a lift is recommended. The lift must be large enough to comfortably accommodate one waste receptacle of up to 1,100 litre capacity and a porter. The lift doors and the lobby or corridor area must be sized so that the receptacles can be easily manoeuvred. A statement detailing how the containers will be transported to the waste collection point at ground level should feature in management plan of the site
- Collection operatives should not be required to:
 - move wheeled bins of up to 240 litres more than 20 metres in total. This is the maximum distance between the point of collection and the collection vehicle
 - move a 1,100 litre eurobin or a similar wheeled container more than 10 metres in total. This is the maximum distance between the point of collection and the waste collection vehicle
- Wheeled containers should not be wheeled over steps or kerbs. A drop kerb as near as possible to the storage area will be required to allow for the safe movement of such containers to enable collection operatives to collect non-recyclable waste and recyclable materials in accordance with the Health and Safety at Work Regulations
- The access road on the site should be able to safely accommodate collection vehicles. As a safety feature it is preferred that collection vehicles should not be required to reverse to address traffic and public safety issues. If this is not possible the site layout must allow room for the collection vehicle to

⁵ Communal or community composting is where a group of people share a composting system. The raw materials are provided by all who take part in the scheme, and the compost is then used in the community, either by individuals in their own gardens, or for use on larger projects within the local environment.

manoeuvre. A turning assessment should be made with use of the appropriate software (such as Auto Track) and submitted with the planning application. Vehicle dimensions are listed in annex 3

- In cases where the access road has a restricted head height or if the vehicle has to pass through any part of a building, there must be a minimum clearance height of 2920 mm to allow for overhead fixtures and fittings
- Access paths should be a minimum width of two metres; have a reasonably smooth finish and be level. The only exception to this will be if the gradient falls away from the waste and recycling storage area, in which case the gradient should not exceed 1:14.
- If any access points are to be locked, then standard Fire Brigade (FB) locks should be used. If access gates are to be installed then FB1 or FB2 keys should be used. If padlocks are to be used then FB11 or FB14 should be used. Any other access arrangements must be agreed by Recycling and Waste Service Unit before planning submission.

Annex 1: Waste and recycling storage capacity requirements

Property type ⁶	Receptacle position	Residual waste (litres)	Dry recycling (litres)	Food waste (litres)
Houses (1 household)	External	1*140l wheeled bin	1*240l wheeled bin	1*23l kerbside container
	Internal	30l min	30l min	5l kitchen caddy
House conversions and residential developments of up to 8 households ⁷	External	70l per household	120l per household	1*23l kerbside container per household
	Internal	30l min per conversion	30l min per conversion	5l per conversion
Residential developments over 8 households	External	60l per bedroom	60l per bedroom	23l per household ⁸
	Internal	30l min per household	30l min per household	5l per household

⁶ Special arrangements on the number of bins provided can be made for households with 6+ persons

⁷ For example, a house converted into two flats will need one 240l wheeled bin for waste, one 240 l wheeled bin for dry recycling and two 23l kerbside containers.

⁸ Only 240l wheeled bins can be used for communal food waste collections. (1 x 240l bin per 10 households is acceptable)

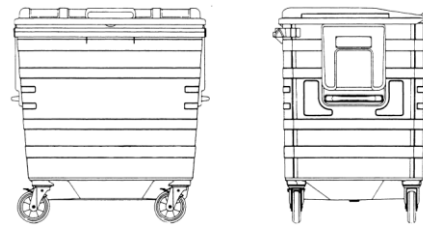
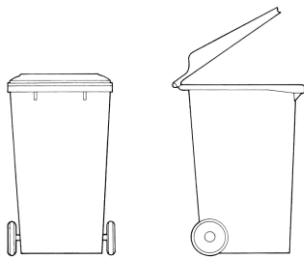
Annex 2: Waste and recycling container dimensions

Waste containers are supplied by the council at a cost. Please contact the Recycling and Waste Service Unit for an up to date price lists.

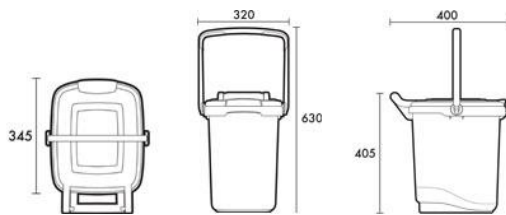
Please note that the dimensions of bins supplied may vary by up to 100mm. Images are not to scale.

Wheeled bins (including bins required for communal food waste containers)

Dimensions (mm)			
Capacity (litres)	240l	1100	140
Width	585	1025	480
Length	730	1370	550
Closed height	1100	1460	1070
Plastic sack equivalent	3	15	2



Kerbside container



Dimensions (mm)	
Capacity (litres)	23l
Width	320
Depth	400
Height	405

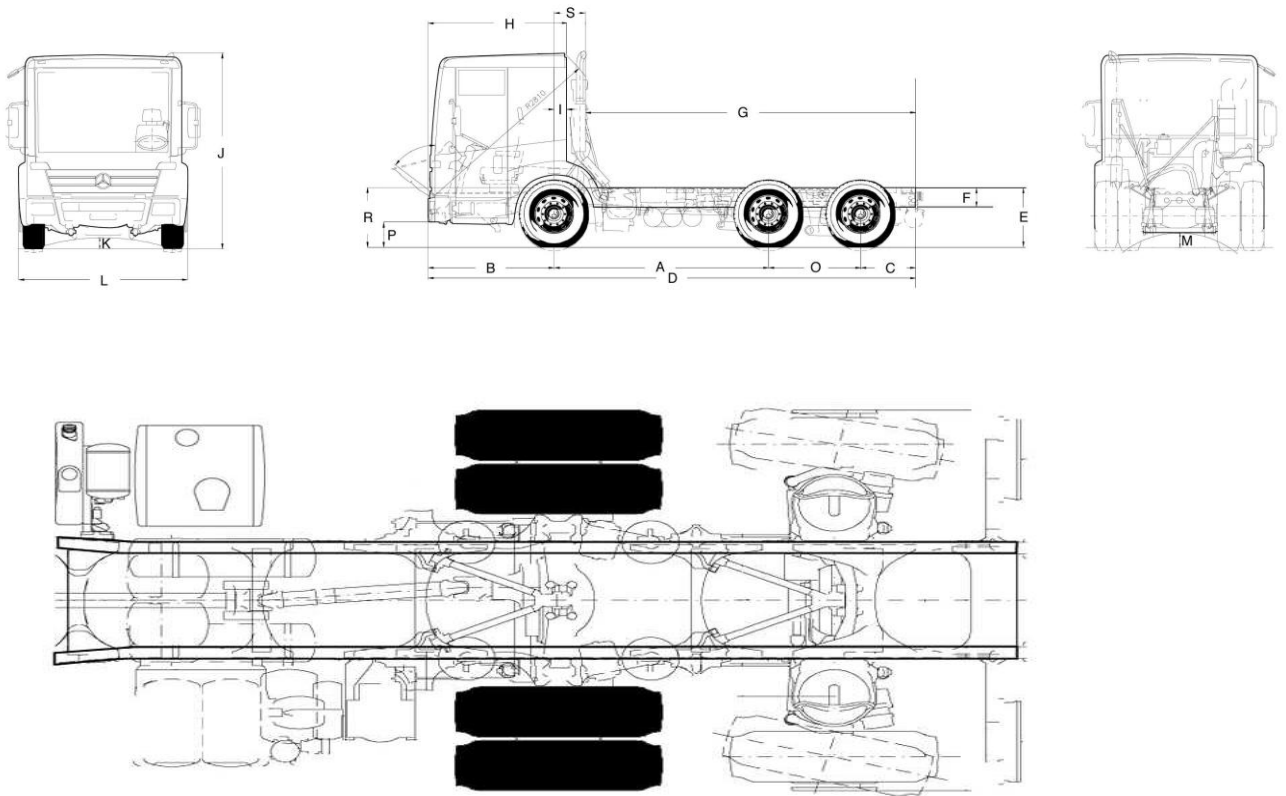
Image of kerbside container sourced from Straight Plc website,

Home Compost bins

Dimensions (mm)		
Capacity (litres)	220	330
Height (mm)	900	1000
Diameter (mm)	740	800

Annex 3: Vehicle dimensions

6x2 rear steer Mercedes Vehicle



Dimensions (mm) for 6x2 rear steer	
A Wheelbase (first to second axle)*	3900
A+ 1350mm (outer axle spread)	5250
B Front overhang	1850
C Rear overhang	1200
D Overall length	8300
E Frame height at rear axle	930
F Frame depth	284
G Back of exhaust pipe to end of frame	5990
H Bumper to back of cab	2032
I Back of cab to centre line of front axle	182
J Overall height (nominal)	2920
K Ground clearance front	210
L Width over cab	2490
M Ground clearance rear	250
N Frame width (at rear)	760
O Bogie spread	1350
P First step height from ground	515
R Cab floor height from ground	860
S Centre line of front axle to rear of exhaust pipe	490
Turning circle (wall to wall)	16.1m
Minimum cab gap (to rear of exhaust pipe)	50

Eagle 6 x 2RS – Wide body RCV (All dimensions are in mm unless otherwise stated)

Dimensions (mm) for Olympus Twin Pack 22 6x2 RS	
Overall Wheelbase	5250
Turning circle (overall in Metres)	16.9
Overall Length	9225
Overall length including front view mirror	9455
Overall length (tailgate raised)	10280
Front axle to front of compaction body	650
Front overhang	1665
Rear overhang	2310
Rear overhang – tailgate raised	5190
Overall height	3690
Overall height - tailgate raised	5190
Height at exhaust tip – nominal	3800
Cab roof height	3130
Cab floor height	825 driver side, 885 passenger side
First cab step height from ground	495
Rave rail height	1070
Ground clearance and lowest part of vehicle	250
Ground clearance – tailgate	435
Approach angle	15.5°
Departure Angle	15°