

## Flats & similar 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 wheeled 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 wheeled bins including Blue boxes and Food Waste Caddies. Developers **may** purchase 660 litres wheelie bins and larger from the Council or from other suppliers. **Developers must purchase all recycling wheeled bins, blue boxes, foody 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 wheeled 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.