

Guide on the provision of facilities for waste and recycling for new developments and property conversions

The aim of the guide is to provide guidance on the space and access requirements for waste and recycling containers, that should be taken into account when building a new development or a conversion.

The guide also provides information regarding the requirement for developers to purchase the waste and recycling containers for all new developments/conversions.



Service Overview

The waste collection service is delivered by Amey who are the councils contract partner. The waste and recycling collection service is a property based collection and the provision of containers is decided on a property specific basis, a summary of the current provision is provided in the following table.

	Refuse Collection (weekly)	Recycling Collection (fortnightly)	Garden Waste Collection Fortnightly (April to December)
Single Households (Individual Property)	140 litre Black Wheeled bin	240 litre Brown Wheeled bin 55 litre recycling box	240 litre Green Wheeled bin
High Occupancy Single Household (An individual Property with 6 or more permanent residents)	240 litre Black Wheeled bin (By application only)	240 litre Brown Wheeled bin 55 litre recycling box	240 litre Green Wheeled bin
Unsuitable for a Wheeled bin Single Household (Properties with no Frontage or that can only be accessed by Steps)	Purple Sacks (Equivalent to 2.5 sacks per week)	Clear sacks (Equivalent to 5 sacks per fortnight) 55 litre recycling box	Not Applicable (This service is only available through the use of wheeled bins)
Flats and Apartments (Property containing several individual properties within one building)	Shared Euro style containers (Sizes range from 660 to 1280 litres and should equivalent of 2.5 sacks per property)	Shared use of multiple 240 litre wheeled bins or Euro style containers (Allocation to suit needs of the property)	240 litre Wheeled bin (Shared use for residents – not for commercial use i.e by paid gardener)

Storage Requirements

All developments including conversions are required to provide adequate off-street hard standing storage space for the appropriate number and type of Refuse and Recycling containers as indicated above (Including the storage of sacks).

This provision can be in the form of storage space integral to the design of the property or dedicated space externally or in a communal storage area.

The requirements regarding the provision of adequate refuse and recycling storage, vehicle access, etc will need to be demonstrated on planning applications submitted to the Local Planning Authority for approval.

Container types and dimensions

	Height	Width	Depth
140 litre Wheeled bin	1070mm	480mm	550mm
240 litre Wheeled bin	1070mm	570mm	730mm
660 litre Euro style container	1330mm	1250mm	720mm
700 litre Euro style container	1385mm	1250mm	720mm
1100 litre Euro style container	1370mm	1375mm	990mm

Charging for Containers

Solihull Council will no longer provide containers to new properties free of charge. Developers are expected to contribute to the whole cost in providing Waste and Recycling infrastructure arising from new developments, this includes existing properties that are sub divided and require additional bin/box capacity.

These charges are a one off cost for initial provision; the containers remain the property of Solihull Council. When residents move on the containers must remain for the next resident to use. Containers must not be moved between properties by residents and if containers are removed from a previous property (to avoid the charges) they will not be emptied.

Containers may be purchased from the Council or directly from manufactures although it should be noted that all items must be fully compliant with the Councils specification and carry the council logo.

Container prices and a copy of the specification are available by contacting the Environmental Services Waste team by email at the following address: wasteandrecycling@solihull.gov.uk

What Containers should be provided?

The following section highlights the basic requirements for new residential developments. Special considerations may apply in designated conservation areas or where the property is a listed building. In these circumstances the developer should discuss the requirements with the Planning Service prior to a planning application being submitted. The following guidance applies to proposals for all new build dwellings as well as conversions.

All New Properties

The Councils policy for Individual Households requires residents to present their waste containers at the edge of the property where it meets the footpath or public land. To avoid any Health and Safety risk to residents, a clear flat access without steps and other obstacles must be provided between the storage point and the collection point, which is generally at the front of the property. If a path needs to be constructed to comply with this requirement, it should be a minimum of 600 mm wide with a solid surface to facilitate wheeling the bin.

Householders are also required to place their bins at the boundary of the property by 7am on the day of collection. Householders are not permitted to store or place bins permanently on an adopted public highway, therefore consideration should be given to the provision of an area which would enable householders to place their bins out for collection without restricting access to their property or obstructing the public highway.

It is not acceptable for refuse collectors to collect wheeled bins from private service paths or lanes. New developments including terraced properties should consider at an early stage how provision will be made for convenient storage and collection.

Terraced Properties

Whilst the requirements set out above apply to all new housing including terraced houses, within certain types of 'courtyard' style terraced developments, it may be more practical to provide a communal refuse and recycling storage similar to the requirements of Multi-occupancy properties.

Multi-occupancy properties - Flats, Apartments, Maisonettes

It is recognised that it will not always be possible to provide individual facilities for waste and recycling and it will be necessary to provide communal facilities. In these cases properties should be provided with a communal refuse and recycling store designed to accommodate Euro bin style containers.

Communal container stores must be located in a convenient location for both the users and the collection operatives. A developer should try to avoid locating the stores in a position where some residents have to carry their refuse a much greater distance than others. If a central location is not possible then locating the stores at the main entrance to the development or providing more than one bin store within the site should be considered.

The design, layout, and lighting of communal storage areas will be expected to incorporate features to increase safety and reduce opportunities for crime and anti-social behaviour. The location should also minimise the intrusion of noise and light on neighbouring properties.

Design Considerations

- Bin storage areas should not be more than 25 metres from a vehicle loading access point
- Clear flat access without steps and other obstacles should be provided between the communal bin store and the nearest point of access for the refuse collection vehicle. If a path needs to be constructed, it should be a minimum of 1200 mm wide with a solid surface and should not have a gradient greater than 1:12.
- Consideration needs to be made for the provision of “Keep Clear” markings in front of bin stores and at the designated vehicle access/loading point to prevent cars parking and inaccessibility for collections.
- Where Bin stores are provided the roof requires enough vertical clearance to allow the lids of the wheeled bins to be opened fully. Sufficient space must also be left for the residents to access their bins and recycling containers easily, and for the bins to be able to be removed individually from the storage area for collection.
- All bin stores should have a solid floor that is inclined slightly towards a drain. This principle is important as refuse bins can sometimes leak liquids, which would otherwise pool on the floor and could cause an odour problem and/or health risk.

Vehicle Considerations

Standard Refuse Collection vehicles require a minimum of 4 metres vertical clearance and access roads need to be at least 3 metres wide. Road surfaces need to be sufficient to accommodate heavy goods vehicles which are almost 12 metres in length and have a gross weight of approximately 26 tonnes. (A vehicle data sheet which shows all relevant vehicle measurements including turning circle is available from the Waste and recycling team on request). In addition where access is required over private land a damage waiver will be required, indemnifying the council against any potential damage caused by the collection vehicle to the road surface.

Building Regulations

Adequate provision for the storage of waste is also required under Building Regulations. This includes access to the storage area for occupants, and from the place of storage to the collection point. The advice in this guide will assist in complying with the Building Regulations.

Further Information

For more information please contact the waste and recycling team at
 Email: wasteandrecycling@solihull.gov.uk
 Call: 0121 704 8000

