

Waste management guidance note for residential and mixed-use developments

This guidance is supplementary to that given within the Haringey Local Plan document ‘Sustainable Design & Construction, Supplementary Planning Document’, adopted March 2013.

1 Haringey’s standard residential waste collection service

The following waste collection frequencies, arrangements and capacities are what Haringey deems to be its standard residential waste collection provision, the costs of which being fully covered under its local government funding framework.

1.1 Low rise housing with individually allocated bins

Collection is from the curtilage of the property, not from the highway and as close as possible to the access point to the property, so collection teams can grab bins within two steps from the highway. Adequate storage space must be provided for a full set of bins: residual, recycling, food and garden waste. The kitchen area should allow space for separate internal mixed recycling and refuse waste bins and for a 7-litre food caddy. No waste, loose or within bins, can be presented on the highway (pavement or road).

Our staff must be able to reach bins quickly and easily with no obstruction, including from cars, bikes, plants or steps. All bins must be available for collection within 25m of the nearest point the collection vehicle can safely stop.

For safety reasons, the maximum capacity of any two-wheeled bin is not to exceed 240litre. The Council will supply the necessary wheeled bins initially. If lost or damaged in any way other than by our staff, residents must pay a fee to get a replacement delivered.

Upon completion, each new dwelling must be provided with Haringey’s standard recycling guide. These can be requested free-of-charge by emailing enquiries.haringey@veolia.com or calling 020 8885 7700.

1.1.1 Waste capacity allocation

Refuse allocation	Capacity	Approximate bin dimensions
Per 1 bed, low-rise dwelling when supplied for sole use.	140 litres	550mm D x 500mm W x 1060mm H

Per low-rise dwelling with more than 1 bed, when supplied for sole use.	240 litres	740mm D x 590mm W x 1080mm H
Dry mixed recycling allocation		
Per single 1 bed dwelling when supplied for sole use.	140 litres	550mm D x 500mm W x 1060mm H
Per single 2/3 bed dwelling when supplied for sole use	240 litres	740mm D x 590mm W x 1080mm H
Food waste allocation		
Per dwelling	25 litres	350mm D x 300mm W x 360mm H
<p>Garden waste collection is an opt-in subscription service with a weekly collection via 140L or 240L wheeled bins or by biobags. Lids must be closed, and no side waste/excess waste will be collected. Any property that has potential to produce garden waste must have adequate and suitable space to store and collect a 240 litre bin alongside all other bins, off of the highway.</p>		

1.1.2 Standard collection service

- RESIDUAL: black wheeled bins, collected once per fortnightly. Lid must be closed. Side/excess waste next to the bin will not be collected
- DRY MIXED RECYCLING: black wheeled bin with green lid or all green wheeled bin, collected once per week. Lid must be closed.
- FOOD WASTE: 25L outdoor, lockable, brown food bin. Collected once per week. Food waste can be placed in the outdoor food bin loose, wrapped in newspaper or contained within compostable liners. Lids must be in locked position.
- GARDEN WASTE: containment size, type and number to be determined by subscriber. Collected once per week. Lid must be closed. Side/excess waste next to the bin will not be collected.

The council will not collect waste more frequently than that stated in our standard collection service above for low-rise housing.

1.2 Flats above shops

The majority of Haringey's existing flats-above-shops are within time banded collection zones, where waste presented in sacks is collected at given slots twice per day, seven days per week. However, any new dwelling, including new residential conversion units above shops, should make provision for waste containment. The need to present loose residential waste sacks on the pavement must be avoided.

To help contain waste in time band collection zones, the council have introduced a network of residential waste 'drop boxes' along some of Haringey's timed collection zones. The capacity of these provisions has been calculated only to meet the existing dwellings they

serve. There must be no reliance on these provisions where a development increases habitation levels.

Where wheeled bins can be utilised and stored off the highway, the capacity must be adequate for the number of households it serves, as per the council’s standard low-rise collection service described in 1.1. Where the bins are to serve more than six dwellings, bulk bins must be used, as per guidance in 1.3.

1.3 High rise housing and communal collections

The standard collection frequency of all three standard residential waste collection streams (residual, dry mixed recycling and food waste) is weekly for all high rise and communal collections; the council will not collect waste more frequently. Standard waste and recycling capacity for flatted developments is assessed by the following formula:

Refuse allocation	Capacity	Approximate bin dimensions
per 6 dwellings	1100 litres	985mm D x 1260mm W x 1370mm H
Dry mixed recycling allocation		
per 10 dwellings	1100 litres	985mm D x 1260mm W x 1370mm H
Food waste allocation		
per dwelling	20 litres	140 litre wheeled bins
Any proposal to incorporate rubbish chutes must submit an ‘Innovation and residential waste management plan’, see section 2.4		

Any development of six flats or more must be provided a bin store and use bulk bins for refuse and recycling. The capacity must be made up of the largest bin sizes available within the council’s prevailing specification or bin hire offer. For example, a required capacity of 3000L for any one waste stream must consist of 3x 1100L. Bulk bins cannot be stored or presented on the public highway unless expressly agreed with the authority.

The council can provide communal bulk bin containment under a hire agreement. All enquiries should be made to Bulkbinhire@haringey.gov.uk. Alternatively, property managers can supply their own bins, compatible with the council’s prevailing specification. The council will supply all food waste bins free-of-charge.

In the event of a bin not being emptied due to contamination with prohibited waste, the council reserve the right to charge for a separate vehicle to collect it.

1.4 Clinical waste

The council operates a free household clinical waste collection service for certain infectious wastes and on-demand service for certain sharps. Only referrals from health professionals, on behalf of their patients who self-care at home, will be accepted via the clinical waste

request e-form on the Haringey website. Any building that encompasses a treatment centre where clinical waste may be produced, must incorporate separate storage and have appropriate collection arrangements in place.

2 Home Composting

Home Composting facilities should be designed as part of private or communal green space, located in an easily accessible location that is well drained and receives as much sun as possible.

For homes with private gardens, there should be sufficient facilities to hold 240L of organic waste per dwelling. For dwellings without a private garden but with access to communal gardens it should be 70L per dwelling.

3 Provision of communal waste storage areas

3.1 Access to collection points

It is the responsibility of the property manager to provide and maintain safe access for collection crews at all times. If access through security gates/doors is required for household waste collection, then this should be via digital punch keypad locks or code-activated devices with codes being shared with our operational teams. No charges will be accepted by the council for the supply, loss, replacement or malfunction of any equipment required to gain access to waste bins.

It is the responsibility of the developer and property manager to ensure effective measures are in place to prevent any obstruction inhibiting safe access for our collection crews to and from each collection point. This includes obstruction by private and commercial vehicles, excess, bulky or loose waste. In the event of a bin not being emptied due to reasons beyond the control of the collection crew, the council reserves the right to make a charge for each subsequent attempt.

Applicants must demonstrate that appropriate measures have been taken to prevent any potential damage to parked vehicles or property during the manoeuvring of bins within and to/from each bin store.

Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.

Bulk waste containers must be located no further than 10 metres from the point of collection, which should be the nearest point where the vehicle can safely access them.

The need for collection vehicles to reverse should be avoided. Where not possible, reversing should be kept to a minimum as per BS5906 and be for manoeuvring only. There is to be no reversing on any incline/decline and the vehicle must be able to enter and exit the development using forward gears only.

In any instance, routes where bins need to be manoeuvred from waste storage points to collection point must be as straight as possible with no kerbs or steps and with gradients no greater than 1:20. Surfaces must be smooth, flat and of solid constructions such as concrete. Dropped kerbs must be installed as necessary.

Residential and commercial bin storage must be kept physically segregated at all times, with separate access to edge.

3.2 Bin storage construction

If waste containers are housed, housings must be large enough to fit as many containers as are necessary to facilitate once per week collection, as per the formula in section 1.3, with roof heights sufficient to allow residents to freely stand up inside while fully opening/closing bin lids. Internal housing layouts must allow all containers to be accessed by users. Any one container must be able to be safely and easily removed from/put back to its original location within the bin store without the need to move other waste containers. All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them. Housings must have the necessary lighting to facilitate safe usage for residents and collection crews.

Door stays or retainers should be fitted to help avoid damage to property or collision with collection crews. Effective, vertically mounted bump strips should be fitted where bins are likely to come in to contact with walls or doors. The council and its contractors will not indemnify property managers against damage to bin stores resulting from their statutory duty to empty bins.

A separate covered storage area for bulky household waste or reusable items, e.g., white goods and furniture, with direct vehicle access, must be considered for all developments over ten units (refer to section 3.4)

The developer should evidence how the bin storage will be constructed for ease of cleaning, e.g., non-porous and smooth walls and floors with water supply and suitable drainage. Fire safety and anti-social behaviour deterrence must also be evidenced.

Upon completion, each new dwelling must be provided with Haringey's standard recycling guide. These can be requested free-of charge by contacting emailing enquiries.haringey@veolia.com or calling 020 8885 7700.

3.3 Mixed use developments

The site design must ensure all non-residential and residential waste are stored separate from each other in separate bin areas. It is for the businesses/property manager to arrange a properly documented process for commercial waste collection according to the prevailing laws governing such waste. Failure to comply with the law regarding commercial waste may result in a fixed penalty fine or prosecution through the criminal court system. The council can provide a licenced commercial waste collection service if required, contact

Haringey-Veolia Commercial Waste Partnership on 020 8885 7700 or email enquiries.haringey@veolia.com.

The levels of commercial waste produced will be dependent on the type of business or community activity likely to take place. However, the maximum design capacity for commercial waste storage should not rely on high frequency collections. To do so would promote higher levels of vehicle movements adding traffic congestion and pollution as well as risk overflows if the collection service is hampered in any way - by driver or fuel shortages, for example. Residential waste capacity should be planned according to sections 1.1-1.3 as applicable. No bins, be they commercial or residential, will be permitted to be stored on the public highway. If large volumes of commercial waste are expected, we recommend alternative containment methods may be more appropriate, such as on-site compaction or back-haul arrangements.

3.4 Innovation and residential waste management plan

Any developer proposing more than ten dwellings on any one site must consider how it can support its residents to apply the waste hierarchy and how the council's collection arrangements can be made as efficient as possible. This may include, but not be limited to, innovative or alternative waste collection arrangements such as compactors or treatment on site, design and layout of waste provisions, bin storage areas in proximity to typical resident egress routes, and the installation of internal waste storage units within each dwelling. Any development proposal of over ten residential units must be supported by a waste strategy using ReLondon's building strategy template, found at: <https://relondon.gov.uk/wp-content/uploads/2021/04/TEMPLA1.pdf>