**Refuse storage for new and converted residential properties**

**A guide for Developers**

**Introduction**

Since 2010 Torbay Council has had a refuse and recycling collection policy based on fortnightly collections of general waste using individual or communal wheeled bins and weekly collection of dry recyclate and food waste using boxes and caddies.

Due to the need for households to have to store waste for a fortnight, Torbay Council has also adopted a policy of requiring developers to provide adequate space for wheeled bins and boxes in all new builds and conversions in the bay where it is practical to do so.

It must however be noted that even in developments where it is not practical to use wheeled bins, adequate refuse and recycling storage for a two week period based on non wheeled dustbins and kerbside boxes must still be provided.

This basic principle of ensuring that all new households are provided with adequate refuse storage has now been incorporated into national policy in Approved Document H of The Building Act (1984). This legislation also gives Torbay Council (as the Unitary Waste Authority) the power to stipulate to [developers what levels of refuse storage must be provided. This document can be viewed at www.](http://www/) communities.gov.uk

Please read the following carefully and ensure that the principles are followed in your submissions. Failure to indicate adequate refuse storage on plans submitted to Torbay Council for approval is likely to mean that your application will be rejected.

**Refuse and recycling containers used in Torbay**

**Dimensions**

**1. Standard household 240/140 litre individual wheeled bin.**

**240 Litre Bin** Height = 1070 mm Depth = 730 mm

Height with lid open 1640 mm

**140 Litre Bin** Height = 1070 mm Depth = 550 mm

Height with lid open 1550 mm

**2. Standard individual kerbside box.**

Height = 510 mm

Depth = 400 mm

Width = 390 mm

**Communal wheeled bin**

**3. Communal 360 litre wheeled bin**

Height = 1070 mm Depth = 850 mm Width = 630 mm

Height with lid open 1700 mm

**4. Communal 660 litre wheeled bin.** Height =

Depth = Width =

**5. Communal 1100 litre wheeled bin.**

Height = 1400 mm Depth = 1100 mm Width = 1300 mm

Height with lid open 2500 mm

**What we are looking for:**

**1. Individual detached or semi-detached properties:**

Generally an area of hard standing should be provided in the back garden or courtyard for the storage of the equivalent of two standard 240 litre wheeled bins per property. Clear flat access (i.e. no steps or other obstacles) should be provided between the designated storage point at the rear of

the property 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 650 mm wide to facilitate wheeling the bin.

As Torbay Council requires householders to place their bins at the boundary of their property on collection day, it would be desirable for an area to be provided by the front gate so householders

can place their bin out for collection without restricting access to their property. It must be noted that householders are not permitted to either store permanently or place bins out for collection on an adopted public highway.

If the rear garden/courtyard of the property is at a higher or lower elevation than the front, or if for any other reason access from the rear to the front requires steps or other obstacles to be built that would prevent the easy movement of wheeled bins, or if the ‘walkout’ distance for the householder is more than 25m, then a bin store or storage area for the equivalent of 2 x 240 litre wheeled bins needs to be provided at the front of the property.

If the elevation of the property is such that it requires steps to be built up or down from the pavement, then a storage area needs to be provided at pavement level for the permanent storage

of the equivalent of 2 x 240 litre wheeled bins. Please note that for reasons of Health and Safety, our collectors can only move wheeled bins up or down no more than three steps.

Other considerations:

• If building a bin store with a roof, please ensure that enough vertical clearance is available to allow the lids of the wheeled bins to be opened fully and for a person to be able to stand up inside the store.

• Bin stores or storage areas should be as conveniently located as possible for the householder, whilst taking into account the essential requirements above.

**2. Terraced houses:**

**Scenario 1: New build**

Properties built in new developments must be provided with a discreet or integral bin store or storage space at the front large enough to accommodate the equivalent of 2 x 240 litre wheeled bins. Clear flat access (i.e. no steps or other obstacles) should be provided between the designated storage point and the collection point. If a path needs to be constructed to comply with this requirement, it should be a minimum of 650 mm wide with a metalled surface to facilitate wheeling

the bin. It should be less than 25m from storage to collection point (householders tend to leave bins in places convenient to themselves rather than wheel bins more than 25m, which can be

to the detriment of both the appearance and smooth running of the development soon after first occupation.)

If the elevation of the property is such that it requires steps to be built up or down from the pavement, then an a storage area needs to be provided at the pavement level for the equivalent of 2 x 240 litre wheeled bins.

In certain types of ‘courtyard’ style terraced developments, it may be more practical to provide a communal refuse store with provision for pairs of 240L bins / bulk bins. Please refer to Section 4

Planning communal refuse facilities for more detailed information about this.

**Scenario 2: Redevelopments**

In many of the older terraces in the borough, refuse collection has traditionally been from rear service lanes wide enough for a refuse collection vehicle to drive down, whereas recycling usually takes place from the front. In properties where refuse collection is from the rear, developers are not required to provide space at the front for wheeled bins. They should however ensure that there is hard standing at the rear of the property for the equivalent of 2 x 240 litre wheeled bins per dwelling.

If refuse collection and recycling takes place from the front, and a front garden/area exists, then developers will be required to provide storage for the equivalent of 2 x 240 litre wheeled bins at the front. If the frontage of the house opens out directly onto the pavement then developers will need to provide space at the rear of the property to store to the equivalent of 2 x 240 litre wheeled bins and will need to be presented at the front of the house for collection. (Please provide proportionally more storage space if the property is for multiple occupancy.)

If you are unsure whether refuse collection takes place from the front or the rear of the property you are redeveloping please contact Torbay Council on 01803 207680 or e-mail [wasteandrecycling@torbay.gov.uk](mailto:wasteandrecycling@torbay.gov.uk)

**3. Flats and properties in multiple occupancy:**

Torbay Council has a policy of requiring the occupier to take responsibility for their own refuse and recycling wherever possible. Facilities which are provided for communal use can unintentionally create opportunities for residents to contaminate their neighbours’ recycling efforts, as well as provide little incentive for householders to recycle, due to lack of accountability.

If the location of flats and compact high density housing developments are such that this individual provision (contained within a communal storage area if necessary) is not possible, then they should be provided with a communal refuse store designed to take 1100 litre bulk communal refuse and recycling bins. Please refer to Section 4 Planning communal refuse facilities for more detailed information about this.

**Poor Design:**

Householders cannot access the bins easily and bins can only be removed with difficulty

**Good Design:**

Householders can access both bins easily and either bin can be removed from the store without moving the other.

**4. Planning communal refuse facilities:**

**Capacity:**

Communal refuse stores may be provided for the storage of individual pairs of wheeled bins in smaller developments: sufficient space should be left for the residents to access their bins easily, and for the bins to be able to be removed individually from the store.

Refuse stores should be large enough to accommodate 1 x bulk 1100 litre refuse bin per six flats and 1 x bulk 1100 litre recycling bin per six flats.

These figures are based on 2-3 persons per unit. If the majority of units in your development have more or fewer persons than this then the number of bins required will need to be adjusted accordingly. As a rule of thumb each household will require a minimum of 240 litres refuse capacity per fortnight and a minimum of 40 litres of recycling and 25 litres of food waste capacity per week.

Internally the bin store must be large enough for residents to gain access to all bins and for each bin to be able to be removed individually from the store (without having to remove any of the other bins first).

**Internal Storage:**

Internal waste storage facilities will vary for each development depending on the size of the premises. When considering the amount of room required, developers should include room for recycling containers as well as residual waste containers incorporated into the kitchen/utility area. This will enable occupants to segregate their waste into residual waste and recyclables, and to store it temporarily until transferring it to the external waste and recycling containers available

**Location and access:**

Communal refuse stores need to be located in a convenient location for both the users and the refuse collection operatives. In practical terms the store should be located in as central a location as possible in the development so that all residents have easy access to it: i.e. you 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 this is not possible in the central part of the development, then you should consider locating the stores at the main entrance to the development.

Communal stores must also be located no further than 25 metres from the nearest point of access for the refuse collection vehicle. Please note that our standard Refuse Collection vehicles require a minimum of 4 metres vertical clearance and access roads need to be at least 3 metres wide.

Clear flat access (i.e. no steps or other obstacles) should be provided between the bin store and the nearest point of access for the refuse collection vehicle. If a path needs to be constructed to comply with this requirement, it should be a minimum of 1.2 metres wide with a surface to facilitate wheeling the bins and should not have a gradient greater than 1:12.

**Design considerations:**

Ideally bin stores should be discrete roofed sheds built out of the same materials that are being used in the rest of the development so they blend into the background. However in some cases a simple hard standing area large enough to accommodate the required number of bins will suffice provided there is some form of screening employed to lower the visual impact. Please note however that all proposed designs will be subject to planning approval.

All bin stores or bin store areas should have a metalled floor that is slightly inclined towards a central soak away drain, enabling these areas to be washed down. This is important as refuse bins can sometimes leak smelly liquids, which would otherwise pool on the floor and could cause an odour problem and/or health risk.

Enclosed refuse stores must also be provided with good ventilation to minimise the buildup of odours. This should take the form of an active extractor fan system if the store forms an integral part of a dwelling unit or airbricks if the store is remote from dwelling units.

If building a bin store with a roof, please ensure that enough vertical clearance is available to allow the lids of the wheeled bins to be opened fully and a person to be able to stand up inside the store.

**Delivery of refuse and recycling containers**

A minimum of 6 weeks’ notice is required by Torbay Council for the order or advice of refuse and recycling bins required for communal bin stores.

When the site is near completion developers/managing agents should contact Torbay Council to arrange purchase of communal refuse and recycling bins for apartments, and the first collection arrangements from these bin stores.

A site visit will be carried out by a Waste Services Officer in conjunction with Tor2 Supervisors to ensure that bin deliveries can be carried out safely to the site.

A generic design for a communal refuse store is shown below. Please note that all designs will be subject to planning approval.

Trellis fence

(at least 2 metres tall)

Brick Retaining Wall

(1 metre tall)

Entrance

2 metres

**\*\*Front view of refuse store (not to scale)**

Trellis fence

(at least 2 metres tall)

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Brick Retaining Wall

(1 metre tall)

Concrete Floor Pan

Slight incline on floor path to centre drain to facilitate drainage

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**Transverse section of refuse store**

**Plan view of generic bin store**

**Final checklist**

• Has space been allocated for refuse stores?

• Have the refuse collection points been checked with Torbay Council and are the bin storage areas therefore correctly located?

• Can the bins be moved/accessed easily by the householder and the refuse collectors?

• Have the number of properties and number of bed spaces been specified?

• Has enough refuse and recycling capacity for the number of planned households been provided?

If the answer to any of these questions is ‘no’ then your application is likely to be returned for amendment, have conditions placed on it or be refused.

Torbay Council useful contacts:

Waste & Recycling department: 01803 207680

[**email: wasteandrecycling@torbay.gov.uk**](mailto:email:%20wasteandrecycling@torbay.gov.uk) [**web: www.torbay.gov.uk**](http://www.torbay.gov.uk/)

If you would like this information in other formats, including large print, please phone 01803 201201