

Waste Management / Operational Statement

Equitable House, 2nd & 3rd floor 88–100 South Street, Romford, RM1 1RX

Refuse and Recycling Storage and Collection Arrangements

This Waste Management / Operational Statement has been prepared in support of the application for approval of details pursuant to the relevant planning condition relating to refuse and recycling arrangements at Equitable House, 2nd and 3rd Floors, 88–100 South Street, Romford.

1. Purpose of Statement

The purpose of this statement is to explain the day-to-day operation and management of the proposed refuse and recycling arrangements serving the residential accommodation within the building.

The proposed arrangements are intended to provide a clear, practical, and well-managed system for internal storage, external presentation, collection, and return of refuse and recycling bins.

2. Refuse and Recycling Storage

A dedicated internal bin room will be provided within the building.

The bin room will be used for the storage of refuse and recycling bins serving residential units. Residents will place their refuse and recycling directly into the appropriate bins located within the bin room.

Waste will therefore be stored internally and will not be left outside the building by residents.

3. Collection Arrangements

In order to improve the existing twice-weekly collection arrangement, Equitable House, agreed with the Council's environmental / waste collection service, a third collection day will be introduced on **Friday**. The current collection days are **Monday and Wednesday**.

The operational arrangement will work as follows:

- refuse and recycling will remain stored in dedicated bins within the internal bin room between collection days;
- on the agreed collection days, the building's maintenance operative will move the bins from the bin room and place them at the agreed collection point at the front of the building;
- to keep the front of the building as clean and tidy as possible, the bins will be brought out at **06:30**, shortly before the **07:00** collection time on collection days.

4. Management Responsibilities

The refuse and recycling arrangements will be managed by the building's maintenance operative.

The maintenance operative will be responsible for:

- monitoring the internal bin room.

- Moving the bins for collection on the agreed collection days.

- making the bin room available for tenants again after collection has taken place.

- checking that the frontage area is left clean and tidy after collection.

- cleaning and inspecting the bin room three times a week.

This management regime is intended to ensure that the system always operates in a controlled and reliable manner.

5. Cleaning and Maintenance

The internal bin room will be inspected and cleaned three times a week.

This will include:

- Checking the general cleanliness and condition of the room.

- remove any loose waste or spillages.

- ensuring that the bins remain properly positioned and usable.

- ensuring that the area remains hygienic and well managed.

The frontage area at the collection point will also be checked as part of the regular management process to ensure that the public realm remains tidy and free from refuse-related nuisance.

6. Operational Benefits

The proposed arrangements provide the following operational benefits:

- refuse and recycling will be stored internally in a dedicated bin room.

- residents will not leave loose refuse bags outside the building.

- Tenants will no longer need to store waste in their flats, as the new bin room will be introduced.

- The system will be actively managed by building staff.

- The risk of litter, spillages, and visual clutter at the frontage will be reduced.

Overall, the proposal represents an improvement to the existing collection arrangement by introducing a more controlled and better managed waste storage and collection process.

7. Conclusion

The proposed refuse and recycling arrangements provide a practical and robust operational solution for the building.

Waste will be stored in a dedicated internal bin room and presented for collection only for a short and controlled period immediately before collection and only on collection days. The bin room will be cleaned and monitored regularly to maintain an appropriate standard of management and hygiene. Tenants will no longer need to store waste in their flats, as the new bin room will now be provided.

The proposed system will ensure that refuse and recycling are managed in an orderly manner and that the impact on the public realm is minimized.