



REDMATSTONE
DESIGNS

WASTE MANAGEMENT

PREPARED FOR

16 Peacock Street DA12 1EF

PROPOSED

Proposed change of use from C3 (dwelling house) to Sui generis HMO
6bed 6person

DATE

August 21st, 2026



REDMATTONE
DESIGNS

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1. INTRODUCTION

This Waste Management Plan has been prepared in support of an application for a **Lawful Development Certificate for a Proposed Use** for the change of use of the existing dwellinghouse (Use Class C3) to a **Sui Generis House in Multiple Occupation (HMO), comprising six bedrooms for a maximum of six persons.**

The site is located at **16 Peacock Street, DA12 1EF**, within an established residential area. This Waste Management Plan forms part of the supporting information accompanying the application.

The purpose of this Waste Management Plan is to demonstrate how refuse and recycling associated with the proposed six-person occupation will be appropriately stored, managed and presented for collection, while maintaining the cleanliness and appearance of the property and surrounding area.

2. CONDITIONS

The owner/landlord will ensure compliance with the waste collection and recycling requirements of the relevant local authority.

The owner/landlord will:

- Plan appropriately for waste and recycling storage;
- Provide suitable facilities for the storage of general waste and recycling;
- Ensure bins and recycling containers are stored in a neat and tidy manner within the property boundary;
- Provide all tenants with information regarding refuse and recycling collection arrangements; and
- Ensure waste is presented for collection in accordance with the requirements of the local authority.

Waste management responsibilities will also be communicated to occupants to ensure that the property, external areas and surrounding public realm remain free from accumulated waste.

Note: These clauses are provided as examples only – care should be taken to ensure that, where used, the final form of these clauses is compatible with the form of tenancy agreement with which they are to be incorporated (and associated definitions and obligations imposed on tenants contained therein).



3. RECOMMENDATIONS

- Councils should promote the model AST clauses set out above for inclusion within council tenancy clauses (where relevant);
- Councils should include recommendations on including these clauses within AST agreements in any guidance material targeted at landlords as well as the guidance set out above on invoking clauses and the use of inventories.

For Tenants	For Landlords / Agents
- Clear description of, and instructions on complying with, the collection services offered; - Details of how to find out collection days for a specific property; - Details of bulky waste collection services offered; - Details of how to contact the relevant council department where there are issues e.g. requests for additional/larger/ replacement bins or sacks; - A reminder not to fly-tip or leave excess waste around bins or in yards, gardens etc and the potential penalties for doing so; - Signpost to further information such as the council's website or recycleforlondon.com	- An outline of landlord responsibilities including: 1. To provide information for tenants on collection services 2. To provide suitable space for recycling and residual waste bins; 3. To provide recycling and residual waste bins to tenants in accordance with council policy and recommendation that these be included in the inventory associated with the tenancy agreement; 4. Duty of care obligations e.g. with regards to the transfer of waste; - Confirmation on classification of different types of waste as household or commercial; - Details of how to contact the relevant council department where there are issues or more information is required;



4. BIN

Bins will be issued by the Council. Most Council provide a specific dedicate service with indications about capacity and furniture and it's is the owner's task contact the Council to arrange the delivery of bins.

For the requested application, the landlord need provided:

- 1no. bin for general waste minimum 240 litre;
- 1no. bin for recycle minimum 240 litre;

Materials that should be placed into your general waste bin include:

- polystyrene and polythene
- carrier bags
- tissues, napkins and kitchen towels
- nappies, cat litter, animal faeces and bedding
- soiled fast food containers and pizza boxes
- oil or fat from food preparation or cooking
- cigarette ends
- broken crockery or glasses
- cotton wool and buds
- contents of your vacuum cleaner

5. STORAGE

All bins must be stored within the boundary of the property. The landlord/owner need instruct the tenants are required to put their bins at the front boundary of the property on the day of collection and are not permitted to store bins permanently on the highway, consideration should be given to the provision of an area where bins can be put out for collection without restricting access to the property or obstructing the public highway.



6. RECYCLING POINT AND COLLECTION DAY

a. Recycling and Refuse

The normal collection day for the subject property is:

- Thursday

Landlord's duty is to instruct the tenants to place recycling and refuse on your property boundary by 6am on the collection day.

b. Garden Waste

The fortnightly Garden Waste Collection Service will resume in the Spring

7. CONCLUSION

This Waste Management Plan has been prepared having regard to the proposed **change of use from a dwellinghouse (Use Class C3) to a Sui Generis House in Multiple Occupation comprising six bedrooms for a maximum of six persons.**

Appropriate arrangements will be maintained for the storage, separation and collection of general waste and recyclable materials. The landlord/property manager will ensure that occupants are informed of their responsibilities and that waste is stored and presented for collection in accordance with the requirements of the relevant local authority.

The proposed arrangements are considered appropriate for the maximum occupancy of **six persons** and will ensure that waste generated by the property is managed responsibly without adversely affecting the appearance or amenity of the surrounding residential area.