

Bin Management, Rubbish & Recycling Plan

49 Pier Road, Northfleet, Gravesend DA11 9NB

This Bin Management, Rubbish & Recycling Plan forms part of the Terms and Conditions of occupancy, which is contained in the Licence or Assured Shorthold Tenancy Agreement (AST) under Part 1 of the Housing Act 1988 (including any subsequent amendments).

This Plan exists to ensure neighbourly behaviour within the shared home and the wider neighbouring area. It is given to each tenant and displayed in a conspicuous place in the Property to be easily viewed by tenants.

The purpose of this Plan is to ensure that refuse and recycling generated by residents of No. 49 Pier Road is managed safely, efficiently, and in accordance with the requirements of the local authority. The plan provides a structured approach to waste segregation, storage, and collection, reducing risks of overflowing bins, pest attraction, and negative impacts on neighbouring properties.

1. Bin Storage

Bins will be stored within the curtilage of No. 49 Pier Road, away from the public highway, in an appropriate and convenient location that allows easy access for residents and for collection day movements. Storage will be arranged to prevent obstruction, minimise visual impact, deter fly-tipping, and allow for cleaning and tidy maintenance.

2. Collection

The local authority operates regular collection services for food waste, general waste and recycling. A waste collection rota will be implemented, assigning residents responsibility on rotation for presenting and returning bins on the correct days.

Bins will be placed out for collection in a quiet and respectful manner, and returned to the bin storage area promptly after collection.

3. Resident Responsibilities

Residents will be required to:

- Place waste in the correct internal bins provided (kitchen arrangements).
- Empty internal bins into the external bins regularly to prevent overflow.
- Follow the rota for presenting bins to the kerbside and returning them promptly after collection.
- Avoid contamination of recycling by following the council's guidance (for example: rinsing cans/containers where required and ensuring no plastic bags are placed in recycling bins unless permitted).

4. Landlord / Management Responsibilities

The property manager will:

- Provide and maintain appropriate bins as specified by the Council.
- Monitor waste storage areas regularly to ensure compliance and cleanliness.
- Where possible, arrange for cleaning to take place on bin day to support tenant obligations should they be missed.
- Arrange additional collections or bulk waste removal if volumes exceed provision.
- Display clear guidance in the kitchen explaining what can/cannot be recycled, collection days and resident responsibilities.

5. Monitoring and Review

The plan will be reviewed annually or when there are significant changes (for example, changes to Council collection policies or changes in resident numbers). Feedback from tenants and neighbours will be considered in updates to ensure effective ongoing waste management.

6.0 Complaints and dispute resolution procedure

- a) Tenants must report any problems or incidents promptly to the Manager/s; and
- b) Comply with any instructions from the Manager/s and security services

7.0 Compliance

- a) Breach of the Management Plan is a breach of the Terms and Conditions of occupancy.
 - b) Such action could result in termination of permission to occupy the Property, eviction, loss of rental paid, deductions from security deposits and extra charges.
 - c) It is therefore important for all tenants to be aware of their obligations and of their responsibilities to make any Visitors to No.49 aware of these requirements to maintain the amenity of No.49 and its neighbourhood.
 - d) The Owner/s and Manager/s reserve the right to terminate permission to occupy and to evict from No.49, Guests or Visitors who refuse to follow the Waste Plan or cause nuisance.
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