

## Waste Management Plan

### Address:

54 Bridgewater Road  
Hillingdon  
HA4 0EB

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### 1. Overview

This Waste Management Plan supports the proposed change of use from small HMO (C4) to Sui Generis for up to 8 individuals. The plan outlines the strategy for managing household waste and recycling in line with Hillingdon borough council guidance. The objective is to ensure hygienic, efficient, and compliant waste storage and collection arrangements for all residents.

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### 2. Bin Provision

To accommodate up to six occupants, the following waste and recycling facilities will be provided:

- **2 x 360L General Waste Bins (black top)**
- **2 x 360L Recycling Bins (blue top)**
- **2 x 23L Food Waste Caddies (green top)**

These capacities meet the expected needs of a 8-person HMO and ensure appropriate separation of waste types.

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### 3. Bin Storage and Enclosure

All bins will be stored in a **fully enclosed, purpose-built bin storage unit** located in the **front garden**. The enclosure will:

- Be designed to screen the bins from street view and preserve residential amenity.
- Include easy access doors for both tenants and collection crews.
- Allow hygienic containment and reduce pest attraction.

Bins will remain in the enclosure at all times except on collection day.

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#### 4. Collection Arrangements

- **Recycling (blue top) and food waste (green top)** bins are collected according to Hillingdon Borough arrangement.
- **General waste (black top)** bins are collected according to Hillingdon Borough arrangement.

All bins to be presented at the kerbside by **6:00 AM** on collection days and returned to the enclosure afterward.

A copy of the official Hillingdon Council waste collection calendar will be posted in the communal hallway and updated as needed.

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#### 5. Tenant Responsibilities

- Tenants to correctly sort waste and place it in the designated bins.
  - Signage in the kitchen will explain the waste categories and collection days.
  - Tenants who repeatedly fail to use the correct bins may be charged for additional waste removal or enforcement action, as set out in their tenancy agreement.
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#### 6. Landlord/Manager Responsibilities

- The property manager will:
    - Conduct monthly checks of the bin enclosure.
    - Ensure bins are maintained and replaced as needed.
    - Liaise with the council regarding collection issues.
    - Update tenants with any changes to the waste schedule.
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#### 7. Pest and Hygiene Control

- The enclosure will be sealed and ventilated to deter pests and odours.
  - All food waste must be bagged in compostable liners.
  - The bin store will be cleaned at least **quarterly** or as required.
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This Waste Management Plan will be reviewed annually and updated in line with any policy or service changes from Hillingdon Borough Council.