

## **Addendum – Central Courtyard Refuse Store and Bin Rotation Strategy**



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## **1. Introduction**

This addendum forms an update to the approved Refuse Management Strategy and should be read in conjunction with the original document (appendix A).

Following review of operational constraints and observed waste capacity issues across several refuse stores, a new refuse store is proposed within the central courtyard. The purpose of this additional facility is to provide increased storage capacity and improve the efficiency and effectiveness of bin rotation across the development.

The provision of additional storage space is consistent with the preferred approach identified within the Waste Strategy Review, which concludes that additional centrally managed capacity enables improved bin distribution and operational resilience.

## **2. Proposed Central Courtyard Refuse Store**

The proposed refuse store will:

- Provide capacity for 10 additional 1100L bins (Note that the total will be increased to 84no. which exceeds the original requirement.)
- Be located within the central courtyard, in proximity to existing refuse stores and collection routes
- Either:
  - Be accessible to residents, or
  - Operate as a management-controlled buffer store (preferred approach)

This additional capacity addresses the shortfall in on-site bin storage and provides flexibility to accommodate fluctuations in demand throughout the week.

## **3. Revised Bin Management and Rotation Strategy**

The existing strategy already confirms that bins are rotated by on-site management staff as required to maintain availability.

This addendum expands that approach into a structured and proactive rotation system supported by the new store.

### **3.1 Core Principles**

The updated bin management strategy will operate on the following principles:

- No refuse store should exceed capacity at any time
- Empty bins must always be available and positioned at the front of stores for resident use

- Overflowing bins will be proactively exchanged with empty bins from the central store
- Loose waste in the public realm will be prevented through active management and timely rotation

### **3.2 Function of the Central Courtyard Store**

The new store will function as a centralised buffer and redistribution hub:

- At the start of each week, empty bins are stored within the central store
- As individual stores approach capacity:
  - Part-filled or full bins are removed
  - Empty bins are delivered in their place
- Bins from high-demand locations (e.g. cores currently experiencing overfilling) will be prioritised for more frequent rotation

This approach reflects the strategy identified within the Waste Strategy Review, where centrally stored “spare” bins are deployed dynamically across the site.

### **3.3 Rotation Frequency**

Rotation will be carried out by the estate management team at the following minimum frequency:

- High-demand stores (e.g. identified problem areas): Checked and rotated twice per week
- All other stores: Checked and rotated at least once per week
- Ad hoc rotation: Undertaken as required in response to resident use patterns or exceptional demand

This ensures that bin availability is maintained consistently across all cores.

### **3.4 In-Store Bin Positioning**

In addition to inter-store rotation, internal bin management within each store will be undertaken:

- Empty or partially empty bins will always be:
  - Positioned closest to the entrance
  - Clearly accessible for residents
- Fuller bins will be moved to the rear of the store
- This ensures residents naturally use available capacity without obstruction

This builds upon existing practice where bins are already moved to maximise usability.

## **4. Prevention of Waste Overflow and Misuse**

The combination of:

- Additional storage capacity
- A centrally controlled buffer of empty bins
- Regular, structured rotation
- Active management presence

will ensure that:

- Residents are never presented with full or inaccessible bins
- The likelihood of waste being left on the ground is significantly reduced
- All refuse is contained within designated bins and stores

This directly addresses observed issues of localised overfilling caused by uneven bin distribution and access constraints.

## **5. Operational Responsibility**

The Estate Management Team will be responsible for:

- Monitoring bin fill levels across all stores
- Undertaking scheduled and reactive bin rotations
- Managing the central courtyard refuse store
- Ensuring all refuse areas remain clean, accessible, and fully operational:

Please note that taps are provided within the current refuse stores to supply water for washing down.

As the proposed refuse store does not have a tap, water will be brought into the store for cleaning purposes. Cleaning will be done using a stiff brush and disinfectant to scrub the floor, gathering the wastewater using a wide floor squeegee into a dustpan or bucket, and disposing of the water down the nearest refuse store gully.

## **6. Summary**

The introduction of the central courtyard refuse store provides:

- Increased overall storage capacity
- Flexibility to redistribute bins across the development
- A structured and proactive rotation strategy
- Assurance that empty bins remain available at all times

This integrated approach ensures the refuse management system operates effectively and prevents overflow, maintaining a clean and safe environment for residents.

## **APPENIX A – Existing Waste Management Scheme**

26th Feb 2024

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# 10348 Tavistock Gardens

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Refuse Management Scheme

# Refuse Management Scheme

## Contents

|     |                              |
|-----|------------------------------|
| 1.0 | Refuse Strategy Introduction |
| 2.0 | Refuse Management Strategy   |

## REFUSE MANAGEMENT SCHEME REVISIONS

| Revision History      | Revised By       | Checked By       |
|-----------------------|------------------|------------------|
| 08/07/2016 - Issue 1  | Danielle Mullane | Adrian Beckenham |
| 19/08/2019 - Issue 2  | Carlos Sixte     | Adrian Beckenham |
| 19/07/2022 - Issue 3  | Lakshmi Dinamani | Antony Stivala   |
| 11/11/2022 - Issue 4  | Antony Stivala   | Antony Stivala   |
| 14/11/2022 - Issue 5  | Lakshmi Dinamani | Lakshmi Dinamani |
| 24/03/2023 - Issue 6  | Lakshmi Dinamani | Lakshmi Dinamani |
| 29/03/2023 - Issue 7  | Lakshmi Dinamani | Lakshmi Dinamani |
| 05/04/2023 - Issue 8  | Lakshmi Dinamani | Lakshmi Dinamani |
| 06/04/2023 - Issue 9  | Lakshmi Dinamani | Lakshmi Dinamani |
| 28/02/2024 - Issue 10 | Lakshmi Dinamani | Lakshmi Dinamani |

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# 1.0 Refuse Management Introduction

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1.1 Introduction

1.1 Introduction

Refuse stores are located next to entrance lobbies on ground floor generally, except for buildings 3, 6 and 10 for which they will be located at the back as shown on point 2.1.

The location of these stores will comply with maximum acceptable travel distances for residents use and will allow for appropriate refuse collection as described on point 2.1 and 2.2.

Refuse storage provision in this document is based on Accommodation Schedule corresponding to Planning Addendum Issue 4.

Calculations on this document are based on advice provided by Hillingdon Council, consisting on general principles described on point 2.3.

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# 2.0 Refuse Management Scheme

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|     |                                                                                                                            |
|-----|----------------------------------------------------------------------------------------------------------------------------|
| 2.1 | Refuse stores location and collection routes                                                                               |
| 2.2 | Travel distances                                                                                                           |
| 2.3 | Bins provision                                                                                                             |
| 2.4 | Bin stores layouts                                                                                                         |
| 2.5 | Bin tug                                                                                                                    |
| 2.6 | Refuse Strategy Redrow's Response to Hillingdon Council's comments received on 02.10.23 (Page 21 & 22 Ownership of Redrow) |
| 2.7 | Bin Rotation Strategy                                                                                                      |
| 2.8 | Resident's Complaint Procedure                                                                                             |

2.0

Refuse Management Strategy

2.1

Refuse stores location and collection routes



2.1

Refuse stores location and collection routes

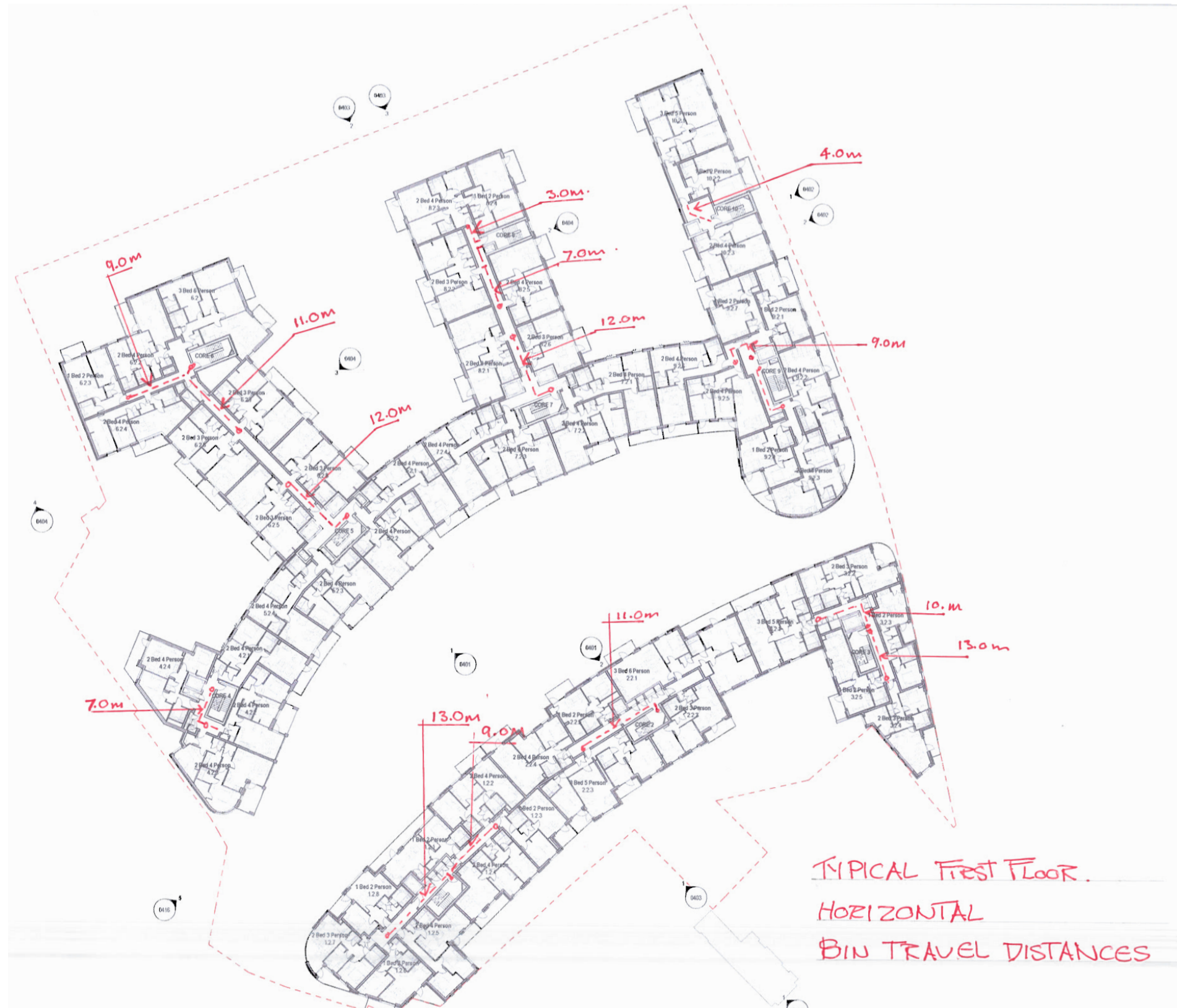
Refuse stores will be located next to entrance lobbies on ground floor to all buildings except 6 and 10, allowing residents to use them without having to go outside. Buildings 6 and 10 will have their refuse stores located at the rear, next to cycle stores outside the building.

Main collection route will be as shown on diagram: truck will access the development through the main gate on Tavistock Road using a dedicated fob, will circulate as indicated collecting refuse from each one of the refuse stores (doors to be opened using a fob or a code keypad), and will leave via Bentinck Road gate using internal door release button.

Bins from refuse stores at the rear of buildings 6 and 10 will need to be pulled with tugs as shown: a tug will be stored on a dedicated room next to either refuse store (as shown on point 2.4), available to be used by refuse collection services. The on-site management staff are responsible for moving the bins via the tug to the collection point and returning the bins to the store after collection. The bins stay at collection point for less than 24hours, they are moved into position the day before the collection and back to the refuse store after collection as form of site management strategy.

Refuse collection vehicles will need to comply with size and weight limitations for vehicles entering the scheme, which will be shown on a sign located by Tavistock Road entrance gate.

## 2.2 Travel distances



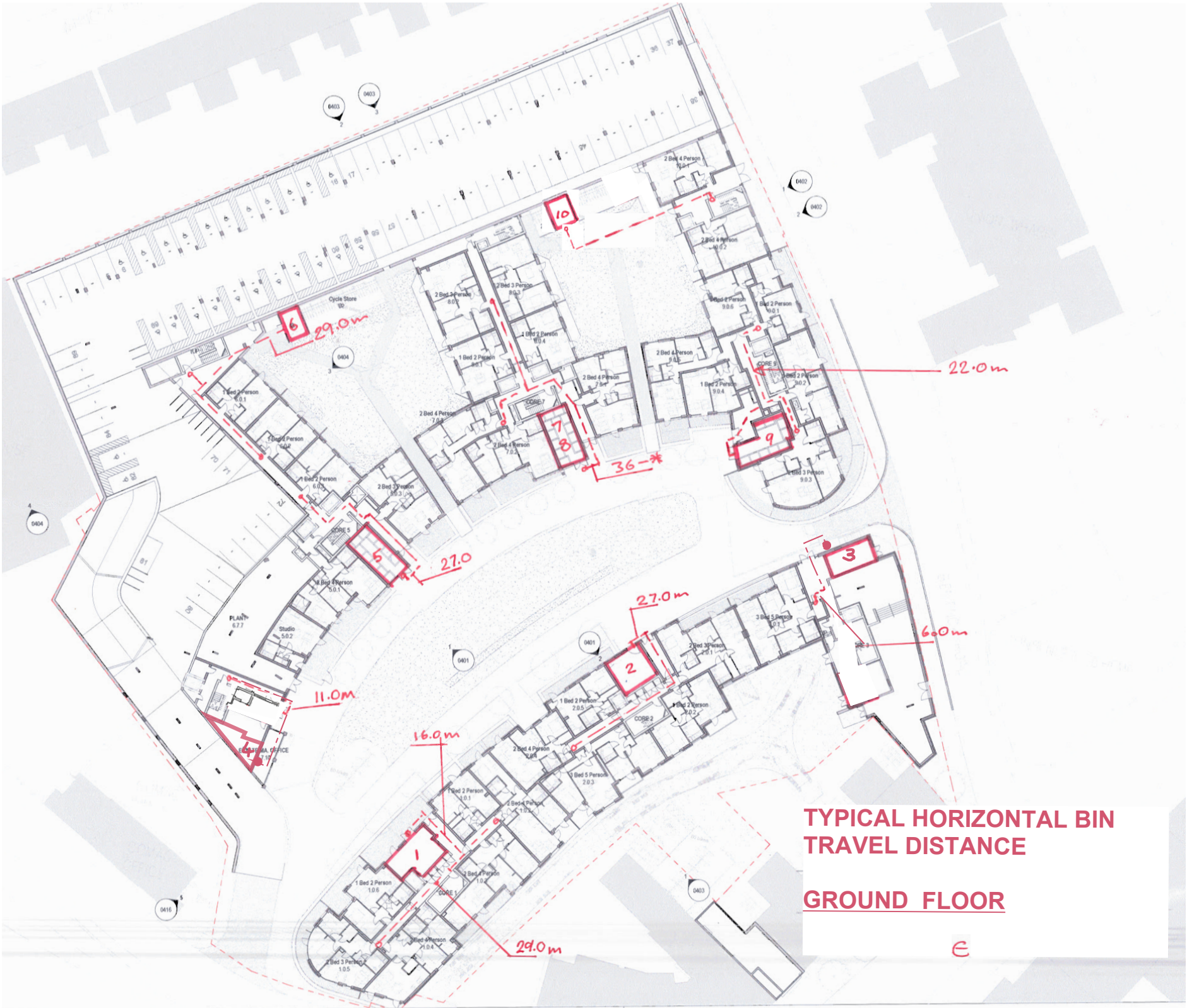
To achieve compliance, refuse travel distances must be 30m or under. All of the horizontal travel distances within this scheme are approximately 30m however some are in excess and Redrow have confirmed that these have been approved by Building Control.

2.0

Refuse Management Strategy

2.2

Travel Distances



Typical Horizontal Bin Travel Distances - Ground Floor

2.0Refuse Management Strategy

2.3Bins provision

Hillingdon Council's advice\*

| B |        |
|---|--------|
| 1 | 160 Lt |
| 2 | 190 Lt |
| 3 | 220 Lt |

\*Required capacity per apartment extrapolated from given guidelines:  
1No 1100Lt Eurobin to be provided for 7No 1 bedroom apartments  
1No 1100Lt Eurobin to be provided for 5No 3bedroom apartments

2.3Bins provision

- Refuse storage provision in this document is based on Accommodation Schedule corresponding to Planning Addendum Issue 4.
  - Calculations on this document are based on advice provided by Hillingdon Council, consisting on the following general principles assuming refuse is collected weekly:
    - 1No 1100Lt Eurobin to be provided for 7No 1bed apartments
    - 1No 1100Lt Eurobin to be provided for 6No 2bed apartments
    - 1No 1100Lt Eurobin to be provided for 5No 3bed apartments
    - Enough additional space to be provided for recycling bins (approximately half the amount of regular bins). These will be kept or taken away from refuse stores depending on resident's recycling habits.
- Based on the Council's Guidance a total of 81 1100L bins are required, comprising 54 for general waste and 27 for recycling waste.
  - Redrow in their experience of managing many residential schemes understand that there is an ongoing aspiration of residents and local authorities to increase recycling and Redrow is keen to support this where possible. As such, as part of the compliant total number of bins, Redrow has sought to provide a split between recycle and general refuse which slightly differs from the suggested standard but better enables residents to recycle.
  - As such, Redrow has provided 74 1100L bins in accordance with the total required, comprising 38 for general waste and 36 for recycling waste.
  - There is an established Estate Management Strategy in place to rotate bins across bin stores when bin capacity is fill to provide empty bins for residents to use.

NOTE: Refuse & Recycle bins in Cores 7&8 are 1280Lts; (this is greater waste capacity than the 1100Lts Eurobins used in all other Refuse stores for other cores.

| TOTAL BIN PROVISION ON SITE (Refuse + Recycling) |          |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |    |       |
|--------------------------------------------------|----------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|----|-------|
|                                                  | Building |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |    |       |
| B                                                | 1        | Lt | 2* | Lt | 3  | Lt | 4  | Lt | 5  | Lt | 6  | Lt | 7  | Lt | 8  | Lt | 9  | Lt | 10* | Lt | TOTAL |
| 1                                                | 17       | 0  | 7  | 0  | 6  | 0  | 1  | 0  | 1  | 0  | 3  | 0  | 0  | 0  | 25 | 0  | 18 | 0  | 3   | 0  |       |
| 2                                                | 20       | 0  | 12 | 0  | 9  | 0  | 23 | 0  | 21 | 0  | 28 | 0  | 23 | 0  | 10 | 0  | 23 | 0  | 9   | 0  |       |
| 3                                                | 0        | 0  | 11 | 0  | 6  | 0  | 3  | 0  | 4  | 0  | 13 | 0  | 4  | 0  | 6  | 0  | 4  | 0  | 5   | 0  |       |
|                                                  | 37       | 0  | 30 | 0  | 21 | 0  | 27 | 0  | 26 | 0  | 44 | 0  | 27 | 0  | 41 | 0  | 45 | 0  | 17  | 0  | 315   |
| Total Bins provided                              | 7        |    | 7  |    | 8  |    | 6  |    | 15 |    | 11 |    | 3  |    | 3  |    | 6  |    | 8   |    | 74    |

## 2.0 Refuse Management Strategy

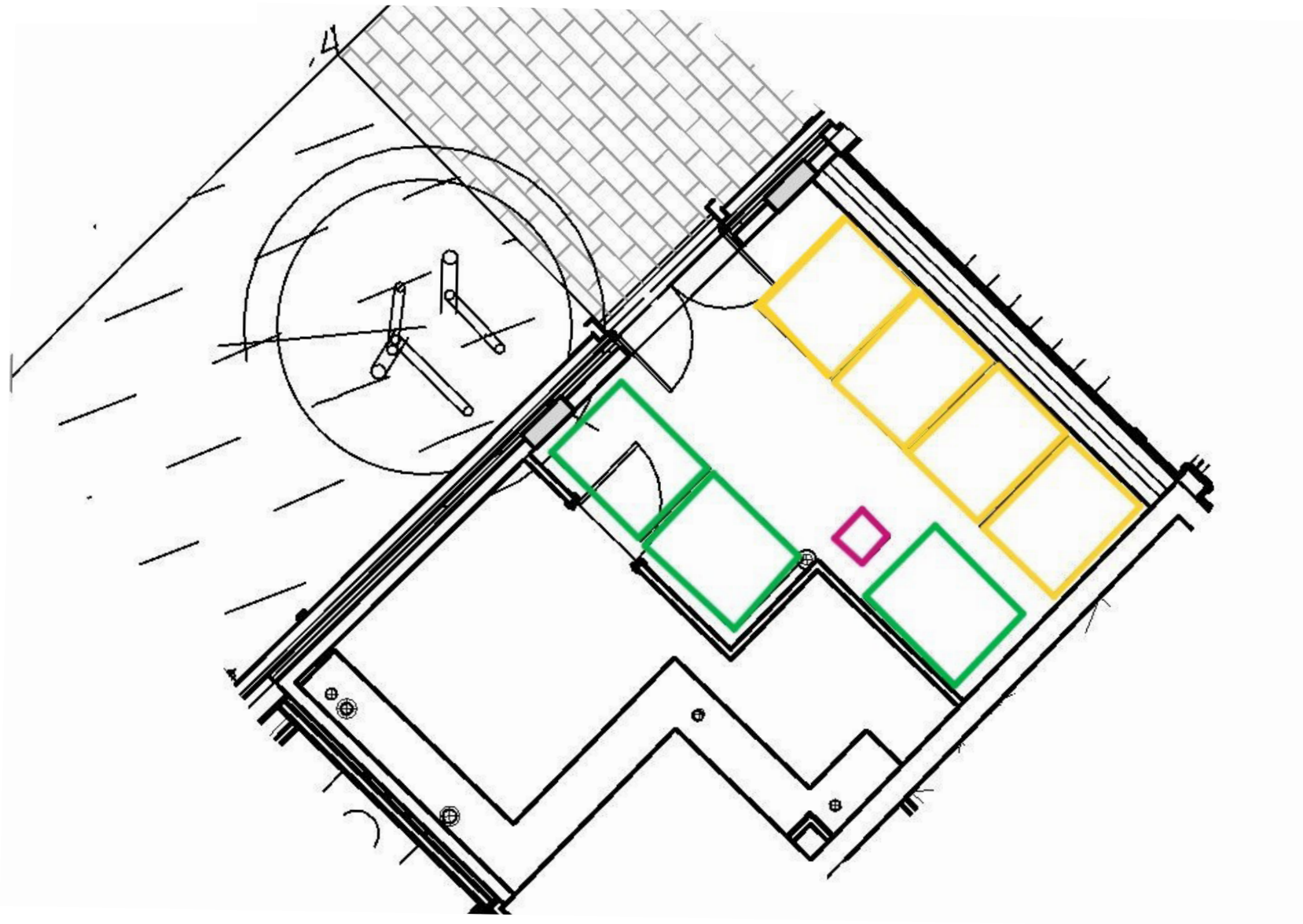
### 2.4 Refuse stores layouts

#### 2.4 Refuse stores layouts

- This section sets out the refuse store layouts for each core within the development.
- Bins will be rotated by the on-site estate management staff as required.

## CENTRAL COURTYARD

- Core 1
- Refuse: 4
  - Recycle : 3
  - 140Lts. Food Waste



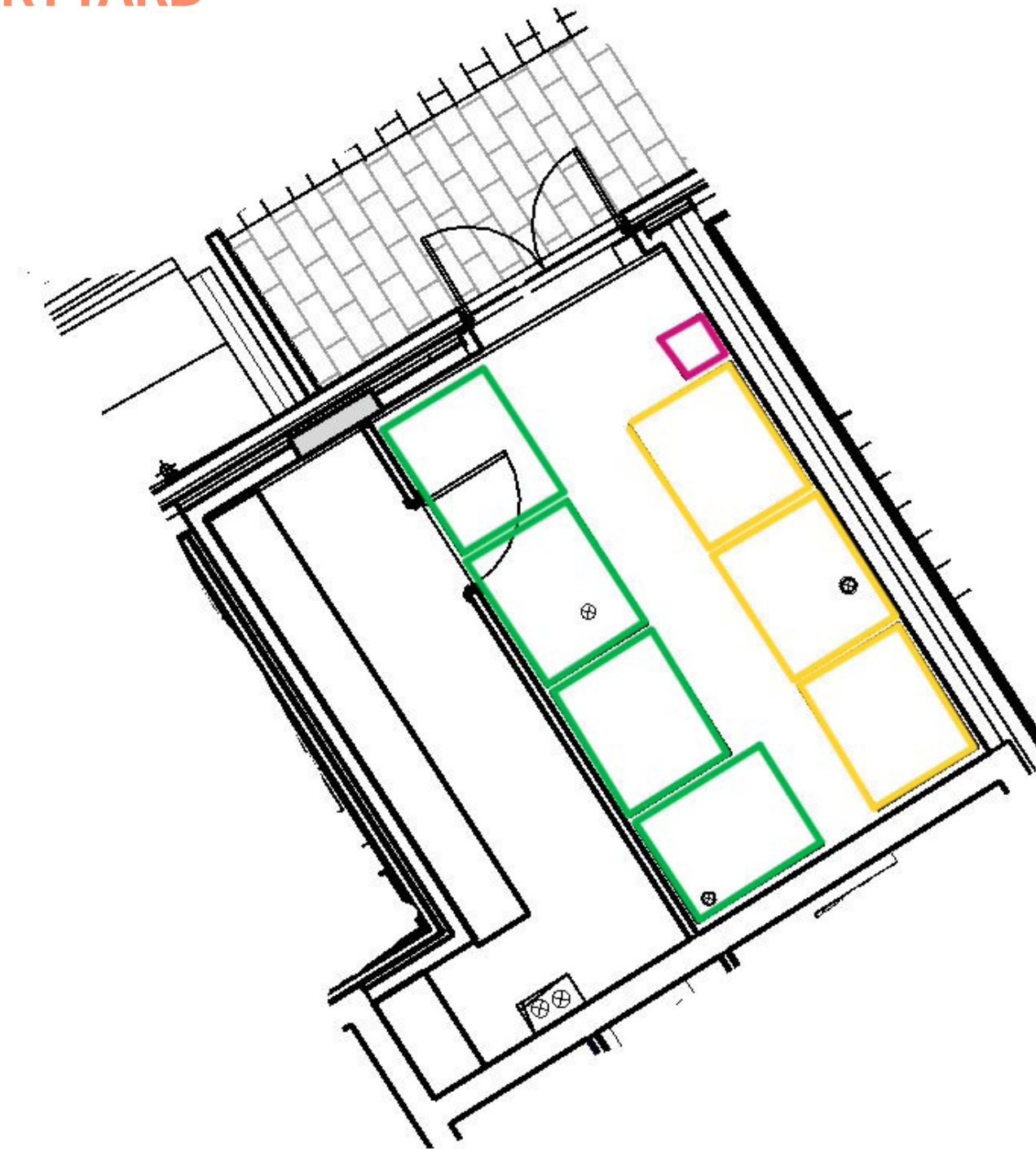
## 2.0 Refuse Management Strategy

### 2.4 Refuse stores layouts

#### 2.4 Refuse stores layouts

- Bins will be rotated by the on-site estate management staff as required.

## CENTRAL COURTYARD



Core 2

— Refuse: 3

— Recycle : 4

— 140Lts. Food Waste

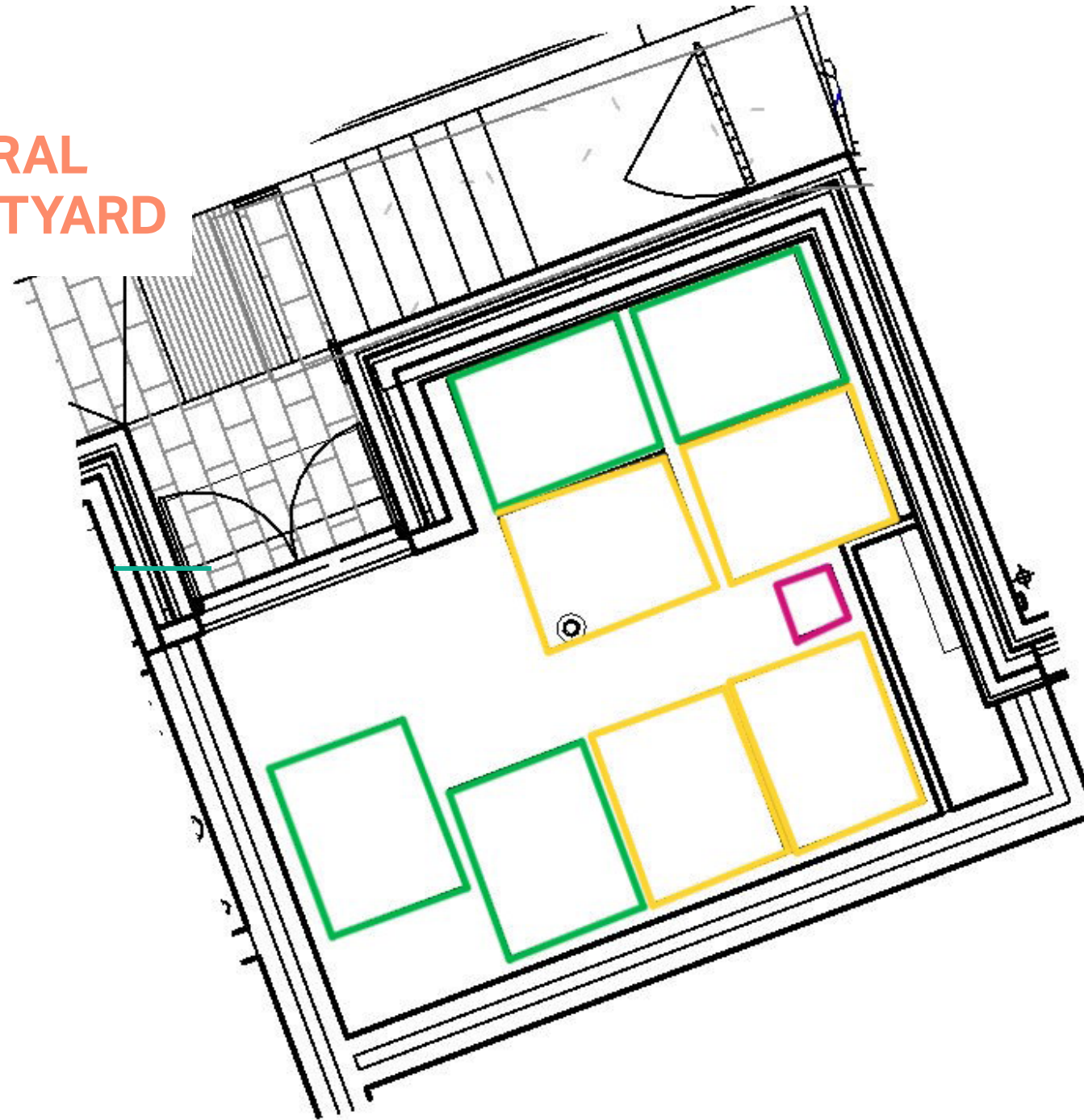
## 2.0 Refuse Management Strategy

### 2.4 Refuse stores layouts

#### 2.4 Refuse stores layouts

- Bins will be rotated by the on-site estate management staff as required.

## CENTRAL COURTYARD



Core 3

— Refuse: 4

— Recycle : 4

— 140Lts. Food Waste

## 2.0 Refuse Management Strategy

### 2.4 Refuse stores layouts

#### 2.4 Refuse stores layouts

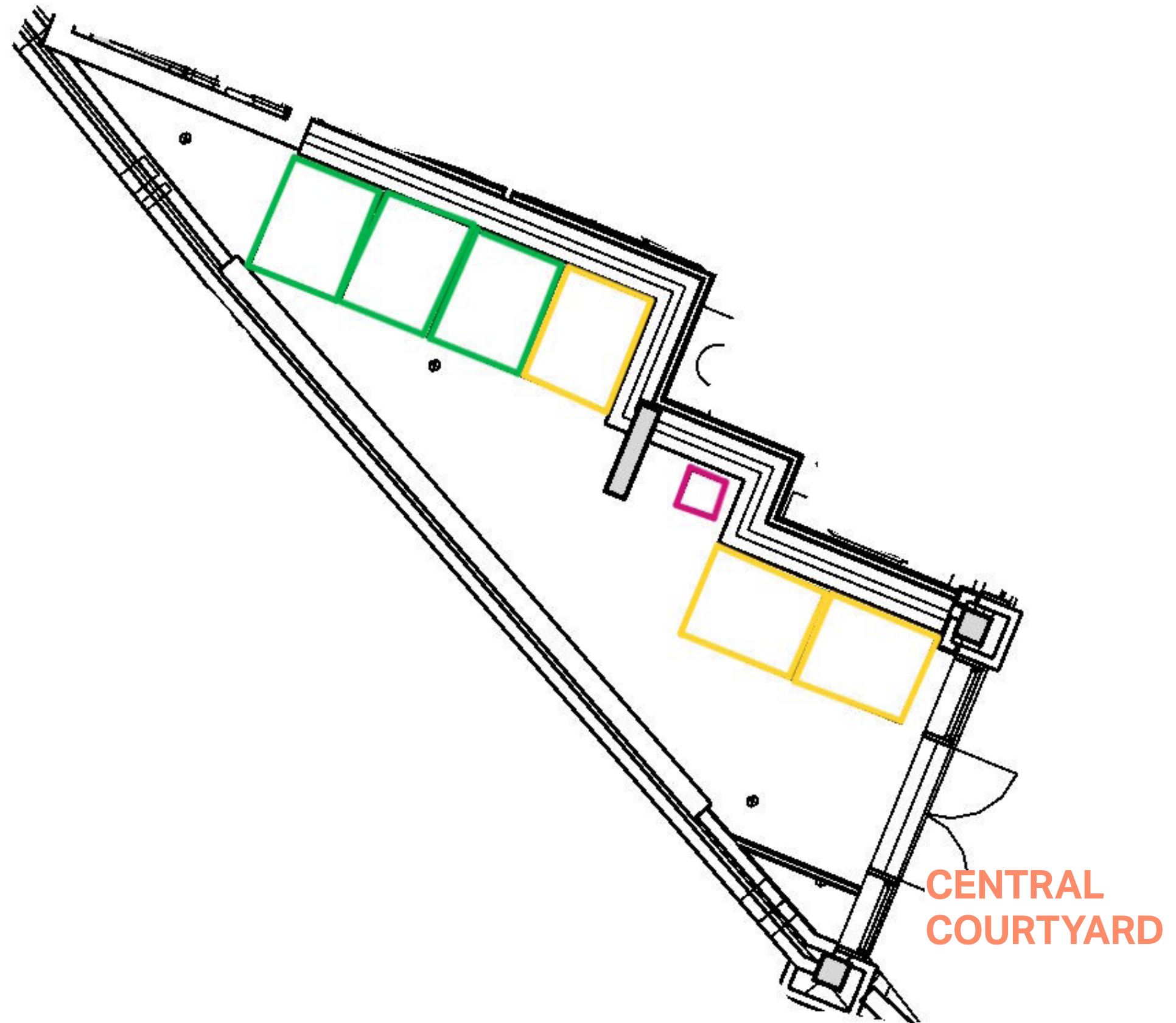
- Bins will be rotated by the on-site estate management staff as required.

Core 4

— Refuse: 3

— Recycle : 3

— 140Lts. Food Waste

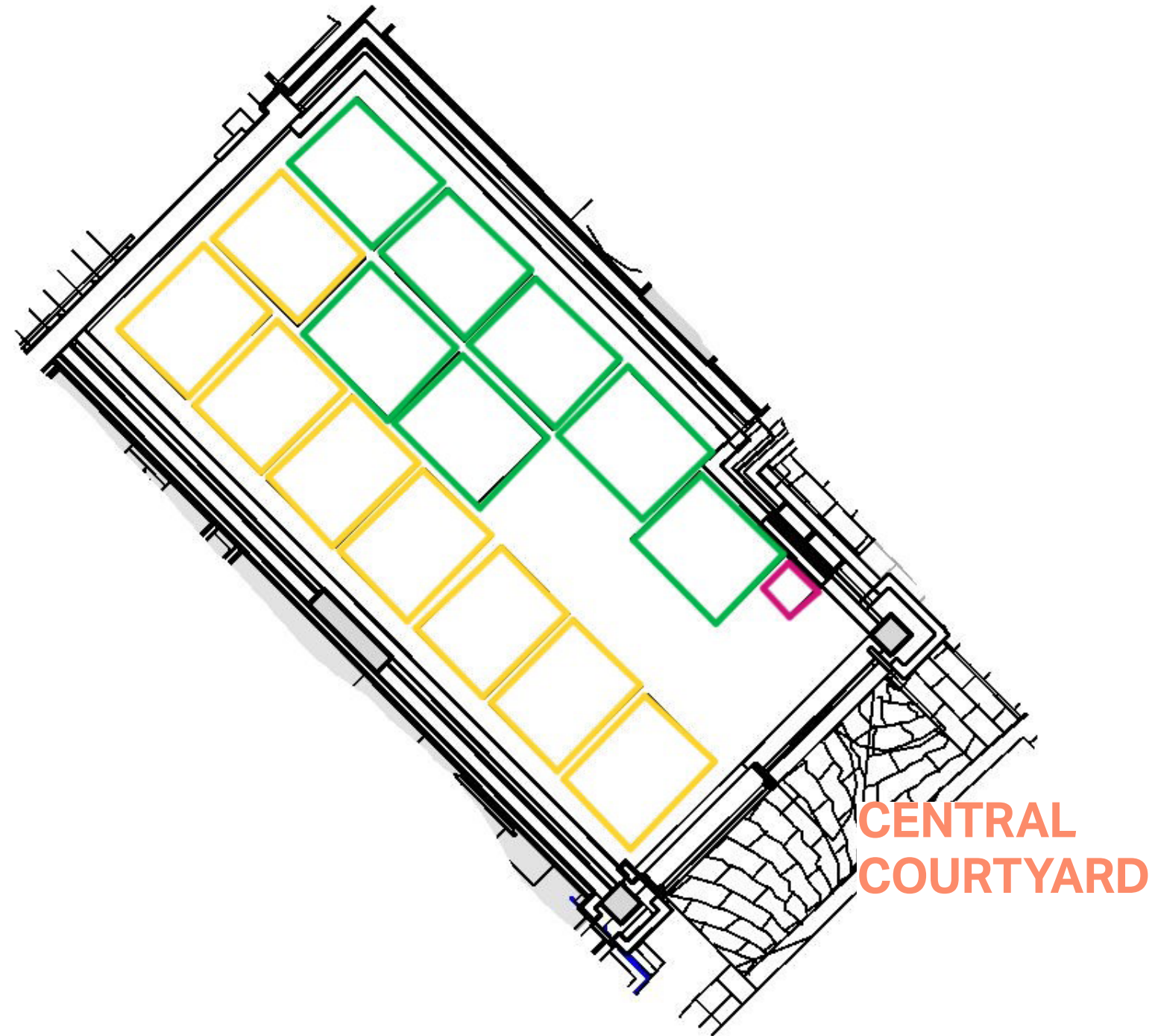


## 2.0 Refuse Management Strategy

### 2.4 Refuse stores layouts

#### 2.4 Refuse stores layouts

- Bins will be rotated by the on-site estate management staff as required.



Core 5

— Refuse: 8

— Recycle : 7

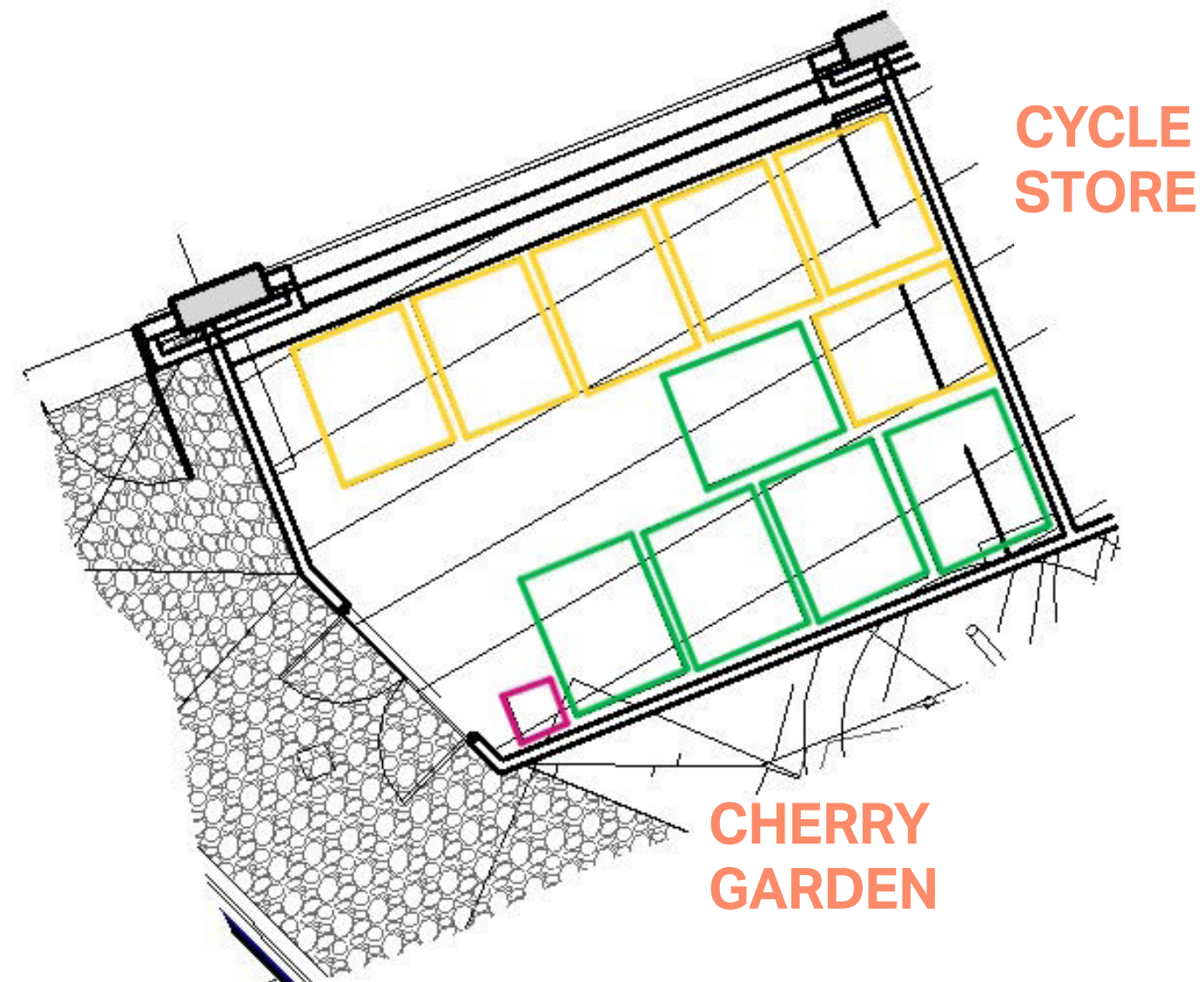
— 140Lts. Food Waste

## 2.0 Refuse Management Strategy

### 2.4 Refuse stores layouts

#### 2.4 Refuse stores layouts

- Bins will be rotated by the on-site estate management staff as required.



Core 6

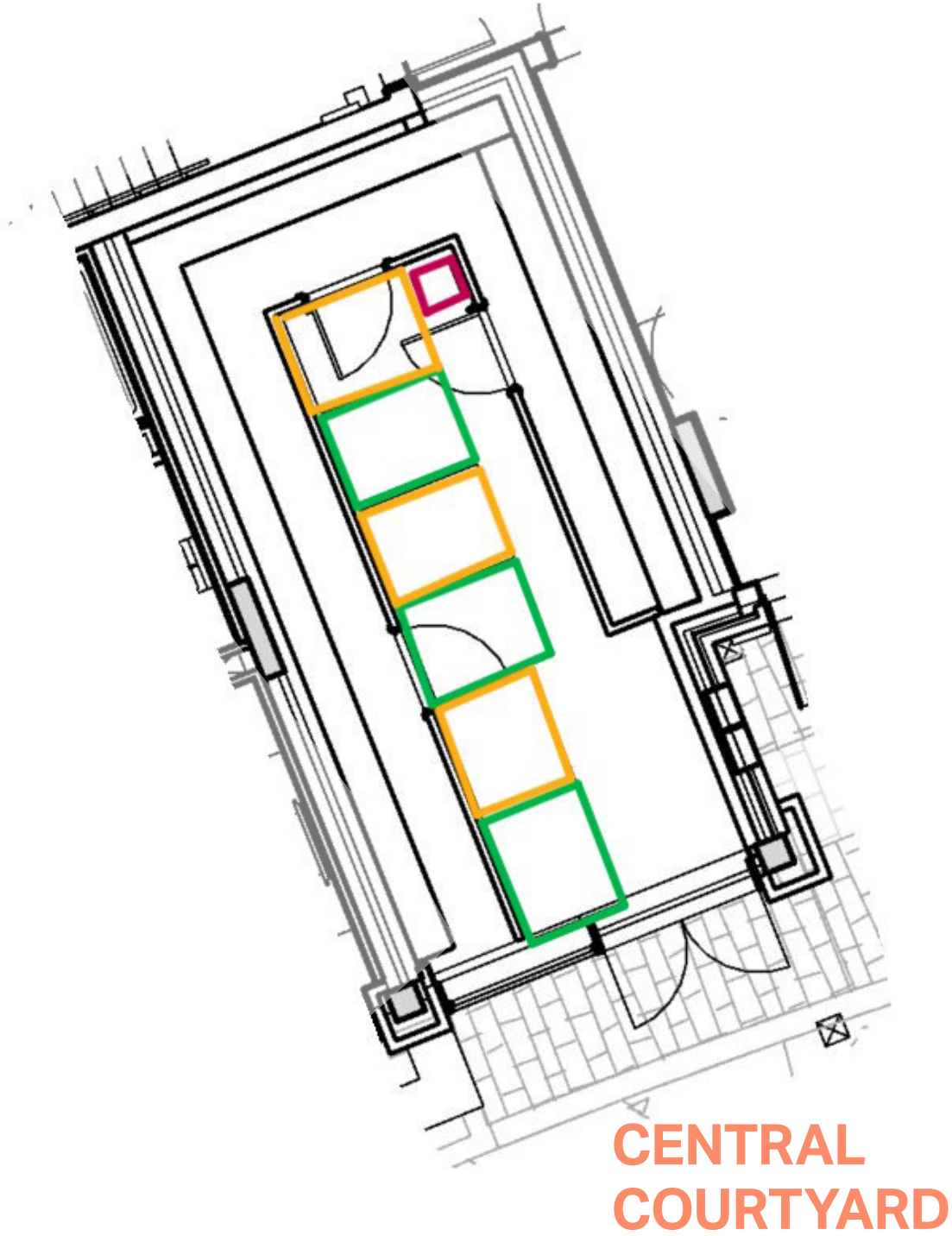
— Refuse: 6

— Recycle : 5

— 140Lts. Food Waste

2.0 Refuse Management Strategy

2.4 Refuse stores layouts



- Core 7 & 8
- Refuse: 3
- Recycle : 3
- 140Lts. Food Waste

• NOTE: Refuse & Recycle bins in Cores 7&8 are 1280Lts; (this is greater waste capacity than the 1100Lts Eurobins used in all other Refuse stores for other cores.

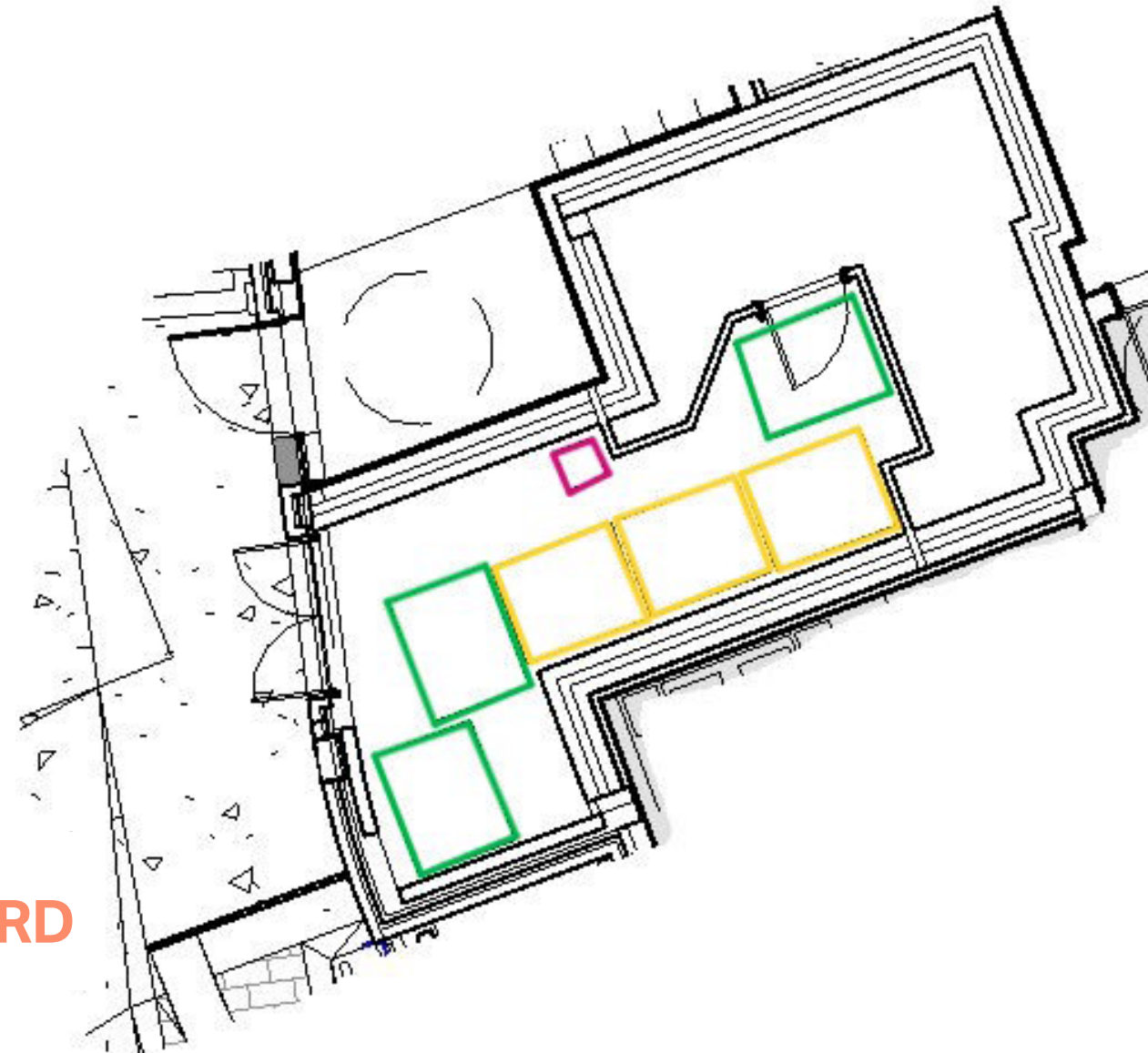
## 2.0 Refuse Management Strategy

### 2.4 Refuse stores layouts

#### 2.4 Refuse stores layouts

- Bins will be rotated by the on-site estate management staff as required.

**CENTRAL  
COURTYARD**



Core 9

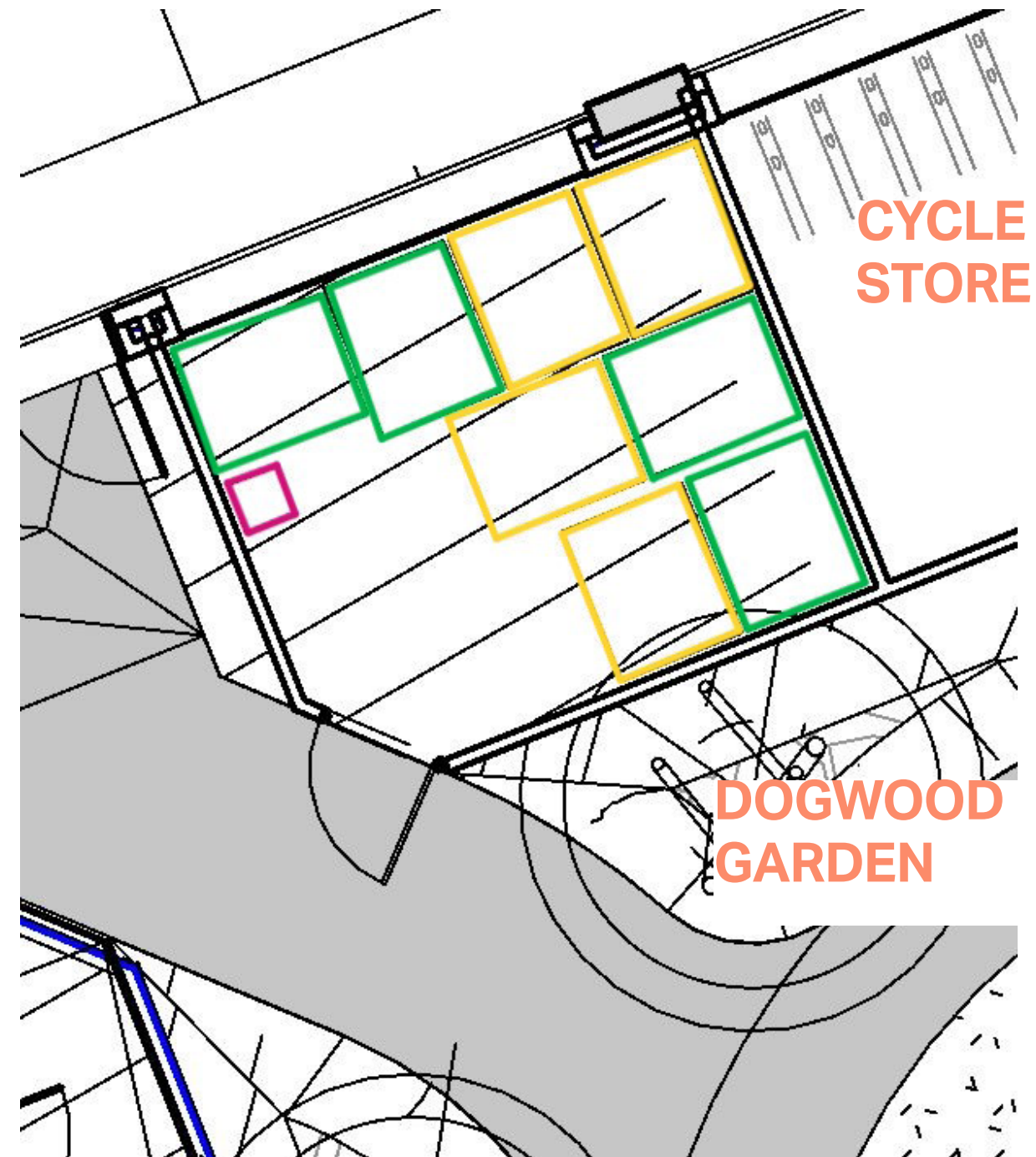
— Refuse: 3

— Recycle : 3

— 140Lts. Food Waste

## 2.0 Refuse Management Strategy

### 2.4 Refuse stores layouts



Core 10

Refuse: 4

Recycle : 4

140Lts. Food Waste

2.0 Refuse Management Strategy

2.5 Bin Tug

2.5 Bin Tug

- As noted above, bin tugs are provided for use by on-site management staff to move the bins as needed. The specification of the tugs is set out in this section.

- NOTE: The use of the battery powered Tug increase the number of bins that can be moved at the same time, reducing in preparation of collection date.
- If the Tug is unexpectedly out of service, the Estate Manager will deploy a contingency plan to move the bins individually in preparation of collection date, and until the Tug is back in service.

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Tel: 1300 188 098

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YouTube

Replaces All Previous Versions

sales@alitrak.com.au

Effective Sept 2014

TT-600

Ultra Terrain Tug

Click here to see the video

ZERO EMISSIONS

Made in Europe

Adjustable height handle to suit all operators

Folding handle to reduce transport size and costs.

The compact size of the TT-600 means that it is easily manoeuvred and can be used in small spaces.

The design allows for pushing or pulling and comes with a standard centre connection post

With the addition of the optional front pin attachment, trailer ball accessory or the waste container connector, the TT-600 can handle many tasks.

Other options are solid, non-marking tires and Flashing Safety Lights.

24/7 Sales & Service Agent

1300 763 444

www.spacepac.com.au

PERFORMANCE

|                  |                                              |
|------------------|----------------------------------------------|
| Pulling Capacity | 2 Tonnes (On castors)<br>8 Tonnes (On rails) |
| Loading capacity | 300 kg                                       |
| Motor Power      | 24V 600W                                     |
| Pulling speed    | max 4.5 km/h                                 |
| Pushing speed    | max 2.5 km/h                                 |
| Battery charger  | On board                                     |
| Battery Autonomy | approx 8 hrs                                 |

DIMENSIONS

|                                                                     |                                                 |
|---------------------------------------------------------------------|-------------------------------------------------|
| Lead Acid Traction Batteries                                        | 2 x 75 AH 24 Volt @ 5 h                         |
| 2000 Charge-Lifecycle. Optional Gel Batteries 1000 Charge-Lifecycle |                                                 |
| Battery recharging time                                             | 5 to 8 hours                                    |
| Parking brake                                                       | Electromagnetic with the possibility of release |
| Machine Weight                                                      | 130 kg                                          |
| Driving Wheels Diameter                                             | 405 x 100 mm                                    |
| Part Number                                                         | # TT-600 (see page 2 for options)               |

Ultra Terrain Off-Road Use

The TT-600 is a three wheeled ZERO emission electric drive pedestrian Tug ergonomically designed to easily move trailers, caravans, wagons on all surfaces.

The Tug Trak reduces the manual effort required to perform repetitive tasks thereby improving productivity and reducing the chance of work related injuries.

The TT-600 has a pulling and pushing capacity of 2000kgs and a loading capacity of 300kgs.

With 2 x 75 A/H traction batteries, it has an autonomy of up to 8 hours of continuous operation.

The Large 405mm diameter driving wheels ensure maximum traction even on rough surfaces

For slippery surfaces, ballast can be added easily.

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- 2.0 Refuse Strategy
- 2.5 Bin Tug

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AUSTRALIA

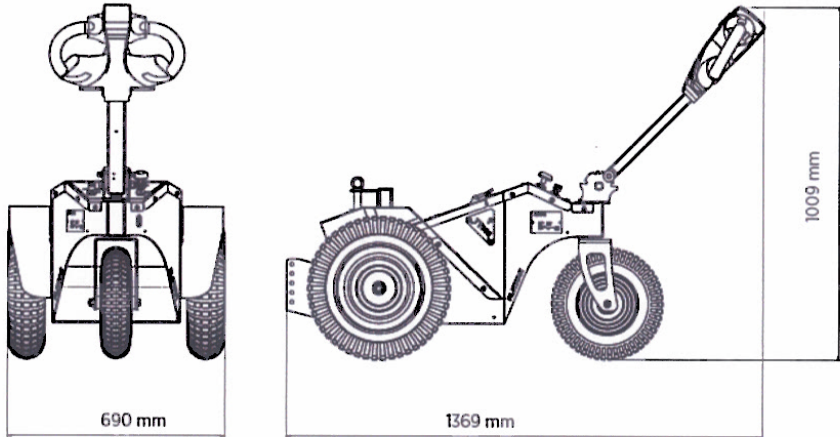
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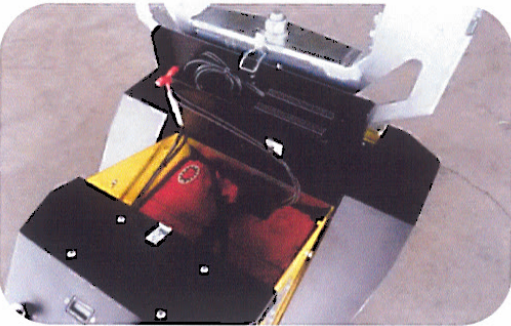
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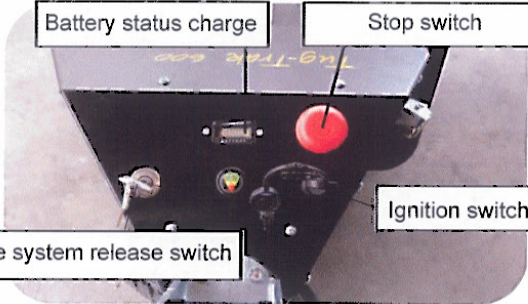
Effective Sept 2014



Alitrak TT600 Standard Features



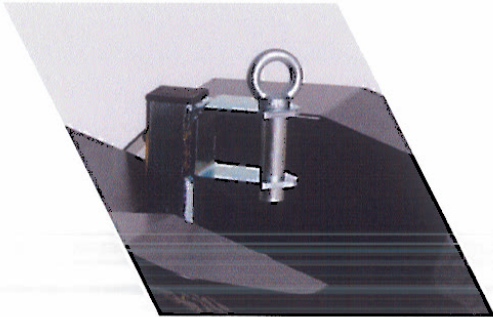
TT600 complete with batteries and charger



TT600 dashboard



Folding and height adjustable tiller to suit all operators and also reduce the transportation cost



Center mount draw hook with drop in pin

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Effective Sept 2014

Alitrak TT600 - Options



TT600 complete with optional Front Hook and Anti Dumping Wheels & 240 litre bin attachment and



TT600 complete with optional Non Marking Wheels and optional Front Hook and Anti Dumping Wheels



TT600 complete with optional Front Hook and Anti Dumping Wheels & 240 litre bin attachment and



TT600 complete with optional ballast holder and ballasts

| Pictures | Part Number | Descriptions                                           |  |
|----------|-------------|--------------------------------------------------------|--|
| #        | TT600       | Tug Trak 600                                           |  |
| #        | TTRAR       | Options ... Front Hook and Anti Dumping Wheels         |  |
| #        | THKTC       | Options ... Hook for 240 & 120 Litre Wheelie Bins      |  |
| #        | BAGM84A     | Options ... Battery Gel (2 pieces)                     |  |
| #        | TTNMW       | Options ... Non Marking Wheels                         |  |
| #        | TTOLOR      | Options ... Operation Light                            |  |
| #        | TTTRBM      | Options ... Trailer Mount and Ball - Centre Mount      |  |
| #        | TTBH-600    | Options ... BALLAST HOLDER (SET2) FOR TT600            |  |
| #        | TTBAL       | Options ... BALLAST (SET2) FOR TT600/TT900 (2x7kg)14kg |  |

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## 2.0 Refuse Strategy

### 2.6 Bin rotation strategy

Bins are moved as required to make all bins available to residents

### 2.7 Resident’s complaint procedure

Residetns to report refuse related issues via the management agent;  
contacting Matthew Daniell at:

PINNACLE PROPERTY MANAGEMENT LTD

Tel: 01189 320180

Mob: 07810 593586

Add: Units 1, 2 & 3, Beech Court, Wokingham Rd ,  
Hurst, Berkshire, RG10 0RQ

Web: [www.pinnaclepm.co.uk](http://www.pinnaclepm.co.uk)

Email: [matthewd@pinnaclepm.co.uk](mailto:matthewd@pinnaclepm.co.uk)

Estate Management agent’s contact details will be provided at each  
refuse stores and Council’s enforcement team contact reference will  
be provided complaint matters are not resolved.

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