

Waste Management Strategy

31 Spencer Avenue

Hayes UB4 0QX

Part 1

Design

1. Introduction

This Waste Management Strategy is one of a series of documents supporting the planning application for the change of use of a dwelling into an HMO at 31 Spencer Avenue, Hayes, UB4 0QX.

Our submission consists of this planning statement, transport assessment, waste management strategy and drawings. This document is compiled with careful consideration of the guidance offered on the Hillingdon Council website.

2. Site Context

The application site comprises a two-storey semi-detached dwelling located at the south-western side of Spencer Avenue.

The site does not fall within a conservation or designated residential area. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies in Flood Zone 1.



Site shown in red

3. Existing

The application site comprises a two storey, semi-detached dwelling located to the south western side of Spencer Avenue. The pebble dash rendered dwelling is set back from the highway by an area of hard standing which serves as off-street car parking spaces. The property benefits from a conservatory and a single storey side structure.

The surrounding area is residential in character and appearance. Number 29 Spencer Avenue is an adjoining property located to the south-east of the site. Number 33 Spencer Avenue is a two-storey semi-detached property located to the north-west of the site.

4. Proposal & Development Intent

The proposal is to convert the existing dwelling (C3) into a house in multiple occupation (Sui Generis). There are no changes to the existing layout and external fabric of the dwelling.



Existing Site Plan

Part 2

5. Introduction & Objectives

This Waste Management Plan (WMP) has been specifically updated to support the planning and licensing applications for the conversion of 31 Spencer Avenue into an HMO tailored for a **maximum capacity of 8 occupants**.

Given the increased occupancy level, this strategy ensures full alignment with the **London Borough of Hillingdon's HMO Minimum Standards** regarding high-occupancy waste containment. The objective is to ensure seamless waste segregation, prevent overspill, eradicate pest risks, and maintain the aesthetic standards of Spencer Avenue.

6. Bin Provision and Capacity

To comfortably accommodate the waste generated by up to 8 residents, the property will utilise an enhanced allocation of high-capacity wheeled bins. Hillingdon guidelines dictate a higher volume threshold for large HMOs to prevent street clutter.

The following dedicated provisions will be permanently stationed at the site:

Waste Stream	Bin Type / Lid Colour	Quantity & Capacity	Total Capacity	Collection Frequency
General Waste	Wheeled Bin (Black Top)	2 x 240 Litre	480 Litres	As per Hillingdon Council Schedule
Dry Recycling	Wheeled Bin (Blue Top)	2 x 240 Litre	480 Litres	As per Hillingdon Council Schedule
Food Waste	External Caddy (Green Top)	2 x 23 Litre	46 Litres	Weekly

Capacity Rationale: Providing a combined total of 960 litres of main bin space guarantees more than 110 litres of waste storage per tenant per cycle. This completely mitigates the risk of side-waste or overflowing lids between collection dates.

7. Storage Location and Enclosure Design

- **Location:** All external bins will be securely sited within a dedicated zone in the front garden curtilage of the property. The footprint is strategically located to allow easy access for residents while remaining clear of the main entrance pathway.
- **Screening & Aesthetics:** To preserve the visual amenity of Spencer Avenue, the bins will be fully enclosed within a secure, high-quality timber or composite timber three-sided bin store.
- **Hygiene and Pest Prevention:** The enclosure will be anchored to a level, smooth concrete hard-standing base, designed to allow easy hosing down. The store will feature heavy-duty lids and latching mechanisms to completely deny access to foxes, rats, and birds, alongside integrated ventilation slats to control summer odours.

8. Operational & Collection Arrangements

- **Kerbside Presentation:** Because managing waste for 8 people requires strict adherence to schedules, bins will be moved from the enclosure to the designated kerbside collection point on Spencer Avenue either after 6:00 PM the evening before or prior to 6:00 AM on the scheduled collection day.
- **Prompt Retrieval:** Promptly following council collection, the appointed property manager or a designated lead tenant will ensure all emptied bins are returned to the secure enclosure within the same day. Bins will never be permitted to obstruct the public footway post-collection.
- **Information System:** A laminated, up-to-date Hillingdon Council waste collection calendar and instructional poster (detailing what can and cannot be recycled) will be permanently displayed in the communal kitchen.

9. Internal Management & Tenant Responsibilities

Given the 8-person maximum occupancy, internal systems must remain highly organised to avoid friction:

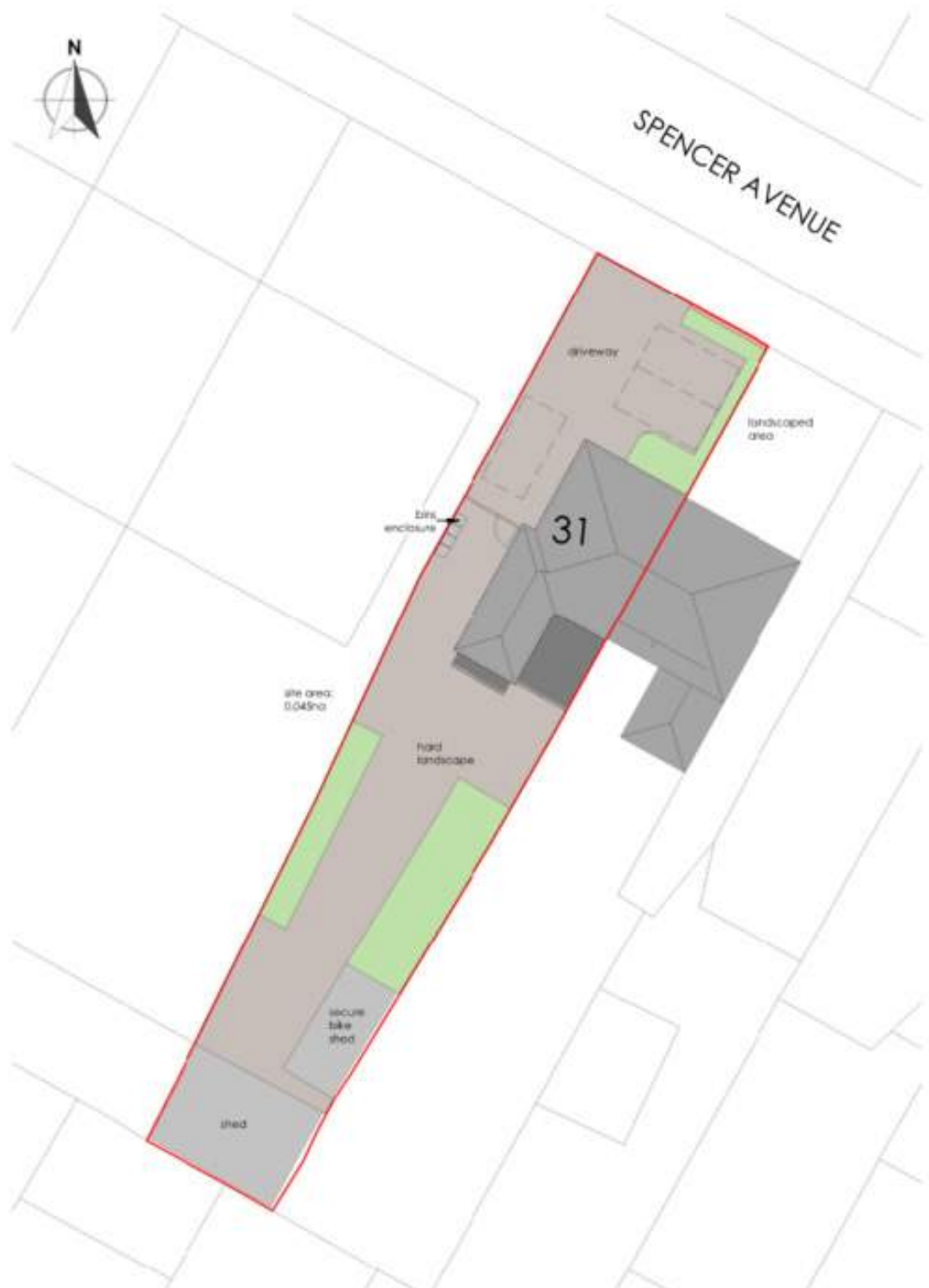
- **Source Segregation:** Mandatory clauses will be embedded within all Assured Shorthold Tenancy (AST) agreements requiring absolute compliance with waste segregation (General, Recycling, and Food Waste).
- **Kitchen Facilities:** The communal kitchen will feature a dedicated, colour-coded internal recycling station. This includes a 7-litre kitchen food caddy utilising compostable liners. Tenants will be instructed to empty internal bins into the external 240L bins on a daily rotational basis.

- **Bulky Waste Protocol:** Fly-tipping or leaving bulk items (furniture, mattresses, electronics) in the front or rear gardens is strictly prohibited under the lease. The managing agent will provide tenants with information on booking Hillingdon Council's bulky waste collection service if needed.

10. Landlord and Management Oversight

The Landlord or a retained professional Managing Agent will maintain strict supervisory oversight of the property:

- **Bi-Weekly Site Inspections:** The manager will inspect the bin storage area every two weeks to verify there is no cross-contamination, check that bins are not overflowing, and ensure the front frontage remains immaculate.
- **Deep Cleaning:** The external bin enclosure and the bins themselves will undergo a chemical wash and disinfection quarterly to maintain rigorous hygiene standards.
- **Pest Control Contract:** A preventative contract with a British Pest Control Association (BPCA) registered technician will be maintained, featuring bi-annual check-ups to guarantee the site remains vermin-free.



Proposed Site Plan

Part 3

Relevant Policies

Hillingdon Development Management Policies

Minimum Standards for HMOs Hillingdon 2019