

WASTE MANAGEMENT STRATEGY

Proposed 4-Bedroom Class C4 HMO with Shared Communal Lounge

8 Paget Road, Uxbridge
Hillingdon Council

Pre-Application Reference: 79552/PRC/2026/102

1. Introduction

This Waste Management Plan has been prepared in support of the proposed change of use of **8 Paget Road, Uxbridge, UB10 0SW** from a Class C3 dwellinghouse to a **4-bedroom House in Multiple Occupation (HMO) accommodating a maximum of 4 occupants**.

The purpose of this Waste Management Plan is to demonstrate that the proposed development incorporates suitable arrangements for:

- general/residual household waste;
- dry mixed recycling;
- food waste where applicable;
- dedicated on-site refuse and recycling storage;
- presentation of waste for collection;
- movement of bins between the storage area and collection point; and
- management and maintenance of the waste facilities.

The strategy has been prepared in direct response to the Hillingdon Council pre-application advice, which identified the absence of dedicated refuse/recycling storage and a Waste Management Plan as information required to properly assess the proposal.

The revised proposal reduces the previously considered occupancy to **a maximum of four residents**. This is an important consideration when assessing anticipated waste generation and the associated storage requirements.

2. Proposed Waste Storage Provision

The revised proposed site plan identifies a dedicated area for waste and recycling storage within the site.

The submitted P002 drawing identifies:

3 No. 240-litre waste and recycling bins.

The total nominal storage capacity provided by the three 240-litre containers is:

Provision	Quantity	Capacity
240L waste/recycling bins	3	720 litres total
Maximum occupancy	4 persons	—

The proposed storage capacity therefore provides **720 litres of wheeled-bin capacity** for the four-person HMO.

The final allocation of the containers between residual waste and recycling will follow the collection requirements applicable to the property and the Council's collection service.

The provision is considered appropriate for the scale of the proposed occupation and avoids an excessive number of bins being stored within the relatively constrained site.

3. Dedicated Refuse Storage

A dedicated refuse and recycling storage area is shown on the proposed site plan.

The storage area is located **within the site boundary**, rather than requiring permanent storage of bins on the public highway.

This arrangement provides several benefits:

- bins are contained within the curtilage of the property;
- refuse containers are not permanently positioned on the pavement;
- the appearance of the frontage is maintained;
- waste is prevented from accumulating within the garden or communal areas;
- residents have a clearly identifiable location for waste disposal; and
- the bins can be moved to the collection point on collection day.

The proposed arrangement is particularly important given Hillingdon's concern that refuse storage should be accommodated on-site without adversely affecting the appearance of the property or the residential amenities of neighbouring occupiers.

The bin storage area will be kept clean, tidy and free from loose waste.

Bins will remain closed when not being used and residents will be required to place waste securely within the appropriate container.

4. Recycling Storage

The proposed waste storage arrangement incorporates dedicated provision for recycling.

Hillingdon Council currently provides household recycling services, and the Council encourages residents to maximise recycling and reduce the quantity of residual waste requiring disposal.

Residents will therefore be required to separate recyclable materials from general household waste.

Typical recyclable materials will include appropriate:

- paper and cardboard;
- glass;
- metal packaging;
- plastic packaging; and
- other materials accepted through the Council's dry mixed recycling service.

The recycling facilities will be located alongside the general waste provision, allowing residents to dispose of waste appropriately without requiring separate storage areas elsewhere within the property.

Clear signage can be provided where necessary to identify the different waste streams and reduce the risk of contamination.

5. Food Waste

Food waste will be managed separately from general household waste in accordance with the Council's collection arrangements.

Hillingdon Council provides a food-waste collection service and identifies food waste as a separate household waste stream.

Residents will be encouraged to use the Council's food-waste service and avoid placing food waste within general refuse or recycling containers.

A suitable food-waste caddy will be retained within the kitchen for day-to-day use, with food waste transferred for collection in accordance with the Council's requirements.

The food-waste arrangements will be managed so that food waste is not allowed to accumulate within the dwelling, communal areas or external garden.

6. Waste Collection Arrangements

The proposed arrangement is based upon the waste being stored within the site until the appropriate collection day.

The P002 proposed site plan specifically identifies a:

“ROUTE OF BINS ON COLLECTION DAY”.

On the designated collection day, the bins will be moved from the dedicated storage area along the identified route to the collection point at the front of the property.

Hillingdon Council's current collection guidance states that household collections are made from the **front of the property** and that waste/recycling should be presented at the front boundary by the required time on collection day.

The proposed management arrangement will therefore operate as follows:

Before collection

1. Residents place waste into the appropriate container.
2. The bins remain within the dedicated storage area.
3. The HMO manager/landlord or nominated responsible person ensures that the bins are not overflowing.
4. On collection day, the bins are moved along the designated route shown on P002.
5. The bins are presented at the front boundary in accordance with Hillingdon Council's collection requirements.

During collection

The bins will be positioned so that they are readily accessible to the Council's collection operatives while avoiding unnecessary obstruction of the footway or highway.

Following collection

Following collection, the bins will be returned to the dedicated on-site storage area.

Bins will **not be left permanently at the front of the property**.

This is consistent with Hillingdon's current guidance, which states that waste should remain within the property boundary until collection day and should, where possible, be kept off pavements and roads to avoid obstruction.

7. Collection Frequency

Collection frequency will be in accordance with the Council's prevailing household waste collection arrangements for the property.

Hillingdon Council currently states that **household rubbish is collected weekly**, with the Council also providing recycling and food-waste collection services.

The management of the HMO will therefore ensure that the appropriate containers are presented on each scheduled collection day.

The strategy deliberately does not rely upon a fixed collection day, as the actual collection day should be confirmed through Hillingdon Council's collection-day service and may be subject to future changes.

8. Waste Management Responsibilities

Responsibility for the proper management of waste at the property will rest with the **property owner/landlord or appointed HMO manager**, with residents required to comply with the property's waste-management arrangements.

The responsible person will:

- ensure that sufficient bins are available;
- ensure that the bin storage area remains clean and accessible;
- ensure bins are presented on collection days;
- return bins to the storage area following collection;

- monitor excessive waste generation;
- address instances of overflowing or incorrectly used bins;
- ensure waste is appropriately separated;
- encourage recycling;
- ensure food waste is dealt with separately;
- prevent loose waste from accumulating around the property; and
- respond promptly to any missed collection or waste-management issue.

Residents will be provided with clear instructions regarding the location and use of the waste and recycling facilities.

9. Prevention of Nuisance and Impact on Neighbours

The waste strategy has been designed to prevent refuse storage from creating an adverse impact upon neighbouring residential properties.

In particular:

- waste will be stored within the application site;
- bins will not be permanently stored on the public footway;
- waste will be contained within appropriate containers;
- residents will be instructed not to leave loose bags around the property;
- bins will be returned following collection;
- the storage area will be kept clean;
- food waste will be separately managed;
- waste will not be permitted to accumulate in the rear garden; and
- the HMO manager will monitor compliance.

These measures are particularly relevant to the concerns raised by Hillingdon Council in the pre-application response regarding the potential relationship between HMO intensification, refuse and residential amenity. The Council specifically identified refuse as one of the matters requiring further information.

The revised four-person occupancy also materially reduces the potential waste generation compared with the scheme assessed within the original pre-application response, which considered a substantially greater number of occupants. The original report referred to a potential six-person occupation and associated pressures including refuse.

10. Storage Capacity and Suitability

The revised scheme provides:

3 × 240-litre bins = 720 litres total storage capacity.

For a maximum occupancy of four persons, this equates to approximately:

180 litres of available bin capacity per resident.

The proposed capacity is considered to provide a reasonable level of on-site storage for the scale of the development while avoiding excessive external bin storage.

As a useful comparison, a recent Hillingdon planning document relating to residential development identifies **2 × 240L storage per 1–4 bedroom house plus a 140L organic waste container** as a waste-storage allocation.

The three 240L containers shown on the submitted P002 drawing therefore provide substantial general/recycling storage capacity for the four-person HMO, subject to the final allocation and collection requirements applicable to the property.

11. Design and Visual Considerations

The proposed refuse/recycling provision has been incorporated into the site arrangement rather than being treated as an afterthought.

The dedicated storage location will ensure that refuse containers are:

- contained within the property;
- readily accessible;
- located close enough to the collection route to allow practical movement;
- kept away from internal living accommodation;
- prevented from occupying the communal garden unnecessarily; and
- removed from the frontage when collection is complete.

This approach responds directly to the Council's requirement for waste facilities to be accommodated without adversely affecting the appearance of the property or the amenities of neighbouring occupiers.

12. Management of Bulky and Exceptional Waste

Bulky items, electrical items, hazardous materials and other waste streams that are not appropriate for the household bins will **not be stored or accumulated around the property**.

Residents will be instructed to use the Council's appropriate bulky-waste collection or recycling facilities where required.

Hillingdon Council provides dedicated waste and recycling facilities for household and bulky waste.

The HMO manager will be responsible for addressing any unauthorised accumulation of bulky items or waste.

13. Collection-Day Management Procedure

The following procedure will apply:

- 1.** Residents deposit waste into the correct container.
- 2.** The HMO manager monitors the storage area and ensures bins are not overflowing.
- 3.** On collection day, bins are moved from the dedicated storage area along the route identified on drawing P002.
- 4.** Bins are presented at the front boundary in accordance with Hillingdon Council's collection requirements.
- 5.** Collection operatives empty the relevant containers.
- 6.** Following collection, the bins are returned to the dedicated storage location.
- 7.** The storage area is checked and any loose waste is removed.

This ensures that refuse storage remains controlled throughout the week and that bins are not left on the public highway unnecessarily.

14. Compliance with Hillingdon Council's Pre-Application Requirements

The pre-application response specifically identifies the following outstanding requirement: details of the proposed refuse and recycling storage arrangements, together with a Waste Management Plan.

The revised proposal now provides both the physical provision and the supporting management strategy.

The Council's application submission list also expressly identifies:

- **Waste Strategy**
- **Vehicle Parking, Cycle Parking and Refuse Storage Provision.**

The submitted P002 drawing identifies the physical refuse/recycling provision, including **3 × 240L bins and the route of bins on collection day.**

Accordingly, the Waste Management Plan should be read alongside drawing P002 as the combined waste-management proposal for the development.

15. Conclusion

The proposed four-bedroom HMO at **8 Paget Road** incorporates a dedicated and managed approach to household waste and recycling.

The revised scheme provides **3 × 240-litre waste/recycling bins**, giving a total nominal storage capacity of **720 litres**, together with a defined route for moving the bins to the collection point on collection day.

Waste will remain within the site until collection, with bins presented at the front boundary only when required and returned to the dedicated storage area following collection.

The strategy provides for the separation of general waste, dry mixed recycling and food waste, together with clear management responsibilities for the landlord/HMO manager and residents.

The arrangements are intended to ensure that waste is securely contained, appropriately stored and efficiently collected, while preventing unnecessary visual clutter, obstruction of the highway or adverse effects upon neighbouring residential amenity.

On this basis, the proposed waste-management arrangements provide an appropriate and proportionate solution for a four-bedroom HMO accommodating a maximum of

four residents and directly address the waste-storage information requested by Hillingdon Council in its pre-application response.