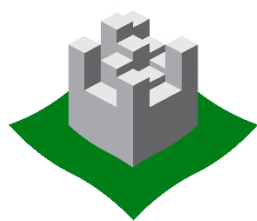


Recycling & Rubbish Storage for New & Converted Residential Properties

A Guide for Developers & Planners



Exeter
City Council

Introduction

Since 1994, Exeter City Council's policy has been to collect recycling and rubbish on alternate weeks from individual or communal wheeled bins. Most households in the city receive a collection of recyclable waste on one week and a collection of non-recyclable waste on the following week, i.e. each bin is emptied once per fortnight.

The government's Simpler Recycling legislation means councils must make separate collections of food waste from homes by the end of March 2026. While glass collections also form part of this legislation, Exeter City Council is awaiting clarity on how it should be collected given the different service structures employed by different councils and is therefore yet to determine how glass collections will reckon in its service.

Exeter City Council collects food waste on a weekly basis from many properties in Exeter, using caddies or – from larger blocks of flats – 140 litre wheeled bins, and is continuing to roll the service out across the city.

Because it is necessary for these households to store each waste type for two weeks between collections, Exeter City Council adopts a policy of requiring developers to provide adequate space for recycling and rubbish bins in all new builds and conversions in the city.

This basic principle of ensuring that all new households are provided with adequate bin storage has been incorporated into national policy in Approved Document H of The Building Act (1984). This legislation also gives Exeter City Council (as the designated Waste Collection Authority for Exeter) the power to stipulate to developers the levels of refuse storage capacity that must be provided. This document can be viewed at www.legislation.gov.uk/ukpga/1984/55.

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1. This Recycling & Rubbish Storage for New & Converted Residential Properties guide

The Council has designed this document to provide developers and planners with essential bin storage information and guidance at a glance.

Please read the document carefully and ensure that you follow the principles contained therein when producing your planning submissions. Failure to indicate adequate refuse storage on plans submitted to Exeter City Council for approval is likely to result in your application being rejected.

Exeter City Council's operational waste and bin policies can be found at www.exeter.gov.uk/wastepolicies.

New bins are subject to a one-off supply and delivery charge. Bins that become damaged beyond reasonable use through normal wear and tear are replaceable free of charge; however, replacement becomes chargeable for bins that are stolen, go missing, or become damaged through misuse or neglect. Charges vary according to the type of bin/s supplied, and current charges can be found at exeter.gov.uk/bincharges.

2. Maximum capacity allowance for rubbish

Policy and purpose

More than half of household waste produced by volume can be recycled in Exeter, and food waste collections will be rolled out to suitable properties in the city by March 2026. As such, the Council limits rubbish bin capacity to maximise recycling and reduce the public costs associated with rubbish disposal.

The size and number of grey rubbish bins that can be emptied each fortnight depends on the type of property and the number of residents living there. The collection crews will not collect uncontained rubbish (such as bags placed beside the bin – known as ‘side waste’) or overfilled grey bins. The Council levies a charge for collecting extra waste and individuals who produce extra rubbish may be subject to enforcement measures.

Exeter residents can recycle most household plastics (bottles, tubs, trays, pots, and good quality films/bags), all household metals (tins, cans and aerosols), and household paper and card (with the exception of wrapping paper and greetings cards).

As such, there is no maximum capacity for recycling or food waste bins, and the supply and delivery charge for green recycling bins is lower than for rubbish bins.

Maximum rubbish bin capacity allowance calculations (subject to agreement by ECC)

The following calculations are based on UK averages and assume that residents are recycling responsibly.

- Standard household: 40L per resident per fortnight.
- Shared living house/HMO: 50L per resident per fortnight.
- Shared building (flats / bedsits using shared bins in a bin store or bin area): 60L per resident per fortnight.

3. Recycling, rubbish and food waste containers used in Exeter

Households with individual bins

Using the maximum rubbish bin capacity calculations, the Council will be able to supply one or a combination of the following bins for rubbish. Households must also have at least the same bin capacity for recycling.

140 litre wheeled bin (1-2 people)

Height 1070mm

Depth 550mm

Width 480mm

Height with lid open 1550mm

180 litre wheeled bin (3-4 people)

Height 1070mm

Depth 730mm

Width 480mm

Height with lid open 1550mm

240 litre wheeled bin (5-6 people)

Height 1070mm

Depth 730mm

Width 570mm

Height with lid open 1640mm

23 litre food waste caddy

Height 360mm

Width 250mm

Depth 310mm

40 litre recycling boxes (where wheeled bins are considered inappropriate by the Council)

Height 445mm

Width 365mm

Depth 420mm

Properties with communal bin facilities

Using the maximum rubbish bin capacity calculations, the Council will be able to supply one or a combination of the following bins for rubbish. Properties must also have at least the same bin capacity for recycling.

Communal 1100 litre wheeled bin

Height 1400mm

Depth 1100mm

Width 1300mm

Height with lid open 2500mm

Communal 140 litre wheeled food waste bin or 23 litre food waste caddies

Dimensions as above

4. Considerations for design

Individual detached or semidetached properties

The Council will collect bins from the front boundary of houses that are to be issued with individual bins.

Generally, an area of hardstanding should be provided within the boundary of the property for bin storage.

Clear, flat access (i.e. without steps or other obstacles) should be provided between the designated storage point and the collection point. If a path needs to be constructed to comply with this requirement, it should be a minimum of 650mm wide and have a hard, gravel-free surface robust enough to withstand a minimum of 500kg to allow residents to wheel the bins easily.

- i. Where bins are to be stored at the front of the property (preferable)

Since Exeter City Council requires householders to place their bins at the front edge of their property on collection day, an alcove by the front gate would allow householders to place their bins out for collection without restricting access to their property.

It must be noted that householders are not permitted to store bins permanently on an adopted public highway. Bins that are left on the pavement between collection days (they can be placed out for collection from 6pm on the night before) may be removed and any replacements will be chargeable.

- ii. Where bins are to be stored at the rear of the property (not preferable)

The bin storage area should be no further than 25m from the collection point and there should not be any significant elevation changes or obstructions/obstacles over/through which the resident must wheel the bins.

Where the rear garden/courtyard of the property is at an elevation higher or lower than the front, or where for any other reason access from the rear to the front requires steps or other obstacles to be built that would prevent the easy movement of wheeled bins, or where the distance over which the householder must wheel the bins to the collection point is more than 25m, the bin storage area for recycling and rubbish wheeled bins should be located at the front of the property.

If the elevation of the property is such that it requires steps to be built up or down from the pavement, an alcove or storage area should be provided at pavement level (off the pavement) for the permanent storage of recycling and rubbish.

- iii. Other considerations

If you are planning to build a bin store with a roof, please ensure that enough vertical clearance is available to allow the lids of the wheeled bins to be opened fully.

Bin stores or storage areas should be located as conveniently as possible for the householder, while taking into account the essential requirements above.

Terraced houses

i. Scenario 1: new build

Properties built in new developments must be provided with a discreet or integral bin store or storage space at the front, large enough to accommodate recycling and rubbish wheeled bins.

Clear, flat access (i.e. without steps or other obstacles) should be provided between the designated storage point and the collection point. If a path needs to be constructed to comply with this requirement, it should be a minimum of 650mm wide and have a hard, gravel-free surface robust enough to withstand a minimum of 500kg to allow residents to wheel the bins easily.

Householders often tend to leave bins in places convenient to themselves rather than wheel bins over greater distances for collection, which can be to the detriment of both the appearance and smooth running of the development soon after first occupation.

If the elevation of the property is such that it requires steps to be built up or down from the pavement, an alcove or storage area should be provided at pavement level (off the pavement) for the permanent storage of recycling and rubbish.

For courtyard-style terraced developments, it may be more practical to provide a communal refuse store with provision for wheeled or communal bins (as appropriate). Please refer to Section 5 of this guide (**Planning communal recycling and rubbish facilities**) for more detailed information about this.

Please note that collection crews will not collect wheeled bins from rear service paths or lanes. In some cases (upon agreement with ECC), collection from the rear of the property will be acceptable provided the rear access from the property opens out directly onto another road or car park that can be accessed by a collection vehicle.

If you are unsure whether collection takes place from the front or the rear of the property, please email recycling@exeter.gov.uk.

ii. Scenario 2: redevelopments

Collections from new or redeveloped properties will only take place from the front of the properties.

If the frontage of the house opens out directly onto the pavement, Exeter City Council can issue wheeled bins only if the resident signs a document declaring their agreement not to leave the bin on the pavement between collections.

Developers will need to provide space at the rear of the property to store wheeled recycling and rubbish bins, or at least two static dustbins (not supplied by the Council), two recycling boxes and two food waste caddies, should wheeled bins be considered not appropriate. (Static dustbins should be provided by the managing agent or the resident for storage of waste bags, but cannot be placed out for emptying.)

Where wheeled bins are not considered appropriate, residents should decant rubbish from the storage containers into an Exeter City Council seagull-proof bag and present it at the

front of the property on collection day. Where issued, green recycling boxes should also be presented at the front on their scheduled collection day.

If there is frontage to the property (i.e. the door of the property does not open directly onto the pavement) then developers are required to provide storage for recycling and rubbish wheeled bins at the front, off the public highway.

If you are unsure whether collection takes place from the front or the rear of the property you are redeveloping, please contact Exeter City Council at recycling@exeter.gov.uk.

Flats and properties of multiple occupancy

These should be provided with a communal bin store or bin area designed to take an adequate number of 1100 litre communal recycling and rubbish bins, and 140 litre food waste bins or 23 litre food waste caddies (as appropriate), in line with the capacity calculations and bin dimensions provided in section 3 of this guide. Please also refer to Section 5 for more detailed information about this.

5. Planning communal recycling and rubbish facilities

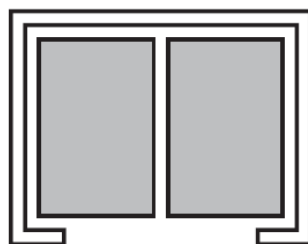
Capacity

Bin stores should be large enough to accommodate the following bins:

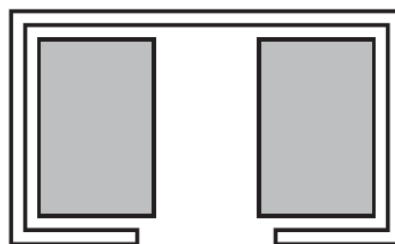
- 1 x 1100 litre rubbish bin per 18 residents (maximum)
- 1 x 1100 litre recycling bins per 18 residents (minimum)
- 1 x 140 litre wheeled food waste bins per 32 residents
- 1 x 240 litre wheeled glass bins per 30 residents, should this become a mandatory collection.

Residents are entitled to a maximum allowance of 60 litres rubbish capacity per fortnight. This figure is based on UK averages.

Internally, the bin store must be large enough for residents to gain access to all bins and for each bin to be removable individually from the store without having to remove any of the other bins first.



Poor design: householders cannot access the bins easily and bins can only be removed with difficulty



Good design: householders can access both bins easily, and either bin can be removed from the store without having to move the other

Location and access

- i. Communal bin stores need to be located conveniently for both the users and the refuse collection operatives.

In practical terms, the store should be located in as central a location as possible within the development so that all residents have easy access to it. You should try to avoid locating the stores in a position where some residents have to carry their recycling and rubbish a far greater distance than others. If this is not possible in the central part of the development, you should consider locating the stores at the main entrance to the development.

- ii. Communal stores must also be located no further than 20 metres from the nearest point of access for the collection vehicle

Clear, flat access (i.e. no steps or other obstacles) should be provided between the bin store and the nearest point of access for the refuse collection vehicle. If you need to construct a path, it should be a minimum of 1.2 metres wide and should not have a gradient greater than 1:12. It should have a hard, gravel-free surface robust enough to withstand a minimum of 500kg to facilitate wheeling the bins.

- iii. Our standard bin collection vehicles require access roads at least 3 metres wide and require a minimum vertical clearance of 4 metres.
- iv. Bin store doors should be fitted with locks to prevent unauthorised access. For the convenience of the residents and the bin crew, the lock should be **combination type that doesn't use a key.**

Design considerations

Ideally, bin stores should be discrete roofed sheds built out of the same materials as used in the rest of the development so they blend into the background; however, in some cases a simple hard-standing area large enough to accommodate the required number of bins will suffice, provided there is some form of screening to lower the visual impact. Please note that all proposed designs will be subject to planning approval.

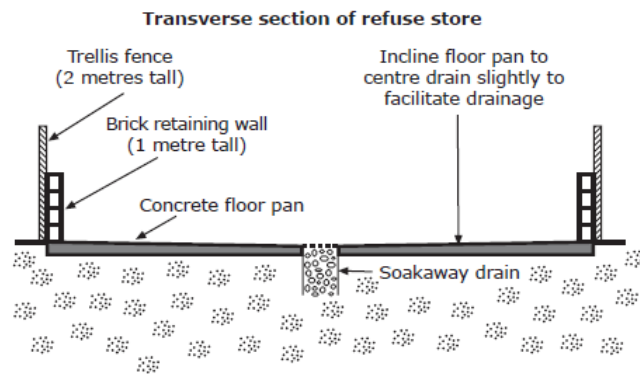
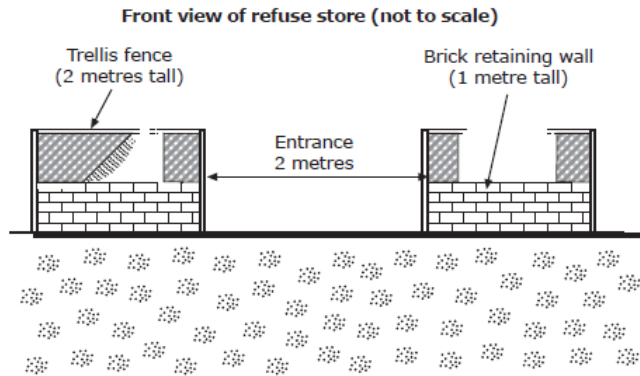
All bin stores or bin storage areas should have a hard, gravel-free surface robust enough to withstand a minimum of 500kg and with a slight incline towards a central soakaway drain. This is important, since refuse bins can sometimes leak smelly liquids that would otherwise pool on the floor and cause an odour problem and/or health risk.

Enclosed refuse stores must also have good ventilation to minimise the build-up of odours. This should take the form of an active extractor fan system (if the store forms an integral part of a dwelling unit) or airbricks (if the store is remote from dwelling units).

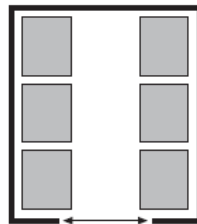
If building a bin store with a roof, please ensure that enough vertical clearance is available to allow the lids of the wheeled bins to be opened fully.

A generic design for a communal refuse store is shown below.

Please note that all designs will be subject to planning approval.



Plan view of generic bin store



Other considerations

- i. Residents in Exeter have the option of hiring a wheeled bin in which to store garden waste ready for a fortnightly collection. Consideration should be given to an individual storage area for this service where the householder is intended to have responsibility for their own garden.

See www.exeter.gov.uk/gardenwaste for further details of this service

- ii. Some developers allow storage space for individual home composters, to encourage residents to improve their own gardens without needing to transport garden waste or hire a garden waste bin.
- iii. Exeter City Council may require additional separate storage for other factions of the waste stream in the future – for example, glass. Due consideration should be given to the means by which such changes may be accommodated.

6. Final checklist

Q. Has space been allocated for storage of all waste types?

Q. Have the waste collection points been checked with Exeter City Council, ensuring that the bin storage areas are located correctly?

Q. Can the bins be moved/accessed easily by the householder and the collection crews?

Q. Have the number of properties and number of bed spaces been specified?

Q. Has enough waste capacity for the number of planned residents been provided?

If the answer to any of these questions is 'no', your application is likely to be either returned for amendment, have conditions placed upon it, or refused.

Exeter City Council useful contacts

Planning: planning@exeter.gov.uk

Recycling: recycling@exeter.gov.uk

Web links:

exeter.gov.uk/recycle

exeter.gov.uk/recyclingbanks

exeter.gov.uk/commercialwaste

exeter.gov.uk/gardenwaste

exeter.gov.uk/wastepolicies

exeter.gov.uk/bincharges