

London Borough of Barking and Dagenham

Planning Advice Note No:

Refuse and Recycling Provisions in New and Refurbished Residential Developments

For consultation and advice on any scheme, please contact:

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The Sustainable Development Group will pass enquiries to relevant colleagues in Environmental Management Services who can provide more specific advice on developments and are available for site visits.

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CHAPTER 1 INTRODUCTION

The purpose of the Planning Advice Note (PAN)

- 1.1 The aim of this PAN is to provide guidance for planners, developers, architects and facility managers, and to steer and assist them on the provision of waste and recycling facilities in new and refurbished residential developments. This PAN will help achieve policies set out in the Council's adopted Unitary Development Plan (UDP) and will be used when considering new Local Development Plan (LDF) policies (*see paragraph 2.8*)

The status of the PAN

- 1.2 The PAN provides guidance on the implementation of UDP policy. Whilst it is not an essential requirement for planning permission, it provides important guidance as to how certain UDP policies can be applied and therefore constitutes an important material consideration in the determination of planning applications.

Planning applications and this PAN

- 1.3 Developers and architects should ensure that the requirements for storing waste and recyclable materials set out in this PAN are taken into account at the outset of designs of all new and refurbished residential developments. Once the guidance in this PAN has been followed, developers should discuss waste and recycling issues at an early stage with the Council to ensure compatibility of proposed systems with the Council's requirements and collection arrangements.
- 1.4 Planning applications should clearly identify the proposed refuse and recycling storage points and the access routes for collection vehicles. They should also state how the development addresses the other requirements set out in this PAN, such as location, design and management considerations.

Focus on new and refurbished high-rise residential developments

- 1.5 While houses and low to medium-rise residential developments can be more easily integrated into the Council's refuse and recycling collections, high-rise developments —above 18 metres in height — represent more of a challenge in waste management terms.
- 1.6 The Council's preferred waste storage method for high-rise developments is a communal bin compound at ground level for both refuse and recycling bins. The Council no longer requires waste chutes in high-rise blocks. Instead, it asks for a minimum of two lifts and places great emphasis on post-occupancy management of the building for waste storage and collection purposes.

- 1.7 The Council is continuously looking for innovative and effective ways of dealing with waste and increasing recycling rates from high-rise buildings and developers are welcomed to propose their own schemes.

CHAPTER 2 POLICY CONTEXT

- 2.1 The Environmental Protection Act 1990 and Building Regulations 2002 represent the principle legislation governing the provision of waste storage and collection from residential developments.
- 2.2 As a waste collection authority, Barking and Dagenham is required under Part II of the **Environmental Protection Act 1990** to collect household waste from all residential properties in the borough. The Council may also, under section 46 (Receptacles for Household Waste), specify the type and number of receptacles to be used and the location where the waste should be placed in order to ensure compatibility with the Council's collection methods. Furthermore in relation to recycling, under section 46, the local authority may require:
- Waste of certain types to be stored separately so that it can be recycled;
 - Occupiers of dwellings to provide containers of a specified type for storage of waste;
 - Additional containers to be provided for separate storage of recyclable waste;
 - Specific locations to be established where containers should be placed for emptying.
- 2.3 **Approved Document HB of the Building Regulations 2002** issued by the Office of the Deputy Prime Minister (ODPM) require adequate provision to be made for the storage of solid waste and adequate means of access to be made for residents to the place of storage and for collection operatives. Although the Building Regulations do not cover the recycling of household waste, accompanying guidance is provided for arrangements for separate storage of waste for recycling should it be necessary. This is to support requirements which may be made under Section 46 of the Environmental Protection Act 1990 and to support national policy on recycling and waste reduction.
- 2.4 In addition to the legislation outlined above, there are a number of other legislation and policy documents which actively encourage recycling and which support the Council's request for recycling facilities to be provided in all new or refurbished high-rise developments.

National policy

- 2.5 Incorporating adequate and accessible recycling facilities is consistent with a number of national policy documents:
- **Waste Strategy 2000 for England and Wales (2000)** — sets a national target for recycling or composting 33% of all household waste by 2015.
 - **Waste and Emissions Trading Act (2003)** — requires waste authorities to reduce the amount of biodegradable municipal waste they landfill by increasing their recycling, composting and energy recovery activities. The national target is

to reduce the amount of biodegradable waste landfilled to 35 percent of that produced in 1995 by 2020.

- **Household Waste Recycling Act (2003)** — requires English waste collection authorities to collect at least two recyclable materials from all households separate from residual waste by 31st December 2010. The exception to this is where the cost of collection is unreasonably high, and where comparable alternative arrangements are in place.
- **Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management (2005)** — recognises that good design and layout in new development can help secure opportunities for sustainable waste management, including for kerbside collection and community recycling as well as for larger waste facilities. It states that planning authorities should ensure that new development makes sufficient provision for waste management.

Regional policy

- 2.6 The provision of adequate and easily accessible refuse and recycling facilities in high-rise developments is consistent with the following regional policy document:
- **The Mayor's Municipal Waste Management Strategy 'Rethinking Rubbish in London' (2003)** — Proposal 16 states 'The waste authorities must provide all households with recycling collections of at least three materials, one of which should be paper, by September 2004, except where impracticable. Consideration must be given to include access to the service for disabled people, children and the elderly'.

Local policy context

- 2.7 Encouraging new and refurbished high-rise developments to incorporate appropriate refuse and recycling facilities is consistent with a number of local policy documents:
- **The Barking and Dagenham Partnership's Community Strategy 'Building Communities Transforming Lives' (2004)** sets out a framework that aims to make the borough a better place to live, work and spend leisure time. Under the Local Government Act 2001, all the plans and programmes prepared by the Council must conform to policies and priorities set out in the Community Strategy. Adequate refuse and recycling facilities in new and refurbished high-rise developments can assist in meeting the Community Priority of making the borough Cleaner, Greener and Safer by reducing fly-tipping within blocks, reducing unpleasant smells, increasing recycling and improving the street scene around blocks.
 - **Barking and Dagenham's Unitary Development Plan, 1995** includes a number of policies which seek to provide facilities for sustainable waste management. These include:
 - G31 Waste Re-use and Recycling
 - H13 New Residential Developments
 - Appendix 4 Refuse Collection and Storage Standards

- 2.8 This planning advice note continues in force as long as the Unitary Development Plan (UDP) that it supplements is in force. For more information on these policies and their links to waste and recycling storage and collection please see Appendix A. The Council is in the process of replacing its UDP with a new style development plan called a Local Development Framework (LDF). The LDF will be developed over the next three years and adopted in 2008.

CHAPTER 3: CALCULATION OF STORAGE CAPACITY REQUIRED

Houses

Internal storage capacity

- 3.1 Enough storage capacity needs to be provided inside the kitchen or another convenient location for the storage of refuse and recyclable materials. Space will be required for two bins with a capacity of 60L each for general waste and the Orange Bag (*see Appendix B for information on Orange Bag recycling scheme*).
- 3.2 Internal storage also needs to be provided for a smaller bin where residents can collect compostable organic waste and a box/ bag for the collection of glass.

External storage capacity

- 3.3 In houses with gardens, an area should be provided for composting bins. Ideal composting areas are located away from the house and are (relatively cool). Bins should normally sit directly onto the soil to allow access for worms, soil and microbes and drainage.
- 3.4 A small paved area should be provided at the pavement-end of front gardens for potentially storing wheelie bin(s). Although the Council does not operate a wheelie bin system and there are no plans to introduce one, this option can not be ruled out in the future. The paved area should not be enclosed.

Flatted accommodation: low, medium and high-rise developments

Internal storage capacity

- 3.5 As with houses, consideration needs to be given to providing sufficient space within each flat for the storage of recyclables and residual waste. Space will be required for storing household refuse, the Orange Bag for dry recyclables and a separate box or bag for storing glass.
- 3.6 Additional space for a compost bin may be provided on the balcony or within the unit to allow residents to compost their kitchen waste.

External storage capacity for refuse and recyclable materials

- 3.7 Flatted developments (low, medium and high-rise) are expected to incorporate into their design a specially designated compound for the storage of communal refuse and recycling bins. The compound should be situated at ground level within the footprint of the development.

- 3.8 The Council will provide residents with Orange Bags for the separation and storage of their recyclable waste. Residents will be expected to bring both refuse and Orange Bags to the communal bin compound themselves. The development's Housing Management organisation will be primarily responsible for ensuring waste management in the building is successful.
- 3.9 Multi-occupancy buildings will be provided with the following containers from the Council at an annual charge (*see Chapter 7*):

Refuse

660, 1100 or 1280 litres metal containers (Eurobins) with lids and central locking castors.

Capacity	Height (h)	Depth (d)	Width (w)
660 litres	1320mm	740mm	1265mm
1100 litres	1475mm	980mm	1250mm
1280 litres	1430mm	990mm	1260mm

Recycling

1280 litres Orange colour metal containers (Eurobins) for recyclable materials. These containers have a special orange double flap lid with diamond key lock, polyester powder body coating, central locking castors, with the letters B&D.

Capacity	Height (h)	Depth (d)	Width (w)
1100 litres	1475mm	980mm	1250 mm
1280 litres	1470mm	990mm	1260mm

Orange Recycling Eurobins



- 3.10 The formula the Council uses to determine the number of Eurobins needed for a particular development is **1 refuse Eurobin of 1100/ 1280litres per every 6 flats**, based on a two bedroom flat. The number of bins required may vary based on the number of bedrooms and type of development.

- 3.11 Based on an approximate 50% participation rate by residents in recycling scheme, the Council estimates that the number of recycling Eurobins needed will be half the number of refuse Eurobins. Developers' Housing Management organizations will need to consider that if recycling rates in a particular development are higher than 50%, additional recycling Eurobins may be required.
- 3.12 Collection frequency will also influence the amount of bins required. Usually, the Council collects both refuse and recyclable materials once a week from low rise flats and twice to three times from high-rise developments. Frequency of collection will be established on a case-by-case basis in consultation with the Council.

Recycling provisions for glass

- 3.13 Glass is not currently collected in the Orange Bag recycling scheme nor does the Council run a separate collection for glass at the present time. However, this situation may change and developers are strongly advised to make provision in bin compounds for space to accommodate an extra 1280 Eurobin for mixed glass.
- 3.14 Developers are also asked to provide mixed glass recycling bring banks for their developments on nearby adopted public highways. The density of the banks should be in accordance with the Mayor's Municipal Waste Management Strategy requirement of one site per 500 households where recycling collections from homes are not provided and one site per 1,000 households where recycling collection from homes exist. Bring banks can only be serviced from sites on adopted public highway and their location should maximise use, for example be placed at thoroughfares. A site consists of four bring banks (metal or plastic Modular banks of 2.5 cubic metres capacity): three banks for transparent, green and brown glass and one for paper.
- 3.15 The table below provides an indication on the number of both communal refuse and recycling Eurobins required in flatted accommodation for different collection frequencies. Space for an extra 1280L Eurobin for mixed glass should be provided as per paragraph 3.13.

No of flats:		6	12	18	24	30	36	42	48	54	60	66	72	78
Once weekly collection	Refuse 1100/ 1280 litre Eurobin	1	2	3	4	5	6	7	8	9	10	11	12	13
	Recycling 1100/ 1280 litre Eurobin	1	1	2	2	3	3	4	4	5	5	6	6	7
Twice weekly collection	Refuse 1100/1280 litre Eurobin	1	1	2	2	3	3	4	4	5	5	6	6	7

	Recycling 1100/ 1280 litre Eurobin	1	1	1	1	2	2	2	2	3	3	3	3	4
Thrice weekly collection	Refuse 1100/ 1280 litre Eurobin	1	1	1	2	2	3	3	3	3	4	4	4	5
	Recycling 1100/ 1280 litre Eurobin	1	1	1	1	1	2	2	2	2	2	2	2	3

Provision for bulky waste storage

- 3.16 An additional dry storage room needs to be provided for the storage of bulky waste such as furniture, large electrical items and mattresses. This may be a designated section of the waste and recycling compound, if this is enclosed, or a separate room or enclosure. Storage capacity must be a minimum of 10m² for every 50 housing units.
- 3.17 Location considerations listed in chapters 5 for communal bin compounds apply to the bulky waste storage room also as the Council's bulky waste collection operatives will need access to the dry storage room.

Underground banks for refuse and recycling

- 3.18 Developers are encouraged to consider installing underground banks for refuse and recycling. The Council is seeking to enter into a partnership with developers for the widespread introduction of underground banks in the borough. For more information, please contact the Environmental Sustainability Team on 0208 227 3812.

CHAPTER 4 LOCATION OF COMMUNAL BIN COMPOUND IN FLATTED DEVELOPMENTS

General guidelines

- 4.1 Communal bin compounds should be located at ground level within the development's footprint. The Council's preference is for compounds to be located internally rather than externally.
- 4.2 Wherever possible, bin compounds should house both the communal refuse bins and the communal recycling bins.

Easy access for residents

- 4.3 The refuse and recycling facilities should encourage residents living in flats to dispose of their refuse responsibly and to recycle as much of their household waste as possible. Bin compound must therefore be conveniently located for residents.
- 4.4 Internal bin rooms should be located near lifts or stairs providing that the requirements for ease of access for waste collection operatives listed below.
- 4.5 Residential high-rise development (18 metres and above in height) are required to have two lifts providing access to each floor and not alternate floors¹. The Council does no longer require chutes in high-rise development but does require two lifts instead.
- 4.6 The internal bin compound should be sited so that Eurobins can be taken to the collection point without being taken through a building.
- 4.7 Where external bin compounds are to be provided, these must be located close to the main building entrance without interfering with pedestrian access to buildings. External storage areas for waste containers should be away from windows and ventilators.
- 4.8 Eurobins should have stairs or ramps to ensure ease of access for elderly or disabled persons to avoid the need to lift bags into the bins.

Easy access for waste collection operatives

- 4.9 The Council's waste collection operatives will move the communal refuse and recycling bins from their permanent storage compound to the collection point.

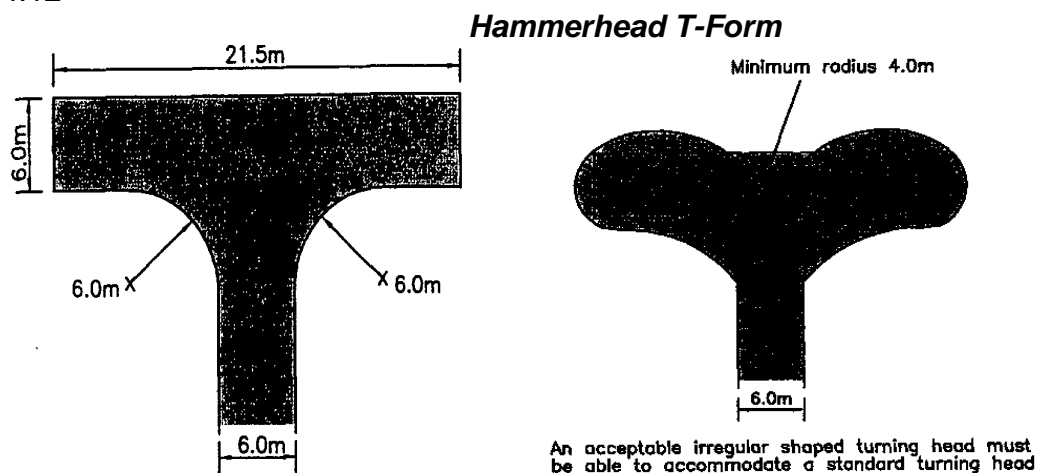
¹ Building Regulations 2002 Approved Document B — Fire Safety (2000 Edition Consolidated with 2000 and 2002), Section 18 states that buildings with a floor at more than 18m above vehicle access level with lifts. As the Council is no longer requiring chutes, buildings of 18 metres and above must have two lifts to easily enable residents to bring their waste down to ground level at all times.

Access points for refuse vehicles should not normally be more than 25m from waste compounds (see *Annex A*).

4.10 The access road must be capable of safely accommodating a RCV 26 tonnes vehicle of the following dimensions: 9.8 metres length x 4 metres high x 2.5 metres wide. Developers should also ensure that manhole covers are strong enough to withstand the weight of the vehicle.

4.11 The site layout must allow for the collection vehicle to manoeuvre in a Hammerhead T Form as illustrated below. Other possible turning manoeuvres can be discussed with Environmental Management Services during the planning application process.

4.12



4.12 Doors/ gates to any waste compound are not permitted to open out over a public highway.

4.13 There should be no need to wheel bins over steps and drop kerbs must be provided where necessary. Furthermore, access between the bin compound and the collection point should be a minimum of 2m wide and have a reasonably smooth, durable surface

4.14 If it is proposed to locate waste and recycling containers in compounds in a basement area inaccessible to a standard waste collection vehicle, a suitable ground floor collection area must be indicated on drawings submitted for approval. In addition, a written statement must be attached describing the proposed method of transporting the containers to ground floor level, including parking arrangement.

4.15 If the waste containers are to be transported to ground level by a goods lift, it must be large enough to accommodate the waste container as well as the porter. In large schemes more than one waste container will need to be accommodated. The lift doors must be sized to allow free access for the waste containers. In addition, a written statement must be attached describing the transporting of the containers to ground floor level, including parking arrangement.

CHAPTER 5 DESIGN CONSIDERATIONS

Internal layout

- 5.1 Within the bin compound, the disposal of general waste and recyclables should be equally convenient. Where there are to be disparities, disposing of general refuse should be marginally easier than the disposal of recyclables to avoid contamination. If possible, the refuse disposal point should be the first encountered when residents enter the refuse disposal area.
- 5.2 Any enclosure, compound or storage area should allow for filling and emptying and provide clear space of 15cm between and around containers.
- 5.3 A rubber buffer should be affixed to the surrounding wall and placed at the appropriate height to prevent damage to the storage area walls and unnecessary noise.
- 5.4 All doors should open outwards and should be fitted with a hook back facility to prevent damage from bins colliding into doors upon entry and exit.

Visual impact

- 5.5 External compounds should be constructed of materials in keeping with the surroundings and screened by planting with adequate provision of soil if appropriate.

Noise control

- 5.6 Communal bin compounds should be far enough away from housing units so as to reduce the impact of noise during bin use and collection. Eliminating the need for collection vehicles to reverse will also assist in keeping noise to a minimum.

Odour/vermin control

- 5.7 Internal bin compounds should be well ventilated and have a smooth easily cleanable floor, like a concrete float finish. Air fresheners and vermin boxes may be installed. External compounds should be open (no roof) and also have a concrete floor.
- 5.9 Suitable drainage, with water discharging into a sewered drain, should be installed to allow the washing of bins. Nearby access to the water mains should also be provided.

Security

- 5.10 The design of communal bin compounds should allow easy access to residents but not to non-residents. Internal bin store rooms should only be accessed from outside to prevent the room being used as an access point to the building. External bin compounds should be located out of sight of the main road as far as possible.
- 5.11 Developers may consider an open rail gate with a welded mesh on the back of it for internal bin rooms so that residents can see inside the bin room before entering it from the outside. Similarly, external compounds should only be slightly higher than the bins themselves (approx. 6 inches higher) and have no roof so that residents can see who is inside the compounds before entering.
- 5.12 The gate or door on both internal and external bin storage rooms should have a heavy duty closer with suitable locking system.
- 5.13 Adequate lighting needs to be provided to allow the usage of the bin store after dark.
- 5.14 CCTV should be installed in new and refurbished blocks to deter fly-tipping, especially in places that are particularly vulnerable to fly-tipping such as under stair cases. CCTV should also be fitted inside the bin room.
- 5.15 New and refurbished high-rise developments should have a concierge system with a staffed reception desk at all times.

CHAPTER 6 MANAGEMENT CONSIDERATIONS

6.1 It is important to establish and delegate the responsibility for the tasks involved in ensuring an effective waste management system in high-rise developments. All new and refurbished high-rise developments will be required to have a Housing Management arrangement in place. The key waste management responsibilities of the Housing Management organisation are:

- Keeping residents informed of waste facilities;
- Dealing with fly-tipping; and
- Washing the bins and keeping the bin compound clean;

Keeping residents informed

- 6.2 Communal bin compounds should have a notice showing which properties are entitled to use the facilities.
- 6.3 Additional signage to indicate the materials collected as part of the recycling collection scheme will be required. Alternatively, if the erection of posters within the bin store is not possible due to space or other restrictions, bin stickers may be used.
- 6.4 Where the Housing Management organisation holds tenants' induction schemes, these should include the use of waste and recycling facilities.
- 6.5 The Council will issue a leaflet on the correct use of the waste and recycling facilities and the materials recycled. Tenants' handbooks should include a section on the correct use of refuse and recycling facilities.
- 6.6 Housing Management organisations should encourage Tenants' Association to take on responsibility for enforcing residents' compliance with the waste management arrangements.

Dealing with fly-tipping

- 6.7 A key task of the Housing Management organisation will be to promptly remove any fly-tipped waste and keep communal spaces neat and tidy.
- 6.8 Housing Management organisations will be expected to investigate incidences of fly-tipping within the block and write to residents who are found to be responsible either through bag searches or CCTV footage.
- 6.9 It is also strongly recommended that lease agreements and residents' handbooks are used to set out tenants' responsibilities with regard to the storage of waste and recyclables and consequences of non-compliance with these responsibilities.

Washing bins and keeping the bin compound clean

6.10 This will be the responsibility of the Housing Management organisations.

CHAPTER 7

COVERAGE OF COSTS OF REFUSE AND RECYCLING INFRASTRUCTURE

- 7.1 Developers are expected to contribute towards the costs of communal infrastructure where the need for those facilities arises directly from the development. Developers will be required to cover the costs of providing new bins required by the residential development.
- 7.2 Developers and their Housing Management organisations are expected to hire both communal refuse and communal recycling Eurobins from the Council at an annual rate of £45 per bin. This rate is based on 2005/06 prices and may be subject to increases. If a bin becomes damaged or needs maintenance, the Council will replace it or repair it at no extra charge.
- 7.3 The Council is interested in introducing underground infrastructure for storing refuse and recyclable materials and contributions from interested developers towards this will be collected via a legal agreement (otherwise known as a Section 106 agreement).

Appendix A

Explanation of Barking and Dagenham's Unitary Development Plan Policies

1. The London Borough of Barking and Dagenham's Unitary Development Plan, adopted in 1995, includes policies which set out the borough's commitment to providing adequate refuse and recycling facilities in residential developments through the planning process. These are set out below.

UDP Policy G31 Waste Re-use and Recycling

2. This policy states:

'The Council will encourage the re-use of materials and the recovery of resources from wastes and will:

i) Encourage the provision of installations for the deposition of materials for recycling in locations where they are convenient and accessible both to members of the public and the operator;

Justification paragraph 31.2 elaborates further:

'The Council will therefore encourage the re-use of materials by giving residents an opportunity to recycle domestic waste by providing, and encouraging others to provide, deposit style collection banks in convenient and appropriate locations.'

Accessible and easy-to-use refuse and recycling facilities in new developments can help deliver this policy as it will encourage residents in flats to recycle.

UDP Policy H13 New Residential Developments

3. Policy H13 states:

'Proposals for all new residential developments shall be of a high quality of design and layout. In considering proposals, the Council will take into account the character of the residential area in which the development site is located and seek to ensure that the proposal:

vi) Provides adequate refuse storage as outlined in Appendix 4;

vii) Should normally make provision for recycling facilities, particularly bottle banks that are easily accessible to both local residents and the operator, in developments of 20 units or more.'

Accessible and easy-to-use refuse and recycling facilities in new and refurbished developments will deliver this policy.

Appendix 4 Refuse Collection and Storage Standards


Appendix 4 states:

'In developments where refuse facilities are required, the following standards should be met:

- 1. If refuse is to be collected by the Council, stands and enclosures must be located conveniently to the nearest access point for the collection vehicle and, in any case, must not be more than 25 metres away from the vehicle point. Paladin refuse containers must not be more than 9 metres away from the vehicle point.**
- 2. Where refuse collection cannot be undertaken from the rear or side of a property, refuse enclosures should be provided in the forecourt or front garden, and should be well located to each dwelling. These should be kept as low as possible; constructed in materials to match the front elevation of the property; provided with a watertight roof and doors; and screened by planting with adequate provision of soil if appropriate.**
- 3. The provision of refuse enclosures should be included in the design of buildings or boundary walls where possible.'**


Appendix B Orange Bag Recycling Scheme

The Orange Bag Recycling Scheme accepts the following materials. Please note that the scheme does not accept glass.




The London Borough of
Barking & Dagenham
www.barking-dagenham.gov.uk

Orange Bag Recycling



paper




Yes please

- ✓ Newspapers and magazines
- ✓ Brochures and leaflets
- ✓ Phone books
- ✓ Junk mail (remove plastic cover)
- ✓ White paper
- ✓ Envelopes (remove plastic windows)
- ✓ Thin card (cereal boxes)

No thank you

- ✗ Thick card
- ✗ Cardboard
- ✗ Yellow Pages
- ✗ Milk or juice cartons

metals




Yes please

- ✓ Drink tins and cans
- ✓ Food tins and cans

No thank you

- ✗ Aerosols and paint tins
- ✗ All other metals

plastic bottles



Yes please



All plastic bottles, such as:

- ✓ Squash bottles
- ✓ Fizzy drink and water bottles
- ✓ Detergent and shampoo bottles
- ✓ Milk bottles

No thank you

- ✗ Margarine tubs
- ✗ Yoghurt pots and lids
- ✗ Cling film
- ✗ Plastic meat trays
- ✗ Polystyrene

Working in partnership with:

Please do not put glass in the orange bag

Please rinse, take lids off and squash plastic bottles

For more information call 020 8215 3000

Appendix C

References and Sources of Further Information

Below is a list of reference documents relating to the provision of waste and recycling facilities in residential developments. In addition there are also a number of websites and organisations, which may prove to be useful when considering the installation of refuse and recycling facilities. Please note LB. Barking and Dagenham is not responsible for the external web links and addresses outlined below and that there are other organisations that can give advice on refuse and recycling facilities.

Reference Documents	Web links
Environmental Protection Act 1990	http://www.opsi.gov.uk/acts/acts1990/Ukpga_1990043_en_1.htm
Building Regulations 2002 Approved Document B — Fire Safety (2000 Edition Consolidated with 2000 and 2002)	http://www.odpm.gov.uk/index.asp?id=1130508
Building Regulations 2002, Approved Document H6	http://www.odpm.gov.uk/stellent/groups/odpm_buildreg/documents/page/odpm_breg_600283-08.hcsp#P2023_138337
Waste Strategy 2000	http://www.defra.gov.uk/environment/waste/strategy/cm4693/
Waste and Emissions Trading Act 2003	http://www.opsi.gov.uk/acts/acts2003/20030033.htm
Household Recycling Act 2003	http://www.opsi.gov.uk/acts/acts2003/20030029.htm
The Mayor's Municipal Waste Management Strategy 'Rethinking Rubbish in London' (2003)	http://www.london.gov.uk/mayor/strategies/waste/index.jsp
Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management (2005)	http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/divisionhomepage/039993.hcsp
The Barking and Dagenham Partnership's 'Building Communities Transforming Lives' (2004)	http://www.barkingdagenhampartnership.org.uk/doc/bdp-community-strategy.pdf

Barking and Dagenham's Unitary Development Plan, 1995	http://www.barking-dagenham.gov.uk/8-leisure-envir/planning/plan-udp.html
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Useful Websites and Contacts	Comment
www.bre.co.uk	Building Research Establishment's Eco Homes Assessment includes the provision of recycling storage facilities
http://www.wasteonline.org.uk/resources/WasteWatch/RecyclingFromFlats_files/page1.html	Waste Watch produced a paper on recycling in flatted developments entitled 'Recycling for flats: case studies of recycling schemes for housing estates, high-rise blocks and other areas of high-density housing'
http://www.westernriverside.org.uk/downloads/RWR_Estates_Recycling_Research_Ellen_changes.pdf	The Recycle Western Riverside campaign undertook a study of different methods of recycling on estates and high-rise blocks to provide the four constituent boroughs of the Western Riverside Waste Authority with information about the costs, performance and issues surrounding different estates recycling schemes.
Lorraine Roache, Poplar Harcar Tel: 0207 5100574 http://www.poplarharca.co.uk/Home	Poplar Harca is a social landlord who has installed underground refuse banks in partnership with Tower Hamlets in most of its estates in that borough.
Eco Island Ltd. www.ecoisland.co.uk Sulo MGB Ltd www.sulo.com	Eco Island Ltd. and Sulo MGB Ltd are two suppliers of underground refuse and recycling systems in the UK.