

BARNSELY METROPOLITAN BOROUGH COUNCIL

This matter is not a Key Decision within the Council's definition and has not been included in the relevant Forward Plan

REPORT OF THE EXECUTIVE DIRECTOR FOR PLACE TO CABINET ON 20/09/2017

Introduction of Charging Developers for the Provision of Wheeled Bins to New Properties

1. PURPOSE OF REPORT

The following report sets out the proposal for introducing a charge to housing developers for refuse and recycling containers which are required for new properties.

2. RECOMMENDATIONS

It is recommended that Members approve the following;

- 2.1. That a direct charge of £99.00 per property, applicable to all future housing developers, be introduced to cover the supply and delivery of all waste and recycling containers to new properties and a welcome pack for residents promoting waste services and recycling.**

3. INTRODUCTION

- 3.1. The current capital expenditure on refuse and recycling containers is approximately £260,000 per annum. This expenditure covers the provision and maintenance of the current refuse and recycling container stock. It is estimated that there are approximately 400,000 refuse and recycling containers in circulation, distributed across c106,000 domestic premises in the borough.
- 3.2. The implementation of the Housing Strategy 2014 - 2033 has seen the total housing stock across the Borough grow on average by 800 properties per year over the last 3 years. This level of housing growth puts added pressure on service to absorb additional demand for services and resources.
- 3.3. It is estimated, on present charges that to provide 800 properties annually with the required refuse and recycling containers will cost an additional £57,360 per year. It is worth noting that this doesn't include any management costs associated with implementing the service and delivery of containers.

- 3.4. Service costs for the collection and disposal of waste and recycling collected from each new property have been awarded to the service through the demographic provision to date, with further provision being made within the councils medium term financial planning process.
- 3.5 Protecting the borough for future generations is one of the council's 2020 outcomes, to achieve this we are committed to divert 96.2% of household waste from landfill. To achieve this ambitious target the council needs to ensure that as the borough grows then each new family recycles as much of their waste as possible, this will be addressed by educating communities about the benefits of recycling and the welcome pack will support this.

4. PROPOSAL AND JUSTIFICATION

4.1. *Option 1 – Do nothing*

- 4.2. The current budget allocated for new and a replacement containers facilitates the purchase of around 13,000 refuse and recycling containers per year. In context this is enough to replace less than 3% of the in-service stock each year.
- 4.3. Maintaining the current policy position will mean that additional cost of supplying newly built properties with refuse and recycling containers cannot be contained within the existing budget envelope.

5. *Option 2 – Introduction of a developer charge for new properties*

- 5.1. The proposal is to introduce a direct charge of £99.00 per property for the supply and delivery of a set of four waste and recycling bins to each new property on housing development sites. A summary of the changes can be found in the pre-drafted guidance document in Appendix B.
- 5.2. This new approach places the responsibility on the developer to source refuse and recycling containers and will ensure that whenever a resident moves into a new build property a full set of bins is available without having to wait for a set to be delivered.
- 5.3. The proposal is in keeping with other Local Authority policies from across the UK, a sample of which are highlighted below.

Table 1 – Policy Comparison with other Local Authority's

Council	Cost of 240 litre wheeled bins	Met by developer?
Breckland	£62 for 2 x 240 bins	Through section 106
Newcastle	£70 per bin with discount for bulk delivery e.g. 30 bins =£644.75	Under review
Aylesbury Vale	£80 per property	Yes section 106
Cherwell	£67.50 per property	Yes through section 106
Reigate	£84 per property plus £14 delivery	Yes through section 106
Waveney	£84 per property	Not clear
Rochford	£168 per property	Developer or resident
Bury	£160 per property	Yes developer is responsible

Great Yarmouth	£62 +VAT for two bins	Yes developer expected to meet cost
Solihull	£29 per bin +£8.50 delivery	Website unclear but policy says first set of bins are free
Reading	£41.70 per 240 litre bin £275.90 per 1100 litre container	Yes- responsibility of developer
Rotherham	£96.88 for set of bins incl delivery	Under review
Doncaster	£21 per bin	Under review

5.4. The proposal also puts forward the option for the developer to purchase the bins directly from a manufacturer provided that the purchased containers match the council's specification (this is laid out in detail in Appendix B).

5.5. In consultation with the Planning Department, they have advised that the pre-planning application processes can be revised so that this policy change is brought to the attention of housing developers at the earliest opportunity. The guidance note for developers (see Appendix B) will be used to inform developers of the policy and process to follow.

5.6. For Developers this charge will include the following services; planning advice on increasing recycling. This will be in terms of designing developments to encourage recycling and advising on incorporating recycling within the design of the home; It will provide a delivery service tailored to the release and occupation of new properties and it will provide detailed information packs to be made available at show properties and the like for prospective buyers.

5.7. For the home owners of new properties built – there will no longer be a charge for bin deliveries. Each house will receive the full array of containers to participate in the Council's waste and recycling service. These residents will receive new information packs, welcoming them to the borough and provide detailed service information, such as collection days, details on household waste and recycling centres and bulky waste services.

6. IMPLICATIONS FOR LOCAL PEOPLE/SERVICE USERS

6.1. The immediate benefits to residents and service users will result from the full suite of refuse and recycling collections being in place from the day new homeowners arrive. In addition the information pack which will also be provided will enable the resident to manage their waste and recycling from day one. This will reduce the instances of waste accumulating on properties while residents wait for bins to be delivered. Residents will not need to contact us for information such as when to put their bins out as this information will be supplied with the bins.

6.2. From a developer perspective the improved management of waste on the developing estate will make the site more attractive for prospective buyers.

6.3. All other waste and recycling services remain the same after the new property has been occupied,

7. FINANCIAL IMPLICATIONS

7.1. Consultations on the financial implications have taken place with representatives of the Service Director (S151) Finance.

7.2. It is forecast that charging developers for the provision of wheeled bins will generate £80,000 per annum (based on 800 new properties each attracting the proposed £99.00 charge).

This charge is made up of the following components:

- £71.70 purchasing costs
- £20.00 delivery fee
- £ 7.30 welcome pack/admin

7.3. The additional revenue is to mitigate the shortfall in delivery of previously approved efficiency savings within the waste service.

7.4. Details of the Financial implications are outlined in the attached appendix A.

8. EMPLOYEE IMPLICATIONS

8.1. Recruitment of a full time customer service officer has already been concluded.

8.2. No further employee implications arise as a result of this report.

9. COMMUNICATIONS IMPLICATIONS

9.1. Existing communication channels (Pre-Planning meetings / website) will be used to cascade the new policy to developers.

9.2. An information pack and literature will need to be designed in conjunction with our communications department.

10. CONSULTATIONS

10.1. The Head of Planning has been consulted and is prepared to integrate the guidance note for developers into the Pre-Planning application process.

11. LIST OF APPENDICES

Appendix A – Financial Implications

Appendix B – Guidance for developers

12. BACKGROUND PAPERS

Officer Contact: Matt Bell

Telephone No: Ext 4352

Date: 10/08/2017

Appendix A – Financial Implications

Report of the Executive Director Place

Provision of Wheeled Bins - Charge to Developers

i) <u>Capital Expenditure</u>		<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	Later Years
		£	£	£	£
		0	0	0	0

To be financed from:

ii) <u>Revenue Effects</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	Later Years
	£	£	£	£
Charge to developers for provision of wheeled bins.	-33,330	-80,000	-80,000	-80,000
Total proposed income	-33,330	-80,000	-80,000	-80,000

To be financed from:

Income to be utilised to offset budget pressures in business unit 6.	-33,330	-80,000	-80,000	-80,000
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Impact on Medium Term Financial Strategy		2017/18	2018/19	2019/20
		£	£	£
MTFS		0.000	0.344	-0.703
Effect of this report		0	0	0
Revised Medium Term Financial Strategy		0.000	0.344	-0.703

Agreed by: _____On
behalf of the Service Director and Secion 151
Officer -Finance



Guidance for charging developers for the provision of wheeled bins to new properties

Guidance for charging developers for the provision of wheeled bins to new properties

From 1 June 2017 Bamsley Council no longer provides free of charge wheeled bins for household waste and recycling for new properties. The Council is seeking from developers of sites of five or more properties an undertaking to pay for the delivery and administration costs arising from the provision of bins. For developments of four or less properties, the costs will be recovered from the residents or landlords.

These charges are a one off cost for the administration and delivery of the bins; the bins remain the property of Bamsley Council. When residents move on, the bins remain for the next resident to use. Bins must not be moved between properties by residents.

A typical house will require four 240 litre bins, one black for residual waste, one green for garden waste and two for recycling. The cost of providing the four bins is £91.70



Where communal bins are required (for instance for flats), other larger sizes of bins can be provided depending on the number of residential units and the available space to house the wheeled bins.

The cost of providing each of the larger sized bins will need to be discussed between Bamsley Council and the developer. For further information about what bins are required for your development and to arrange payment, please contact Waste Services on 01226773555.

Generally, we would not expect to deliver bins until the resident moves in and starts paying council tax. If you are ordering large numbers of bins, please give us sufficient time to arrange this.

You may choose to provide bins yourself. This is allowed as long as the bins are to the required standard.

Bins must comply with the BS EN 840 standard and with the Council's specifications, dimensions, colouring and markings. If your bins do not meet these criteria, then they will not be emptied by the Council. For further details on the Bamsley Council specification please contact Waste Services on 01226773555.

Please be aware, if bins are removed from the resident's previous property to the new property (to avoid the charges), they will not be emptied.

Our service to you and your residents

Bamsley Council operates an alternative weekly kerbside collection of residual waste and garden waste and a four weekly collection of recycling glass bottles and jars, aluminium and metal cans, plastic bottles, cardboard and paper.

An information pack including full details of the service including collection dates will be provided for all new residents to help them understand how to use the service as soon as they move into their new property.

This pack will also include the other services we offer such as our bulky waste collection services and the opening hours and locations of our Household Waste Recycling Centres.

This will reduce the number of enquiries from new residents both to yourselves and to the service and prevent any accumulation of waste on properties while residents await delivery of bins or find out how they can best dispose of larger items that will not fit into their bins.

There is a dedicated member of the waste customer service team who will be available to liaise with you throughout the design and construction phases of the development.

This customer service officer will meet with you on-site as residents start to move in to arrange delivery of bins and information packs and to discuss any issues with yourselves and your residents.

There can be difficulties in maintaining our collection service during the construction phase of the development as completed houses are starting to be occupied and during this period our customer services officer will be available to visit the site and agree how best our collection vehicles can safely access the site to collect waste and recycling. This may result in the creation of temporary collection points in agreed safe and accessible locations on the site. This information can then be communicated to residents by us so that residents know where to place their bins for collection at all times.

Storage of bins

We will supply each new property with four waste and recycling bins and consideration will need to be given to the storage of these bins on each property. We offer residents the choice of size of bin which are available in 140 and 240 litre sizes.

The dimensions of the bins are:

240 litre wheeled bins	Width	720 mm
	Height	1063 mm
140 litre wheeled bins	Width	560 mm
	Height	1054 mm

If the development includes apartment blocks we supply communal bins rather than a set of bins for each apartment.

As a rule of thumb we supply a large 1100 litre container and 2 x 240 litre recycling bins for every 6 apartments.

The dimensions of the container are:

1100 Container	Width	1250 mm
	Depth	980 mm
	Height	1370 mm

In the case of apartments the containers/bins should be contained within a bin storage area and our customer services officers will be happy to advise on the size, construction and location of the bin store.

For further information contact:

Phone: 01226773555

Email: wastemanagement@barnsley.gov.uk

www.barnsley.gov.uk



BARNSLEY
Metropolitan Borough Council