**Waste Management Plan**

165 & 165a Priory Road, London N8 8NB

1.0 Site and Surroundings

The proposal is for a change of use from upper floor residential units to HMO.

The application site is a three storey mid terraced dwelling located on Priory Road. The area is characterised by rows of commercial on ground floor and residential on upper floors. The property is not located within a Conservation Area.

2.0 General

This Site Waste Management Plan (SWMP) details the amount and type of waste that will be produced at the application address and how it will be reused, recycled or disposed of. Site Waste Management Plan is for site for Changes of use from Residential (C3) to HMO (C4) for a maximum of 6 persons.

The manager must ensure that there are sufficient facilities to contain and dispose of waste both inside and outside the property.

The manager should ensure the occupiers know:

1. The correct day to put bins out of collection.
2. Not to leave bins obstructing the pavement.
3. What waste should go in which bin. The manager will provide tenants with contact details for reporting faults or any maintenance issues. The manager will provide immediate neighbours with contact details for use in the event of emergencies or matters of concern.

3.0 Storage

The manager must ensure that:

1. Sufficient bins or other suitable receptacle are provided for the storage of refuse and litter, pending their disposal.
2. Make such arrangements for the disposal of refuse and litter from the HMO as may be necessary.

Domestic rubbish, recycling and garden waste are to be stored in appropriate receptacles within the property and to be taken to the large bins provided by the council in the front of the property.

These will be located within a bin store and ensure that any such facilities respect the amenity of the neighbouring properties. A schedule of waste/recycling collection days to be posted in the kitchen and tenants ,made award of responsibility for proper disposal and the clause in the tenancy agreement relating to that to be drawn to their attention.

Attention of tenants to be drawn to clause in tenancy agreement relating to maintaining front and back gardens in a reasonable state and free of rubbish or other unsightly objects.

4.0 Disposal

The owner will contact the Waste & Recycling Collections at Redbridge council to provide 2x 180L and 1x240L Wheelie bins.

This gives 50 Litres or waste per person per week, which is actually 20 litres above the advised levels per person. These will be stores in the front of the property. The owner will also provide a number of recycling boxes within the property for use by the occupants. No bins are permitted to be stored permanently on the highway.

All bins are to be placed at the front boundary of the property on the day of collection; consideration should be given to the provision of an area where bins can be put out for collection without restricting access to the property or obstructing the public highway.

The property manager is to provide the tenants with waste collecting information. Most Local Authorities publish their waste collection polices online. The license holder is to comply with any scheme provided by the London Borough of Redbridge which relates to the storage and disposal of household waste at the HMO pending collection.

Should the licence holder fail to adhere to the waste storage and disposal conditions, could lead to fine.

The manager will be responsible for removal of bulky waste to prevent fly tipping, but will also provide the details of the nearest refuse site to avoid any fly tipping. To prevent rodent infestation and hygiene concerns and to ensure comfortable living at the property, waste management and disposal will be prioritised.