

RURAL ECONOMIC AND ENVIRONMENT COMMITTEE

31ST OCTOBER 2012

REPORT OF HEAD OF REGULATORY SERVICES

WASTE CONTAINER CHARGING POLICY

1.0 PURPOSE OF REPORT

- 1.1 To provide members with an overview of the current situation in regards to charging developers for the provision of domestic waste containers.
- 1.2 To consider the policies, options and charging levels of other waste collection authorities for similar provisions.

2.0 RECOMMENDATIONS

- 2.1 **Members consider the measures proposed to enhance and consolidate the charging policy for developers proposed within this report as detailed in section 3.7.**

3.0 KEY ISSUES

- 3.1 At the Rural Economic & Environmental Affairs Committee of 4th September 2012 members requested that a detailed report regarding charging developers and builders for domestic waste containers be provided at the next meeting. Charges were introduced from 1st April 2012 (following a decision taken by the Committee in January 2012) but to date this has not realised any income due to low demand and the absence of any requests being made by developers. The decision in January 2012 was to charge developers, but not on individual householders.

- 3.2 Accordingly this report provides details and information that includes:

- Benchmarking with other authorities
- Current charging levels and options
- Methods and legislation used to enforce a charging policy

- 3.3 There is a need to review our budget for waste containers and this report highlights the financial implications of current and future service demands for domestic waste containers

- 3.4 The current budget is under pressure as a result of a number of factors:
 - (a) the rising cost of procuring and delivering new bins as a result of increased oil prices,
 - (b) increasing demand due to new housing developments; and
 - (c) wear and tear on the older bins.

- 3.5 The aims of introducing a bin charging policy for developers and builders were:

- To encourage residents of new developments, knowing that a charge has been applied for the provision of their domestic waste containers (commonly wheeled bins), to take greater responsibility for them and bring them in after the bin collection service.
- To generate income to offset the cost of the provision of bins.
- To reduce the annual demand for wheeled bins by reducing unnecessary bin requests. To reduce pressure on future budget provisions for wheeled bins – especially in the light of rising demand, rising costs of bins and associated delivery costs, and reduced budgets across the Council

- 3.6 A comparison of charges, policies and practises of a number of other authorities through a benchmarking study is attached as Appendix A with a summary attached as Appendix A1.
- 3.7 Members will be aware that approved waste container charges for developers have to date, not generated any income. The following measures are intended to maximise the opportunity for receipts by ensuring information about the charge is more clearly understood and more consistent:
- Letters are sent to all known developers informing them of the charge this year together with the specification of the containers permitted together with annual reminders detailing any adjustment to the specification or charges.
 - Customer services receiving new property resident requests for waste containers (usually wheeled bins) will be informed of the developer charging policy, and asked to contact the developer from whom they purchased their property and request that they provide the required containers. Waste containers can be provided by either paying the Council for the delivery (and effectively for the permanent loan) for the container(s), or if they wish they can provide the required container(s) themselves provided they are manufactured to our specification available upon request.
- 3.8 In line with recent previous reports regarding the same matter and with consideration to other authority charges a suggested charging regime from April 1 2013 would be:
- For the provision of a standard set of waste containers suitable for a single household , 1 x Black refuse 240 litre wheeled bin plus 1 x 240 litre Brown recycling wheeled bin, = £70
 - For the provision of a communal black wheeled bin which serves up to 4 households or properties (1100 litre euro bin, 2 x will be required) 1 x for refuse and 1 x for recycling = £390

4.0 POLICY AND CORPORATE IMPLICATIONS

- 4.1 This report is intended to form the basis of a charging policy for developers and builders regarding the provision of domestic waste containers for occupants of new domestic properties
- 4.2 This report proposes current budget is under pressure as a result of two factors:
- (a) the rising cost of procuring and delivering new bins as a result of increased oil prices, and
 - (b) demand due to new developments, and wear and tear on the older bins.

5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS

- 5.1 Budget provision for new and replacement wheeled bins (and recycling boxes up to March 2012) has been in excess of £35k for the last 5 years. The introduction of charges for developers is expected to cover costs will help offset this expenditure.
- 5.2 New properties being built at this time are low with only 157 new properties registered in 2011/12 and in 2012/14 is anticipated to be 94. However, estimates used in the planning process are based on an annual build rates of 185 per year (average)
- 5.3 Income at the suggested level for providing the standard twin wheeled containers for 150 new properties would be £7,000 based on current build rates.

6.0 LEGAL IMPLICATIONS/POWERS

6.1 There are no legal or powers implications as a result of this report, however members are advised that section 9 of this report (Risks) details the potential legal issues that could surround any policy enforcement issues.

7.0 COMMUNITY SAFETY

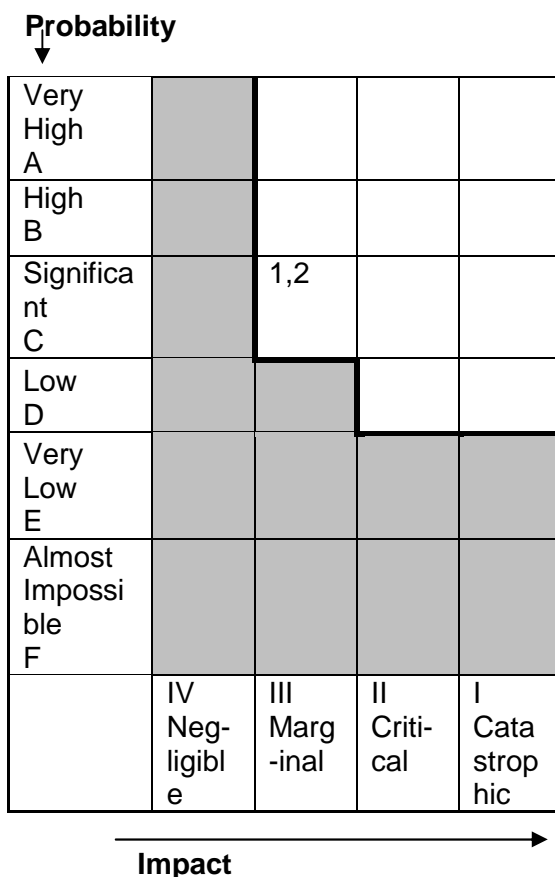
8.0 EQUALITIES

8.1 An EIA has been carried out and is attached as Appendix D.

9.0 RISKS

9.1 This report looks to consolidate and reinforce the policy for waste containers. However a primary risk is potential developer dissatisfaction and subsequent challenge of that requirement:

- 1) Potential enforcement issues – if developers or builders refuse to pay for the waste containers required at the residential properties, there is no direct enforcement measure that can require the payment. Enforcement measures are available under the Environmental Pollution Act but these would require action against individual householders, which would be in contravention of the decision made by the Committee in January 2012.
- 2) Not achieving the assumed savings.



Risk No.	Description
1	Enforcement Problems
2	Income level expected is not achieved

10.0 CLIMATE CHANGE

10.1 The introduction of a charging regime is likely to reduce the numbers of bin requests and their associated deliveries. This will reduce vehicle movements thus reducing the CO² emissions from the fleet. If the policy helps reduce the number of additional bin requests this may reduce waste going to landfill and decrease methane emissions.

11.0 CONSULTATION

11.1 There has not been any customer consultation in regards to this report; however the main impact of this report if members support the recommendation will be on developers. Benchmark work identifies many authorities who have successfully introduced charges for providing wheeled bins.

12.0 WARDS AFFECTED

12.1 All wards may be affected

Contact Officer:	R Selvon, Waste management and Env Maintenance Manager
Date:	21 st October 2012
Appendices:	A: Benchmarking details B: Benchmarking summary C: Approach to new residents D: EIA
Background Papers:	Report to REEA 11th Jan 2012 'Waste Management Service Container Charging & Annual Contract Indexation'
Reference:	C'tees, Council & Sub-C'tees/REEA/2012-13/31-10-12/Waste Container Charging Policy