



Residential Waste collection planning guidance.



Kerbside, HMO, and Communal Properties

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Version 2



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Introduction

Household waste and recycling in the city of MK is currently collected in wheeled bins and communal Eurobins, with exceptional properties using loose sacks.

This document sets out guidance and considerations to be made by property developers, property managers, landlords and housing associations when planning for the implementation of a residential waste collection service. It is advised that the guidance in this document is followed as closely as possible to ensure a successful waste collection service on site. Further guidance on the waste collection system is contained within the [Waste Collection Policies 2023](#).

The council publishes planning guidance, including supplementary planning documents (SPDs) and guidance, on the [Milton Keynes City Council website](#). Designers and developers need to comply with these documents, including, but not limited to the [Waste Development Plan](#), the [Adopted Planning Obligations Supplementary Planning Document](#), the [Residential Design Guide](#), and the [Sustainable Construction Supplementary Planning Document](#).

New developments

Developers of residential houses/flats/communal properties/houses of multiple occupancy should consult with the [Waste Team](#) early in the planning process and should refer to [Section 5.7 of the Sustainable Construction SPD](#) for further guidance. At a high level, developers should use the following guidance.

Design requirements

- Ensure that refuse vehicles can gain access to property boundaries on collection day easily and safely.
- Consideration should be given to road width (to include safe operating distances either side of the vehicle) and turning circle.
- There must be sufficient space for a refuse vehicle to turn around. Wherever possible, developers must design out the need for vehicles to reverse.
- Residents should not be required to transport their wheeled bins and other containers through the house.
- Kitchens should have enough space to store a kitchen caddy for food waste in a location away from food preparation areas.
- Waste collectors should not be required to wheel bins over or walk over grass or other soft surfaces, or up and down stairs.
- Collectors should not walk more than 20m with a bin from the collection vehicle to the nearest accessible collection point.

Further guidance on waste considerations for kerbside properties, HMOs and communal properties is detailed in the sections below.

Kerbside properties

The location and positioning of waste and recycling bins must be considered at the outset of the design of the layout and housing. Discussions should be held with the Council's Waste Team prior to submission of any application.

Residents are required to bring their refuse and recycling containers to their front property boundary, and the design of houses should help to facilitate this. The following design considerations should be made for new developments.

Kerbside Site requirements

- There should be adequate space to place the containers within the property's boundary - residents should not place their containers on the street.
- If containers are not stored at the front permanently, there should be secure independent access to the front of the property from the rear garden or other storage place.
- A minimum of 1.75 square metre external space is required to accommodate the variety of waste containers needed by each property.

Bulky Waste

Residents may need to use the Council's bulky collection service. Consideration should be given to providing space for residents to leave bulky items for collection.

Further details on requirements in relation to refuse collection and recycling can be obtained from the Council's Waste Services Team.

Kerbside Bin Provision

The table below shows the waste material streams collected from the boundary of all properties in Milton Keynes and the surrounding borough. See [Appendix A](#) for individual waste receptacle dimensions.

Table 1. Household collected waste streams and container types

Material Stream	Container Type	Collection Frequency
Paper & Cardboard	180L / 240L red lidded wheeled bin	Alternate weekly
Cans, Plastic food packaging, Plastic bottles, Aerosols, Drinks cartons, Foil, and Glass bottles and jars	180L / 240L blue lidded wheeled bin	Alternate weekly

Material Stream	Container Type	Collection Frequency
Organic Food & Garden Waste	140L green wheeled bin	Weekly
Household batteries	Yellow-labelled clear plastic bags	Weekly
Residual (non-recyclable) Waste	180L / 240L / 360L Black wheeled bin	Weekly

All new developments should be designed to fully accommodate this arrangement of waste containers. More information about waste and recycling can be found at www.milton-keynes.gov.uk/recycling.

New Property Packages

Each new property should be provided with the appropriate means to reduce waste in line with the council's [Sustainability Strategy](#).

Developers should contact the Council in the first instance to make the following one-off provisions when the first residents move in:

- 1 x MKCC branded 180 litre black wheeled bin*
- 1 x MKCC branded 180 litre wheeled bin with a red lid*
- 1 x MKCC branded 180 litre wheeled bin with a blue lid*
- 1 x MKCC branded 140 litre green bin*
- 2 x MKCC branded yellow battery bag*
- Home composting bin (properties with gardens only)
- Water butt kit to collect and store water (properties with gardens only)
- Communications pack/educational activities*

*Must be supplied from the Council

Houses of Multiple Occupancy (HMOs)

The Milton Keynes [HMO SPD](#) provides advice on the storage needs of HMOs. HMOs typically generate more waste than a regular family dwelling, as each bedroom is assumed to occupy at least one person. Therefore, landlords and property managers should ensure the following provisions are made for the adequate storage of waste receptacles.

HMO Site Requirements

- Residents are required to bring their refuse and recycling containers to the front of their property boundary; the internal and external layout of HMOs should not make this difficult. 15 square metres of storage space should be provided for a drying area and storage of waste receptacles, as part of the change of use to an HMO.
- The area where waste is stored externally should be:

- Secure and unobtrusive, to prevent vandalism – i.e., accessible to residents and collectors, but not to others.
- Readily accessible from a road (collectors should not be expected to go up/downstairs, in lifts, across grass or inside parts of the building other than the bin storage area).

HMO Bin Provision

Landlords of registered HMOs must provide guidance to each individual tenant on the waste and recycling arrangements of their property. This includes the waste collection day and the correct bin for each waste type. Further guidance on waste and recycling in Milton Keynes can be found at www.milton-keynes.gov.uk/recycling.

Due to the high transient nature of HMO property populations, in the first instance we recommend only the use of a 360 litre black general refuse bin for HMO properties. This is based on an average of 6 persons/rooms per property.

If the occupants wish to recycle, it is the responsibility of the landlord to ensure the recycling bins are used correctly. Recycling bins will only be provided to the property upon request from the landlord. Contamination of the recycling bins may lead to the removal of the bins.

Registered HMO properties are entitled to the following waste receptacles which can be requested from the Council:

- 1 x 360L black general refuse bin
- 1 x 180L/240L red lidded bin for paper and cardboard (upon request)
- 1 x 180L/240L blue lidded bin for plastics, metals, and glass (upon request)
- 1 x 140L green bin for food and garden waste (upon request)

It is recommended that landlords contact the Waste Services team to arrange for the above and to obtain an information pack containing the latest information about waste services to be provided to tenants or displayed within the HMO.

Communal properties

The council tax that residents pay contributes to the collection of wastes but does not include the supply of Eurobins for waste from residential communal properties. The use and supply of Eurobins at present is a discretionary service and is not a requirement, although it is recommended.

There is an expectation for communal sites, where possible, to adopt a Eurobin service, as the collection of loose sacks will no longer be an option. Sites are offered the choice to supply their own Eurobins or to use the Council services to supply the bins to a site, with no further annual costs (subject to a once per week collection) except bin purchase costs (including administration and delivery charges).

The following considerations shall be made in the design for communal bin areas.

Communal Bin Area Site Requirements

- Communal bins should be in safe storage areas which are unobtrusive, not only to prevent visual intrusion but to discourage vandalism and arson.
- If the communal area is within a building, it should be:
 - on the ground floor
 - level with the road or have an appropriate drop kerb
 - accessible without having to go through the building
 - behind closed doors which can be locked on days when collections are not taking place
- Eurobins for communal bin areas should be no more than 10 metres from the access point provided where the vehicle stops.
- If the communal bin area is in the parking area, sufficient clearance and appropriate dropped kerb should be allowed to ensure the bins can be moved safely from the bin store to the collection vehicle without risk of damage to nearby cars. Hatched “no parking zones” are recommended.

Design and Safety Considerations

- The bin area should be appropriately sized to provide adequate storage and access for all the communal bins required for the site. Loose material will not be removed from the bin areas unless it is contained in the appropriate bin.
- Bin stores shall be covered where possible to prevent unauthorised access, vermin, and water ingress.
- Consider the use of bumper strips on the wall or floor for any locations that back onto a walled area that form part of a property to reduce noise and risk of impact against the wall.
- Exposed pipework within the bin store should be enclosed.

Access

- Residents should be able to access the bins from inside the building or a dedicated, locked, and covered bin area can be provided outside.
- Arrangements should be made for doors to communal storage areas to be unlocked on days when collections are expected or a keycode/key safe code for entry should be provided to facilitate easy access for the crews. Please note that keys are not accepted unless it is stored in a key safe with a key code.
- Doors / gates to communal bin stores should be designed to open outward to facilitate accessibility at times when the bin stores are full.

Signage

- Communal bin stores should display identifying signage to differentiate them from bike or other storage areas.

- The bin store should be fitted with automatic lighting activated by passive-infrared sensors or similar.
- The name and contact details of the company / individual responsible for the bin stores e.g., management agent shall be affixed to the bin store.
- Guidance on the correct usage of the bins shall be affixed to the bin store.

Communal Bin Provision

One set of Eurobins typically sufficient for **10-15 x 1-bedroom flats** consists of the following:

- 1x 1100L/660L black Eurobin for bagged non-recyclable (residual) waste.
- 1x 1100L/660L pink Eurobin for loose recyclable material
- 1x 140L green wheeled bin for food and garden waste*

*Provided by MKCC upon request

Please note, bulky waste will not be removed from communal bin areas.

MKCC supplied bins

There is a cost for the supply of a Eurobin set. Additional bins or collections can be provided but will incur an extra charge for the supply, plus an administration and delivery fee. Current prices are available on request from yourwaste@milton-keynes.gov.uk.

Bin delivery time frames for MKCC supplied bins are approximately 15-20 working days. However, where there are delays with suppliers, delivery to sites can take up to 12 weeks.

Site supplied bins

Developers, landlords and property managers may choose to supply the bins themselves. The bins provided must adhere to the council specifications regarding size ([Appendix A](#)), colour and iconography and comply with British Standard **EN 840** to ensure they are compatible with lifting devices on the council's collection vehicles.

All site supplied bins should:

- match the size and colour of MKCC bins
- display the correct signage/iconography to denote their use
- be supplied as a full set with all bin types included

Should you wish to arrange site supplied bins there are several suppliers that can serve your needs for the bins you may require. MKCC shall not be held liable for any damage caused to the bins.

Please note, various bin manufacturers will result in slight changes in measurement.

Appendix A – Waste receptacle specifications

Bin dimensions

Table 1. Eurobin and wheeled bin dimensions

Type	Size (L)	Width (mm)	Depth (mm)	Height (mm)
Eurobin	1100	1260	1000	1390 (lid closed)
Eurobin	660	1270	720	1355 (lid closed)
Wheeled bin	360	620	850	1095 (lid closed)
Wheeled bin	240	575	582	1066 (lid closed)
Wheeled bin	180	578	645	1050 (lid closed)
Wheeled bin	140	480	550	1060 (lid closed)

Figure 1. 1100 litre Eurobin

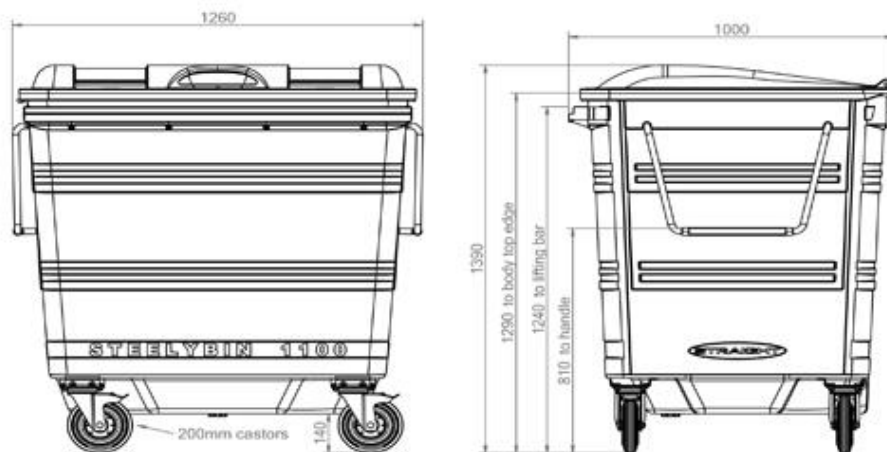
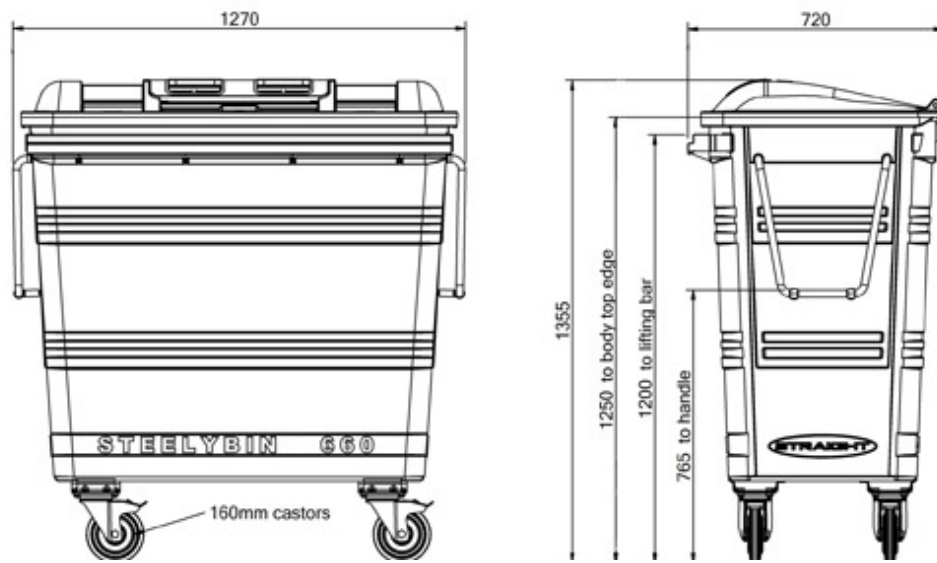


Figure 2. 660 litre Eurobin





Need to contact us?

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www.milton-keynes.gov.uk/recycling