

8th November 2023

Dear Sirs,

Re: Proposed Bin Store Management – 23-24 Market Place, Reading, RG1 2DE

Further to the application to convert the offices at the subject property to residential apartments and feedback from Reading Borough Council, it is proposed that waste originating from the apartments is managed by way of a bin storage room at first floor level. Having reviewed the site location and the proposed drawings, it is our view that this is a practical method to manage waste.

Sykes Capital Ltd would be the initial managing party for the site and will appoint a private waste contractor to empty the waste from the first floor on a weekly basis. Said contractor would be provided with access to the building by way of fobs & keys.

The bins positioned at first floor level within the room would be lined with large sacks, and said sacks would be removed and replaced weekly to avoid the large bins having to be brought up and down the staircase. This would also avoid the bins themselves from becoming dirty and thus minimise the amount of cleaning they need.

The bin store will be cleaned weekly when the common areas are cleaned by a private contractor.

The bin store will have a louvred window meaning the space will be constantly ventilated, keeping any odours at bay and avoiding them encroaching into the common areas. The bin store door will also be an FD30 standard and thus sealed when closed, forcing any odours to leave the building through the louvred window.

Tenants / leaseholders will be informed about the waste arrangements when purchasing or moving into an apartment and a management pack containing notes on items such as waste management procedures will be kept in the communal area entrance, thus easily accessible to residents should they wish to familiarise themselves at any time.

It should be noted that the proposed use is only 5 apartments which will produce a very manageable amount of waste that can be comfortably removed on a weekly basis.

It is understood that the above details will be formalised by way of a S106 agreement.

We have experience dealing with private waste contractors on other sites in the immediate vicinity of 23-24 Market Place which gives us the confidence the above method would work in practice.

If you have any further queries on the above please contact the undersigned or Chris Keen of Keen Partnership.

Yours sincerely,



Charlie Sykes
Director

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