

303-305 Oxford Road Reading RG30 1AU

Bins Store Design and Management Plan

By

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6th April 2022

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1. Introduction

1.1. Format of the Design and Management Plan

This document sets out general principles and design required for bin storage in particular the management operations. It includes:

- Design Intentions
- Aims of the implementation, management and maintenance plan
- Management objectives
- Detailed maintenance specification
- Indicative annual schedule of operations

This document also provides a response to Reading Council planning approval planning condition “Details of bin stores”:

No [dwelling/development] hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted [dwelling/development] and shall not be used for any purpose other than bin storage at all times thereafter.

1.2. Design Intent

The design intention for the bins at 303-305 Oxford Road is of a high-quality environment that:

- provides an aesthetically pleasing view of the front of the property
- a functional and accessible utility for storage of waste for occupants of the flats
- prevents pests such as rats, mice and pigeons accessing food waste

This plan aims to ensure that the above can be achieved through a co-ordinated and informed approach to bin store design and maintenance.

2. Bin Store Design and Management Objectives

2.1. Design

The bin store will be designed so that it forms an enclosure suitable to keep vermin out of the area by way of:

- a brick upstand.
- the enclosure would have a tightly fitting door, and any gaps between cladding elements to be 10mm to prevent access by birds, mice or rats.
- the bin store will provide a red bin (recycling), food waste caddy, grey bin (general rubbish) for each flat. There will be no green bin as the property manager's gardener is expected to take away any green waste.
- Permanent Notices and instructions to all residents in communal areas and in each flat – see 2.5.3 below.

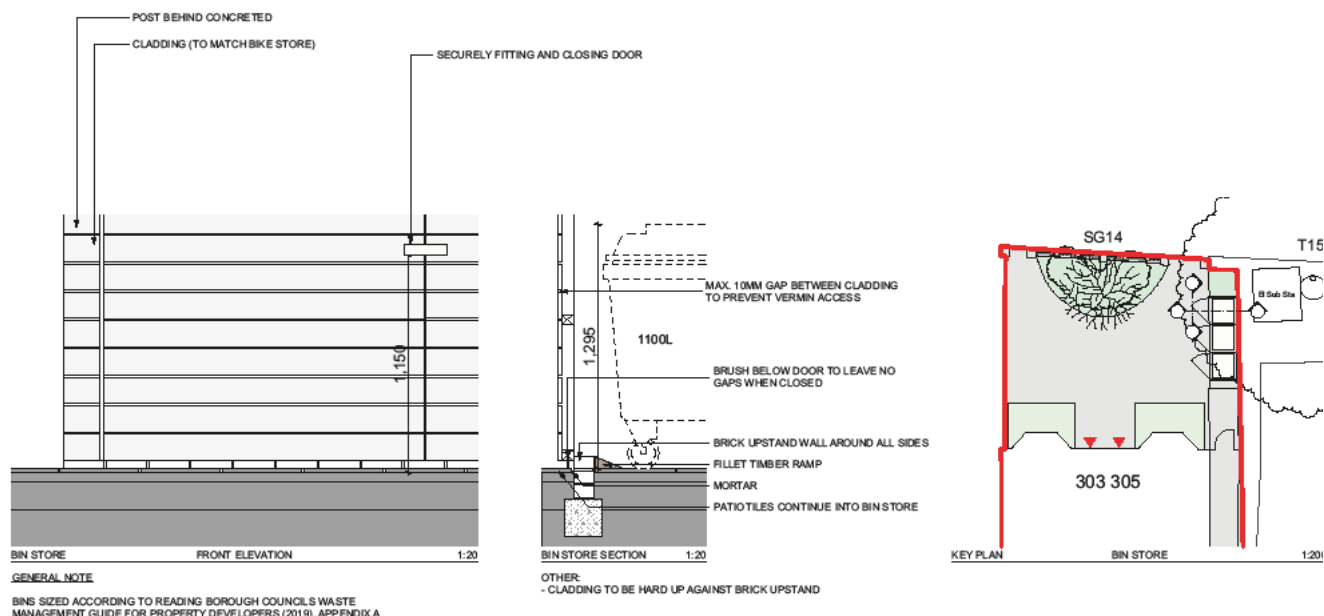


Figure 1 - Bin store to house three 1100L bins (1295 x 1118 x 1370mm WxDxH). The bin store is secure with latched doors and a continuous brush below to leave no gaps when closed and prevent vermin access.

2.2. Access

The bin store will be in the front forecourt area, off the footpath and within the boundaries of the property. The bin store will not require a lock.

2.3. Facilities

The property manager's contractor shall liaise with the Property Management agent directly regarding permissions for parking, storage, use of water and any other resources.

2.4. Maintenance Objectives Bin store

Generally:

- promote hygiene by providing clear instructions to occupiers on use of the bin store
- ensure control of hazardous waste
- ensure the front forecourt remains clean and tidy
- provide protection against pests and diseases
- ensure occupants are aware of the hazards of pests and the need to keep the bin area hygienic and tidy

2.5. Components with specific management objectives

2.5.1 Bin storage area

- Ensure bin store frame, doors, chicken wire and structure checked for damage.

2.5.2 Bins

- Ensure bins are cleaned and lids are inspected for damage from rats and storms

2.5.3 Food waste notices, instructions and collections for residents

- Ensure flat occupants are made aware through notices in communal areas and written instructions for each flat on the rat infestation problem, food waste risks such as disease, keeping bin lids and bin store gates closed, and on not leaving food caddies outside
- Ensure waste collection procedures and waste collection dates are properly sign posted within the communal areas of the flats for the occupants.

3. Maintenance Specification

3.1. Maintenance

The following specification items are to be addressed within the long term property management contract.

3.2. Bin store instructions, notices and cleaning

3.2.1. Bin and bin store inspections and instructions:

- Inspection of the bins, bin store and flat occupant notices and bin collection dates

Timing: 6 monthly.

- Check all new residents receive a copy of instructions on bin store use.

3.2.2. Bin cleaning and repairs:

- Maintenance of bins by cleaning using water and detergent
- Repairs to bins and bin store, check secure with no gaps allowing vermin to access
- Regular removal of litter and fallen leaves to maintain a neat appearance

Timing: Monthly or as and when needed

Particular timing of inspections: After strong winds and other disturbances

3.2.3. Hard surfaces:

- Jet wash or chemical clean surfaces around bin store area

Timing: Annual (or as and when needed)