

HMO Waste Management Plan

164-166 Caversham Road

1. Bin Provisions & Capacity

As per Reading's 2026 standards, the property has sufficient capacity for three distinct waste streams – general waste, recycling and food waste – stored in wheelie bins and a food waste caddy.

The wheelie bins will be stored in a dedicated timber storage area to the front of the property (see image below). The bins are collected from the front of the property at Caversham Road.

The surface from the bin store to the collection point is clear of obstruction. Glass recycling will be stored separately in a box inside the property, and collected bi-weekly by the landlord for off-site disposal.

The landlord/manager will disinfect the bin storage area quarterly to prevent odours and pests.

2. Internal Storage & Segregation

To prevent cross-contamination, the following will be provided inside the property:

- **Kitchen Segregation:** four internal caddies: General, Recycling, Glass and a 5L Food Waste Caddy.
- **Signage:** Prominent "What Goes Where" posters will be displayed above the internal bins.
- **Clinical Waste:** Residents self-treating medical conditions will not use standard bins and will be directed to the RBC clinical waste referral process.

3. Tenant Responsibilities & Communication

- **Induction:** Every new tenant will receive a written "Waste Guide" as part of their move-in pack, detailing collection days and sorting rules.
- **Presentation:** Tenants are responsible for placing bins at the property boundary by **6:00 AM** on collection day and returning them to the storage area by the end of the day.

4. Monitoring and Compliance

- **Weekly Audits:** The cleaner will check the bins, clean these and empty.
- **Monthly Audits:** The property manager will check bin levels and contamination during monthly communal inspections.



Image of bin store