

Management of Household Waste from HMOs in the ARCH area

There have been so many recent incidents of litter caused by poor management of household wastes that we have decided to publish the rules relating to *houses in multiple occupation* and to provide some guidance on the practical side of managing household waste that applies to everyone.

SOURCES OF INFORMATION

Many houses occupied by students are subject to an **HMO Licence** (House in Multiple Occupation) or an **Additional Licence** issued by the Housing Services Department of B&NES. Detailed information is available from Housing Services via: www.bathnes.gov.uk/housing

Contact details are: T: 01225 396444; E: hmo_licensing@bathnes.gov.uk

Information specifically concerning HMOs is available at: www.bathnes.gov.uk/hmos

A Public Register of licensed HMOs is available at: www.bathnes.gov.uk/hmopublic

List of Licenced Houses of Multiple Occupancy in *widcombewest* Area

STREET NAME	House Numbers
Alexandra Road	4, 31, 47, 48
Alton Place	1, 3, 5, 6
Calton Gardens	25, 43, 44, 52
Calton Walk	7, 11, 12, 15, 22, 23, 27, 28, 35, 37
Holloway	6, 9, 11, 21, 23, 25, 27, 35, 39, 41, 43, 45, 46, 47
St Mark's Road	32
St Mary's Buildings	1
Wells Road	12, 14, 16, 36-40, 79, 81, 83, 87, 89, 93, 94, 98, 99, 105, 107, 120, 121, 129
Many other properties are occupied by tenants but are not subject to HMO licensing	

Compiled from the B&NES website on 13 Nov 2015

DOCUMENTS ISSUED BY B&NES

There are two important documents issued by B&NES to occupants of HMOs:

1. The **HMO Licence**, issued under section 64 of the Housing Act, 2004; and
2. '**Conditions for recycling, rubbish and gardens**' an illustrated guide on compliance with HMO licensing conditions

1. The **HMO Licence Conditions** regarding Waste and Recycling are:

- *Sufficient containers must be provided for household recycling and rubbish within the limit of accommodation and outside in an appropriate area.*
- *All reasonable steps must be taken to ensure any gardens and yards belonging to the licenced property are maintained in a reasonable condition and free from litter.*
- *At the start of all new tenancies all occupants must be made aware of the 'B&NES Undertaking of Good Practice'. A copy must be given to each occupant and the 'recycling and rubbish collection notice' must be displayed in the property.*

Appendix 2 of the Licence sets out an ‘**Undertaking of Good Practice**’ to which tenants must agree to comply. It states that:

It is a condition of the HMO Licence that this document is provided to all occupants. This document is intended to ensure that occupants are aware of their responsibilities relating to waste management, fire safety and anti-social behaviour.

Regarding Waste and Recycling: occupants have a responsibility to:

- *Co-operate with the provisions in place for the storage and collection of recycling and rubbish and to make sure that it is separated correctly;*
- *To put out recycling and rubbish for collection using the correct containers by 7 am on the collection day, as late as possible after 8 pm the previous evening at the front edge of the property;*
- *To bring containers back in as soon as possible after emptying.*

It is clearly stated that:

Occupants can be fined for leaving their recycling and rubbish out on the highway at the wrong time or place and that Landlords have a duty to inform occupants when and how recycling and rubbish collections are made.

In addition there is a requirement that: *the Landlord agrees to offer occupiers of the immediately neighbouring properties a contact telephone number, address or e-mail address to report any problems and to make reasonable arrangements for the storage and disposal of refuse.*

2. The guidance on compliance with HMO licensing conditions ‘**Conditions for recycling, rubbish and gardens**’ provides occupants with examples of what is and what is not acceptable regarding waste containers, storage conditions and the state in which property and gardens should be kept.

There is specific guidance about ‘end of term’ waste arrangements, when tenancies are ended and when houses are cleared out, resulting in large volumes of unwanted materials being left out for collection.

Comment - End of tenancy issues

A great deal of nuisance is caused by tenants who simply leave Bath, particularly at the end of the academic year, and abandon large quantities of waste items, particularly surplus foodstuffs when they clear out the fridge and the larder. Also, bulky items, like broken furniture which is not picked up by the normal collection services, can be left littering the area.

Such non-compliance with disposal rules is often repeated by property cleaning contractors, who may clear a house on a Friday or even over a weekend, then leave all the rubbish (usually not segregated) outside the property until the next collection day of Friday.