

Better Waste Management on our Estates: Leaseholders' Forum February 2026

Presented by **Martin Ryan**



It shouldn't be like this..

- Bins spilling over
- Misuse of bins and bulk collection points
- Low recycling rates
- Contaminated recycling
- Dirty and smelly bins
- Bins too close to buildings
- Blocked access to bins and bin chambers
- Unauthorised access to bin chambers
- Multiple collections
- Legacy bulk waste collection arrangements
- Fly-tipping around bins and at bulk points
- **Stigma**



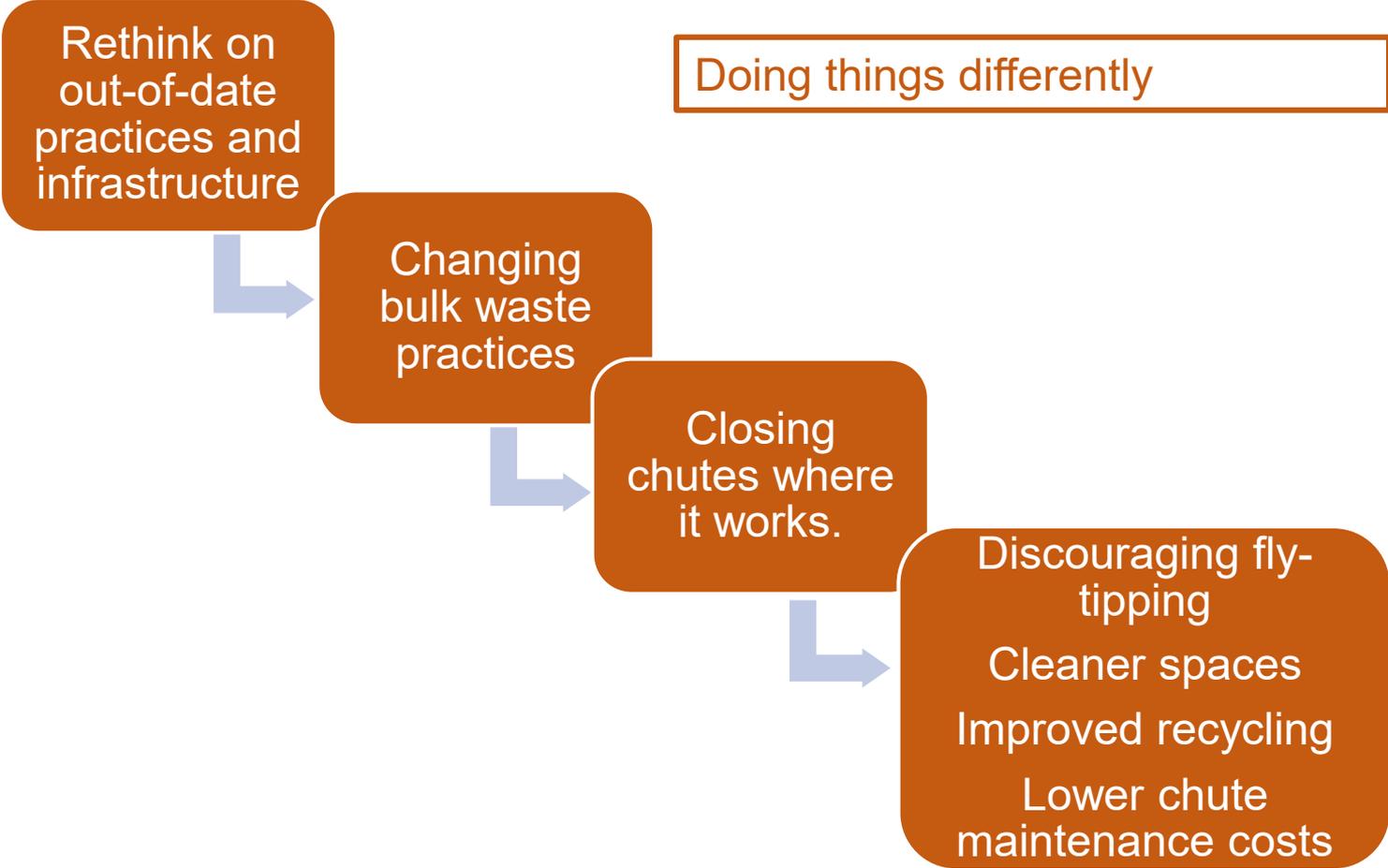


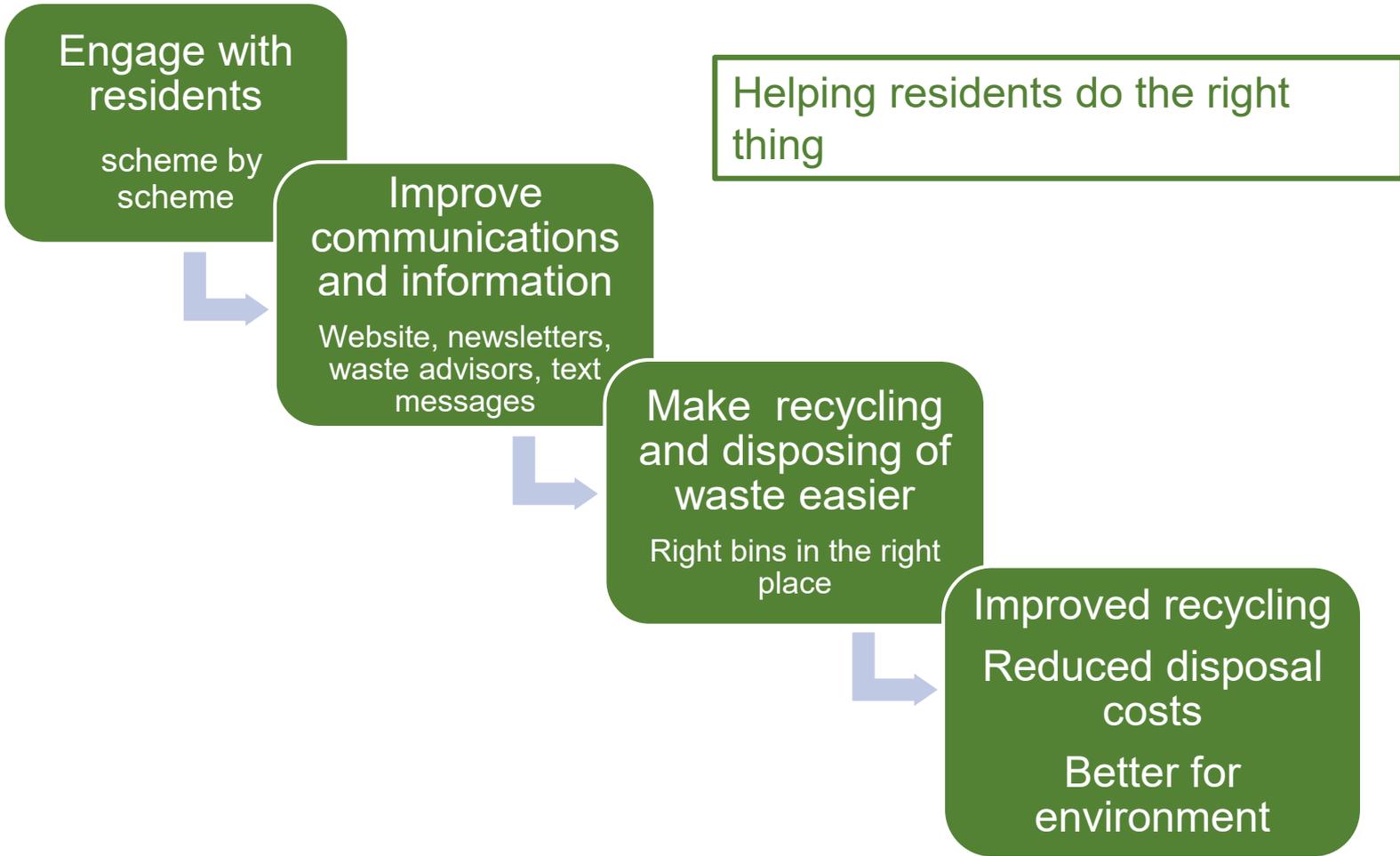
What we're working on..





Doing things differently







Changing behaviours

Increasing enforcement when education and engagement isn't working



Working with residents to get evidence



Greater use of remedies

Recharges, fines, publicity



Reduced fly-tipping

Reduced disposal costs

Improved local environment

Waste Stores

Capital Investment



Stores used to house bins

Making waste hubs

- Cleaner and tidier
- More pest resistant
- Safer
- Easier to use
- Better for recycling
- Partnership with residents

**We need to
prioritise**

Existing Schemes?

- Food waste collections will be introduced to most blocks this year.
- We aim to have the right bins in the right places across most blocks by the end of 2027.
- We're rolling out better bulk-waste arrangements where we can
- Piloting chute closures – they can help keep blocks cleaner, improve recycling and lower chute maintenance costs
- Improved resident engagement regarding food waste, recycling and bin use is already happening. The Council has recruited a senior communications officer, a project officer and a team of waste advisors to improve communications in person and in all other formats.
- Waste stores are already on order for 15 blocks (243 flats). Because we manage over 900 blocks, waste stores will be introduced in phases

Criteria for change

With over 900 blocks to review, waste stores will be introduced in phases over 5-10 years.

We have introduced a criteria to help prioritise installs.

- Improving fire safety
- 2 or more collections
- ASB, pest management, waste management problems
- Shared hubs where blocks are close together



Phase 1



New bin stores units are currently in production and due to be installed at the following blocks by end of March 2026. Groundworks scheduled to take place a week before installs.

Edward Street 31 to 113
Grenville House 1 to 14
Lewisham Hill 51 A to L
New King Street 12 A-C
Valentine Court 1 to 20
Valentine Court 21 to 32
Wood Vale x 7 blocks

Next steps

Whilst phase 1 is in production, we are preparing for the next round of installations, this includes:

Revisit procurement
Validating selection
Equality and inclusion assessment
Site visits,
Resident engagement through surveys, events and
TRA attendance