



## **WASTE MANAGEMENT (LSM) 2018**

### **1.0 Purpose**

- 1.1 The aim of this Policy is to ensure that all properties controlled by the Association have adequate storage for refuse and recycling and that all tenants are made aware of their duties regarding waste management. Furthermore, this policy will ensure that all commercial waste produced by the Association is appropriately disposed of.
- 1.2 The procedures detailed within this section have been written to ensure all reasonable steps have been taken to comply with the Environmental Protection Act 1990 and the Waste (Scotland) Regulations 2012.

### **2.0 References**

- The Environmental Protection Act 1990
- Waste (Scotland) Regulations 2012

### **3.0 Tenant Waste**

- 3.1 In relation to waste and recycling the Association will:
- Provide a suitable space for tenants to contain their refuse and recycling until collection day;
  - Encourage tenants to recycle waste;
  - Ensure that all tenants know when their refuse and recycling collections are;
  - Ensure that tenants know how to place refuse and recycling out for collection;
  - Ensure that tenants use the correct type of refuse and recycling containers;
  - Ensure the building is kept clean and free from graffiti;
  - Ensure that tenants use a private waste collection contractor when they exceed their waste allowance;
  - Arrange for waste which has been generated as part of building improvements, repairs or alterations to be removed;
  - Arrange for any unwanted waste left behind in a vacant property to be removed;
  - Take reasonable steps to identify tenants who do not dispose of rubbish/household items appropriately;
  - Recharge a tenant for the cost of disposing any rubbish/household items where the tenant has failed to do so correctly.
- 3.2 If there are any issues with bin collection, tenants should report the issue to their local council.

#### **4.0 Commercial Waste**

- 4.1 Where the Association generates commercial waste as part of its normal operations, this will be properly classified and subject to a commercial waste uplift and disposal contract.
- 4.2 Waste Transfer Notes will be received and filed for all commercial waste uplifts.
- 4.3 Where construction, demolition or other industrial wastes are generated, these may be subject to formal classification under the European 'WM3 Waste Management' guidelines as well as requiring negotiations with landfill operators on the correct classification and tax rates applicable.

This is particularly important where the wastes may be classed as 'Hazardous' or 'Special' waste. In all such circumstances, specialist advice will be sought from an appropriate and competent environmental consultant.

#### **5.0 Review**

This policy will be subject to review at least every 3 years.

George Tainsh  
Director

**13<sup>th</sup> December 2017**

#### **Policy Consultation and Review Process:**

Reviewed by Management Team & Assistant Technical Services Manager	6 <sup>th</sup> December 2017
Reviewed by the HSEHR Committee	13 <sup>th</sup> December 2017
<b>APPROVED BY THE MANAGEMENT COMMITTEE</b>	<b>25<sup>th</sup> January 2018</b>
<b>Date of Next Review</b>	December 2020