

Recycling & Refuse - Landlords



Service information
for landlords in
Brighton & Hove



Brighton & Hove
City Council

Our goals for the recycling, refuse and street cleansing services are to:

- Reduce the amount of waste produced
- Recycle more
- Ensure our streets are clean

As a landlord you play a critical role in helping us meet these goals.

In particular we are seeking your support in:

- Providing adequate storage facilities for your tenants to store refuse and recycling
- Informing your tenants how refuse and recycling services work
- Taking action against your tenants if they do not use services properly (eg if they place refuse out for collection too early)

This leaflet explains your responsibilities as a landlord, how we can help you with meeting these responsibilities and what enforcement action we may take against you and/or your tenants if you fail to do so.

Please read this leaflet carefully and retain it for future reference.



Your responsibilities as a landlord...

Every landlord has a 'Duty of Care' regarding the conduct of tenants. In relation to waste and recycling as a landlord you must:

- Provide a suitable space for your tenants to contain their refuse and recycling until collection day
- Ensure that all your tenants know when their refuse and recycling collections are and that they put their waste out for collection on the correct day
- Ensure that your tenants know how to place refuse and recycling out for collection
- Ensure that your tenants use the correct type of refuse and recycling containers as detailed in this leaflet
- Ensure that your tenants know how to contact Cityclean for further information
- Ensure you maintain the appearance of your building – this includes making sure that the building is kept clean and free from graffiti and fly posting



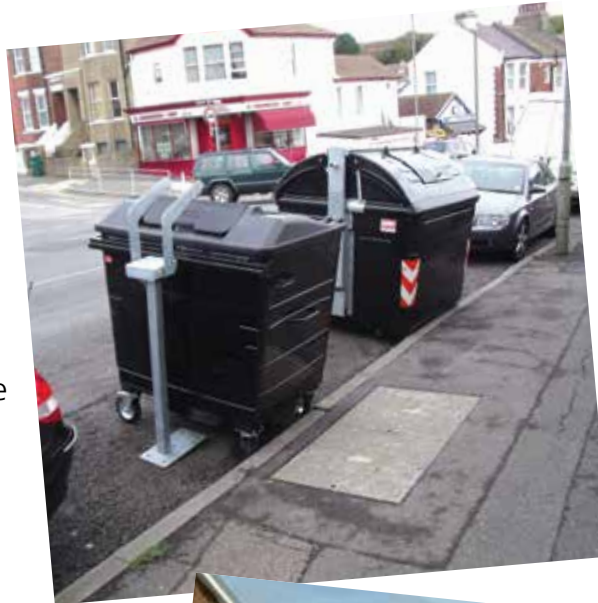
If your property is made up of bedsits or is a shared house, you may need to have a licence. For details about these licences please contact the council's Private Sector Housing team on 01273 293156 or email us on psh@brighton-hove.gov.uk or visit our website www.brighton-hove.gov.uk/psh

Refuse Service

Refuse is collected in a number of different ways throughout the city depending on the nature and density of housing.

Communal bins

- Located in most areas of the city centre with high density housing
- Placed in streets permanently and serviced 5-6 times a week
- Residents can use these bins any time of day and are encouraged to dispose of their refuse in these bins regularly in small amounts



Wheelie bins

- Used in residential areas outside the city centre
- Must, where possible, be stored on the property
- Must be put out for collection by 6am on collection day, at the front edge of the property, close to the pavement in a position which is clearly visible
- Any waste that does not fit in the bin provided will not be collected



Refuse sacks

- Must be stored on the property
- Must be put out for collection by 6am on collection day, at the front edge of the property, close to the pavement in a position which is clearly visible
- Strong bags must be used and food waste must be 'double-bagged' to reduce the risk of them being ripped open by seagulls, vermin or other wildlife

Bin Stores

- Used in larger blocks of flats
- Residents can use these bins any time of day and are encouraged to dispose of their refuse in these bins regularly in small amounts



Recycling Service

Black box containers

We collect recycling from all suitable properties using the kerbside box scheme.

Details of materials that are collected by this service and how they must be presented can be found on our website.

Recycling boxes must be placed out for collection by 6am on collection day and taken back onto the property after collection.

Communal recycling Bins

Most blocks of flats in Brighton & Hove (generally those with more than 15 individual flats) will have communal recycling bins in their bin store or located next to their refuse bins.

Details of materials that are collected by this service and how they must be presented can be found on our website.



Other information

Refuse and recycling collection days and bank holidays

Collections are usually one day later after a bank holiday. For details on all collection days please visit our website.

Bulky waste

Bulky waste (furniture, large domestic appliances etc) is not collected as part of the weekly service.

Residents can arrange for the council to collect bulky waste at a charge. Alternatively, bulky waste can be taken to either the Brighton or Hove Recycling Centres.

The sites are funded by the Council and can only be used by residents.

Bulky waste disposed of by private landlords is classified as commercial waste and cannot be taken to these sites. Private landlords must use private contractors to dispose of bulky waste. Many of these companies are listed in the Yellow Pages.

Graffiti

You have a responsibility as a landlord to maintain the appearance of your building. Therefore, you should ensure that the building is kept clean and free from graffiti and fly posting. We can provide information on best practice methods to remove graffiti and how to prevent reoccurrence. Please contact us for further details.

Enforcement

We will take enforcement action against you and/or your tenants if you fail to meet the responsibilities as detailed in this leaflet. Enforcement action can result in you being issued with a fixed penalty notice or lead to prosecution.



Get in touch

If you would like further information on any of the content in this leaflet please contact Cityclean:

Tel: 01273 292929

Mondays, Tuesday, Thursdays and Fridays 9am-5pm

Wednesdays 10am-5pm

Email: cityclean@brighton-hove.gov.uk

Online: www.brighton-hove.gov.uk/cityclean

www.facebook.com/recyclingandrefuse

www.twitter.com/recyclingrefuse



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City Council**