

# **WEST DUNBARTONSHIRE COUNCIL**

## **Report by Director of Housing, Regeneration and Environmental Services**

**Council Meeting: 28 June 2006**

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**Subject: Charging for the Removal and Disposal of Waste arising from Works of Improvement, Repair or Alteration of Houses**

### **1. Purpose**

- 1.1** To provide details of the policy on charging householders for the removal and disposal of waste arising from works of improvement, repair or alteration of houses.

### **2. Background**

- 2.1** At the Council meeting on 26 April 2006, officers were instructed to submit a report detailing the policy on charging for the collection and disposal of waste arising from works of improvement, repair or alteration of houses.
- 2.2** Following a review of The Controlled Waste Regulations 1992 pertinent to refuse collection earlier this year, it was confirmed by the Legal Services Section that waste arising from works of construction or demolition, including waste arising from work preparatory thereto (where construction includes improvement, repair or alteration) should be treated as industrial waste.
- 2.3** In terms of Section 45(4) of the Environmental Protection Act 1990 where industrial waste is collected at the request of an occupier, that person is liable to pay a reasonable charge for the collection and disposal of the waste. It is also the duty of the local authority to recover that charge.
- 2.4** It was estimated that each year 2,000 special/bulky uplifts collected by the Waste Services Section, involve the removal of full or part replaced kitchens and bathrooms, demolished plasterboard and walls, and home fixtures and fittings such as internal doors, skirting and flooring.
- 2.5** In many cases this waste is generated by commercial kitchen/bathroom installers and home improvement contractors who have been engaged by the householder to carry out this specialised type of work for an agreed fee.
- 2.6** Following discussion at the Corporate Management Team, charging commenced on 27 February 2006 after all staff were fully briefed on the background to, and operation of the change in service.

### **3. Main Issues**

- 3.1** To comply with Section 45 of the Environmental Protection Act 1990, a charge is levied on individual householders for the collection and disposal of wastes which comprise kitchen, bathroom and other wastes arising from home improvement, repair or alteration works. An indicative list of the items which would attract a charge is shown in Appendix A. Household waste such as carpets, beds, tables, chairs, furniture etc., continues to be collected and disposed of free of charge.
- 3.2** The charge is set at £36.50 (including VAT at current rates) per uplift although if extensive quantities of waste are to be collected and disposed of, an increased charge may be applied. The charge has been calculated on the basis of average labour, transport and disposal costs to the Council and will be regularly reviewed.
- 3.3** Householders require to agree to pay the charge when they contact the Waste Services Section to request a special uplift. An account is then raised through the debtors system and an invoice issued. On receipt of payment, arrangements are made to uplift the waste within 7 working days. Householders not wishing to pay the charge will be permitted to take their own waste (subject to reasonable quantities) to the Household Waste Recycling Centres at Dalmoak, Dumbarton, Ferry Road, Old Kilpatrick or to the new facility at Stanford Street, Clydebank which will open later this summer.
- 3.4** Private contractors wishing to use the Dalmoak Recycling Centre, which is the only facility licensed to accept commercial waste, continue to purchase waste disposal tickets in advance of disposal from the Council Offices, Garshake Road, Dumbarton.

### **4. Personnel Issues**

- 4.1** There are no personnel issues.

### **5. Financial Implications**

- 5.1** It was estimated that by implementing these charges the Council could expect to receive up to £73,000 income annually.

### **6. Conclusion**

- 6.1** In the 14 week period, 27 February – 25 May 2006, there have been 936 householder requests for the collection and disposal of waste that would qualify for the £36.50 charge. Of the 936 requests, exactly 100 householders have agreed to the charge, generating income of £3,650. Householders who decline the charge are given details of the availability of the household waste recycling centres where free of charge disposal can be made. If householders continue to make their own arrangements the estimate of income may not be achieved.

## **7. Recommendation**

- 7.1 It is recommended that Members note the charging policy for the removal and disposal of waste arising from works of home improvement, repair or alteration.**

**David McMillan**

**Director of Housing, Regeneration and Environmental Services**

**Date: 8 June 2006**

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**Wards Affected:** All Wards

**Appendix A:** Chargeable Construction Waste

**Background Papers:** Environmental Protection Act 1990 & The Controlled Waste Regulations 1992

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## **Appendix A**

### **Chargeable Construction Waste**

Kitchen units  
Kitchen sinks  
Cupboards  
Baths  
Shower units  
Basins  
WC's  
Boilers  
Radiators  
Doors  
Door frames  
Skirting  
Flooring  
Plaster/Plasterboard  
Fencing  
Garden sheds