

Landlords are responsible for ensuring tenants know how to dispose of their waste and recycling properly

Waste from Rental Properties

Information for Landlords and Letting Agents

Tenants must be provided with information of their bin collection service that includes what goes in each bin, when it is collected and how to find more information.

If tenants exceed the waste allowance, the landlord must encourage them to contact a licenced waste collection company or arrange a bulky waste collection from Peterborough City Council. Waste must not be left beside wheeled bins that are full – this could result in enforcement action being taken and services withdrawn or fines imposed.

Please contact Peterborough City Council for more information on local collections by visiting www.peterborough.gov.uk

For more information or advice please contact Peterborough City Council waste management team on ask@peterborough.gov.uk



Advice issued by Peterborough City Council



Landlords legal obligations

Landlords have a legal obligation called Duty of Care, under Section 34 in the Environment Protection Act 1990, to ensure waste generated at their property is managed and disposed of properly. Failure to do so could lead to prosecution.

Waste from landlords includes waste generated in the course of the letting which is defined as business or commercial waste and **will not be accepted** at our Household Recycling Centre. The following are defined as 'waste from landlords':

- Waste that is generated from improvements, repairs or alterations.
- Waste that is left after a tenant leaves.
- Discarded fixtures and fittings that have been supplied as part of the terms of a lease.
- Waste that is removed on behalf of a tenant, rather than being disposed of by the tenant themselves.



Landlords risk being fined for disposing of waste from rental properties illegally

Landlords also have a responsibility to ensure their tenants are disposing of their waste correctly and safely. Your tenants must ensure that waste generated through their tenancy or business is dealt with legally. Contact your local council to find out more about local waste and recycling services.

Since 'landlord waste' is classed as commercial it **CANNOT** be taken to a Household Recycling Centre or put into council domestic refuse and recycling bins or street litter bins. Think about how you intend to dispose of waste before undertaking any building improvements or work within your property.

Landlords must not:

- Burn waste
- Use domestic waste bins belonging to the property, communal bin areas or bins at other properties
- Put waste in street litter bins
- Leave extra bags of rubbish next to domestic waste bins or at any other location on the street
- Flytip waste in any location
- Ask tenants to dispose of waste on their behalf

Landlords can legally dispose of their waste in a number of ways:

- Set up a commercial waste contract with your local council or a suitably licensed waste contractor. You can get help with this by contacting the Environment Agency.
- Contact a local furniture reuse scheme to have unwanted furniture **IN GOOD CONDITION** collected.
- Take your waste to a suitably licensed facility such as a waste disposal company. You will need to obtain a waste carrier licence to transport these types of waste. Contact the Environment Agency for advice.

