



## **Purpose Built Managed Student Accommodation (PBMSA) in Belfast: supplementary guidance on waste storage**

This document should be used along with the *Local Government Waste Storage Guide for Northern Ireland*. It gives specific information on the waste storage needs of Purpose Built Managed Student Accommodation in Belfast<sup>1</sup>. It does not replace any legislation or remove the need for developers to consult with our Planning or Building Control Services to ensure compliance with relevant policy and legislation. You should still refer to the Local Government Guide for the wider design considerations, including location and access.

To allow us to operate collections efficiently, and to maximise recycling, developers of PBMSA are expected to follow this guidance to provide enough space for waste storage and to ensure that tenants recycle effectively.

This guidance applies to the living accommodation element of PBMSA developments. Appropriate separate provision should be made for the storage and commercial collection of waste from any on-site office accommodation.

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<sup>1</sup> Designs in accordance with the standard supplementary waste storage guidance for developments in Belfast are also acceptable.

## 1. PBMSA waste and recycling collections in Belfast

The Council collects waste from the living accommodation element of all PBMSA developments free of charge.

The Council provides a specific PBMSA waste collection scheme for any PBMSA development where the estimated weekly volume of waste exceeds a certain threshold; PBMSA developments below that threshold will receive the standard Council collections.

## 2. Estimating the weekly volume of waste generated by a PBMSA development

To estimate the total waste which will be generated from the development each week:

- A standard single-bed student room is estimated to generate 60 litres of waste per week.
- If the PBMSA development incorporates apartment-style accommodation, use the 'dwelling' calculation from Table 1 on page 13 of the Local Government Guide to estimate the waste generated from those units.

## 3. Threshold test

If there are more than 95 rooms or apartments in total in the PBMSA development OR the estimated weekly waste (see Paragraph 2) exceeds 5750 litres, then the building qualifies to receive the 'PBMSA collection'; you should proceed to paragraph 4.

If there are 95 or fewer rooms or apartments in the PBMSA development AND the estimated waste generated is 5750 litres or less, then the standard Council waste collections will apply; you should prepare your design in accordance with the standard supplementary guidance for housing and apartment developments in Belfast, rather than this PBMSA supplementary guidance.

## 4. Calculate the capacity needed for each type of waste to be collected by the PBMSA collection scheme

Break down the total weekly waste estimate into the various proportions set out in Table 1.

<b>Table 1: Breakdown of the total weekly waste arising from qualifying PBMSA developments<sup>2</sup></b>	
<b>General waste</b>	35%
<b>Dry recycling</b>	55%
<b>Glass</b>	5%
<b>Food waste</b>	5%

## 5. Identify the types and quantities of containers needed

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<sup>2</sup> This breakdown relates to Paragraph 1.3.1 of the Local Government Guide.

Use Table 2 to select the types and quantities of containers you will use to accommodate the various types of waste:

<b>Table 2: Waste collection arrangements for qualifying PBMSA developments</b>			
<b>Type of waste</b>	<b>Frequency of collection</b>	<b>Types of container we collect</b>	<b>Who pays for the bins?</b>
<b>General waste</b>	Weekly	Communal 180litre, 660litre and 1100litre wheeled general waste bins are acceptable	Belfast City Council can supply these bins, but the developer must pay for them.  Belfast City Council currently provides these containers free of charge.
<b>Dry recycling</b>	Weekly	Communal 240litre, 660litre and 1100litre wheeled recycling bins are acceptable	
<b>Glass</b>	Weekly	Communal 150litre wheelie-boxes	
<b>Food waste</b>	Weekly	Communal 140litre wheeled bins (brown)	
<b>Total space to be allocated</b>	The required footprint for a 150l wheelie-box is 750mm x 750mm (30" x 30"). All other associated space and access requirements are set out in Chapter 4 of the Local Government Guide.		

## 6. Example

If a PBMSA development contains 450 units, made up of 425 standard student rooms and 25 x 1-bed apartments:

The waste generated per week is calculated as follows (using the information in Paragraph 2 of this supplementary guidance and in Table 1 on p.13 of the Local Government Guide):

<i>Standard student room</i>	$425 \times 60 =$	<i>25,500 litres</i>
<i>1-bed apartments</i>	$25 \times (70 + 30) =$	<i>2,500 litres</i>
<b>Total capacity needed</b>		<b>28,000 litres</b>

This development exceeds the threshold of 95 units in total (and also the arisings threshold of 5750 litres), as discussed in Paragraph 3 of this supplementary guidance, so the PBMSA design guidance applies.

Use the breakdown provided in Paragraphs 4 and 5 of this supplementary guidance to work out how much of this waste can be recycled and the number of bins needed:

<b>Table 3: PBMSA example solution</b>						
<b>Total weekly waste</b> (using Para 2 of this PBMSA guidance and Table 1 on p13 of the Local Government Guide)	<b>Type of waste</b>	<b>Weekly breakdown</b> (using Table 1 of this PBMSA guidance)		<b>Capacity needed</b> (using Table 2 of this PBMSA guidance)		<b>Containers needed</b> (example solution, using Table 2 of this PBMSA guidance)
425 x 60 + 25 x (70 + 30) = 28,000 litres	General waste	35%	9,800 litres	1 week (for weekly collections)	9,800 litres	9x 1100litre general waste Eurobins
	Dry recycling	55%	15,400 litres	1 week (for weekly collections)	15,400 litres	14 x 1100litre recycling Eurobins
	Glass	5%	1,400 litres	1 week (for weekly collections)	1,400 litres	10 x 150litre wheelie-boxes
	Food waste	5%	1,400 litres	1 week (for weekly collections)	1,400 litres	10 x 140litre wheeled bins (brown)
<p>The required footprint for a 150l wheelie-box is 750mm x 750mm (30" x 30"). All other associated space and access requirements are set out in Chapter 4 of the Local Government Guide.</p>						

## 7. Management measures

We are committed to maximising recycling in the city. As well as protecting the environment, recycling reduces costs and supports local jobs. Maximising recycling and minimising contamination is more difficult in developments with communal bins. Therefore, we expect operators to implement the following measures to make sure that recycling is optimised:

1. Manage waste storage areas so that there is always enough space available for general waste, dry recycling, glass and food waste, and that this is accessible at all times.
2. Provide information and signage for tenants about the waste management arrangements and which items should be placed in which bin.
3. Co-operate with us to promote recycling among residents.
4. Require tenants to comply with waste and recycling arrangements as a condition of their tenancy agreement.

## 8. Useful contacts

<b>Query</b>	<b>Contact</b>
For help in applying the guidance	<b>Planning Service</b> 0300 200 7830  <b>Building Control Service</b> 028 9027 0650
To order containers, liners or food caddies	<b>Waste Management Call Centre</b> 0800 032 8100
For information about waste and recycling	
For queries or issues about collections	<b>Collections Call Centre</b> 028 9027 0230