

HOUSING MANAGEMENT ADVISORY BOARD – 12 MAY 2021

Report of the Head of Landlord Services

ITEM 5 THE EFFECT OF THE CHANGE IN THE COUNCIL'S POLICY ON BULKY WASTE COLLECTION ON COUNCIL DWELLINGS

Purpose of report

To inform members on the effect in terms of cost and service change to tenants and the housing revenue account of this change in council policy.

Recommendation

Members are asked to note and comment on the report.

Reasons

This report is for information only and to elicit any comments forthcoming from members.

Report implications

No implications have been identified for this report.

Background papers: None

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1. Background to this report

- 1.1 In October 2019 Charnwood Borough Council started charging its residents for the removal and disposal of bulky items of waste. Hitherto this was a free service, funded from residents' council tax.
- 1.2 The (approximately) five and a half thousand council tenants have been affected by this change in that the change in council policy has meant that a previously free service is now chargeable.
- 1.3 This report evaluates the effect of the change in council policy by looking at how it has affected the amount of bulky items being dumped by tenants in council blocks' external [bin stores] and internal communal areas.

2. Findings from the evaluation of data held – internally-dumped items

- 2.1 The most accurate way of evaluating any effect of the change in council policy on the dumping of bulky items of waste is to examine the records kept by the tenancy and estate management team's housing assistant. His remit is inspect all blocks on a monthly basis, to record and report back on items dumped in communal areas.
- 2.2 Data was analysed for the four months immediately preceding the policy change and the four months immediately following it. The number of reported bulk items in the succeeding four months fell by 46%. We have not carried out further analyses since then because it is likely that the lockdown will have had some effect on the prevalence of dumped bulky items and so would render the results of any before-and-after comparison unreliable.
- 2.3 This report was presented to HMAB at its meeting on 24 March 2021 but, through time constraints, it was decided to defer discussion of this report until the following meeting but also to ask officers to update the data reported in 2.2 above.
- 2.4 The data reported in 2.2 above was chosen deliberately to provide as accurate a comparative analysis as possible. The national lockdown was imposed in March 2020 and this has made further comparative analysis, adding data from March 2020, unreliable. From 1 April 2021, restrictions, notably shielding, have been removed and that subsequent data will now be reliable for comparative purposes. If members agree, we will present another, updated report in approximately six months' time.

3. Conclusions

The change in council policy in starting to charge for the removal of bulk items from people's homes appears to have had no direct effect on the HRA.

4. Recommendation

Members are requested to note this report and raise any points or questions accordingly.

Andrew Staton
Landlord Services Manager