Landlord’s Obligations:

• The landlord shall provide tenants, from the start of the tenancy, with written information setting out their responsibilities with regards to the proper storage and separation of recycling and residual waste (including bulky waste) and its placement for collection in accordance with the policies set out by the local authority. The landlord shall provide the tenants with the correct receptacles for the storage of waste consistent with the local authority’s requirements at the start of the agreement.

• The landlord shall ensure that, where applicable, tenants have means of access to any communal containers for the purpose of separating and storing recycling and residual waste and its placement for collection in accordance with the policies set out from time to time by the local authority.

Tenant’s obligations

• The tenant must keep the property including all yards, gardens, outbuildings and any other external areas within the curtilage of the property free from waste and fly tipping deposits.

• The tenant must not deposit any waste or possessions in shared or public areas.

• The tenant must store, separate and place for collection all recycling and residual waste (including bulky waste) in accordance with the written information provided to the tenant at the start of the tenancy and in accordance with the policies set out from time to time by the local authority.

• Where any waste, due to its size and/ or type, is unsuitable for collection by the local authority, the tenant must make arrangements for the safe and legal removal and disposal of this waste in line with his Duty of Care under section 34 of the Environmental Protection Act 1990.

• The tenant must remove all possessions (including any furniture, mattresses etc) belonging to the tenant or any member of the tenant’s household or visitors, and all waste from the property (including any exterior areas within the curtilage of the property) at the end of the tenancy. If any such possessions are left at the property after the tenancy has ended, the tenant shall be liable for meeting all reasonable removal and storage charges. The Landlord will remove and store the possessions for three months (other than any perishable items which will be disposed of immediately) and will take reasonable steps to notify the tenant. If the items are not collected within three months, the Landlord may dispose of the items and the tenant will be liable for the reasonable costs of disposal. The costs of removal, storage and disposal may be deducted from any proceeds of the disposal.