

Peabody – Recycling in Islington

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First a bit of history and information

- Peabody established in 1862, one of the oldest in London
- Manage 27k properties incorporating:
 - Peabody
 - Thamesmead
 - CBHA
 - Crown Estate
- Increase to 55k after merger with Family Mosaic
- Various tenures- social, shared ownership, leasehold
- New builds – aim 2000 units per year
- 6 estates in Islington, 1689 units



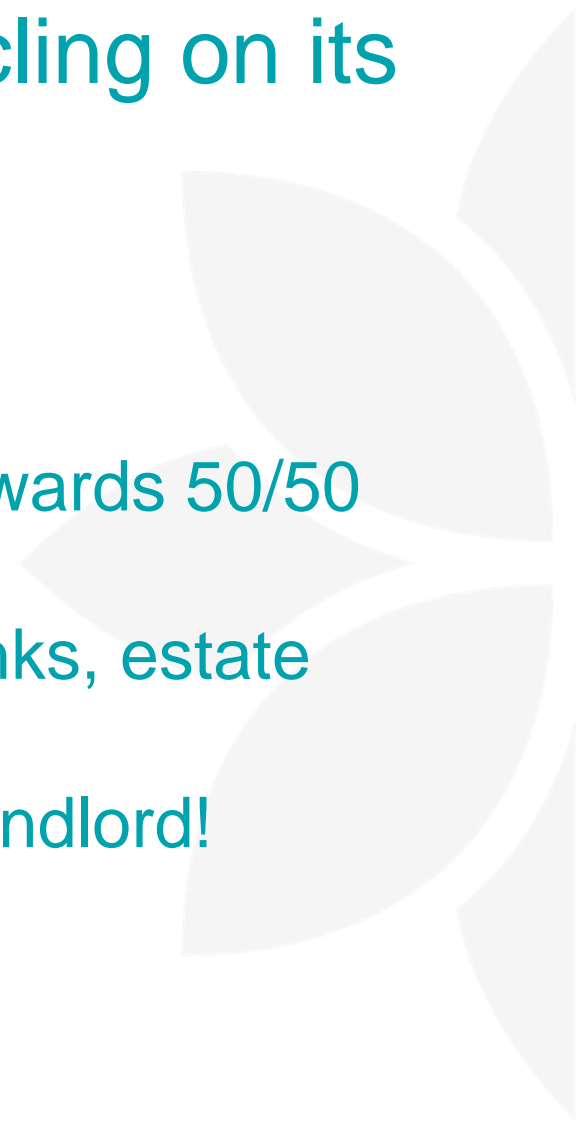
Peabody Estate Services

- Provide caretaking services
- Establishment 161.....and growing
- Manage own staff and contractors
- In-house caretakers cover 20k properties
- Staff and portfolio due to increase with merger and new developments



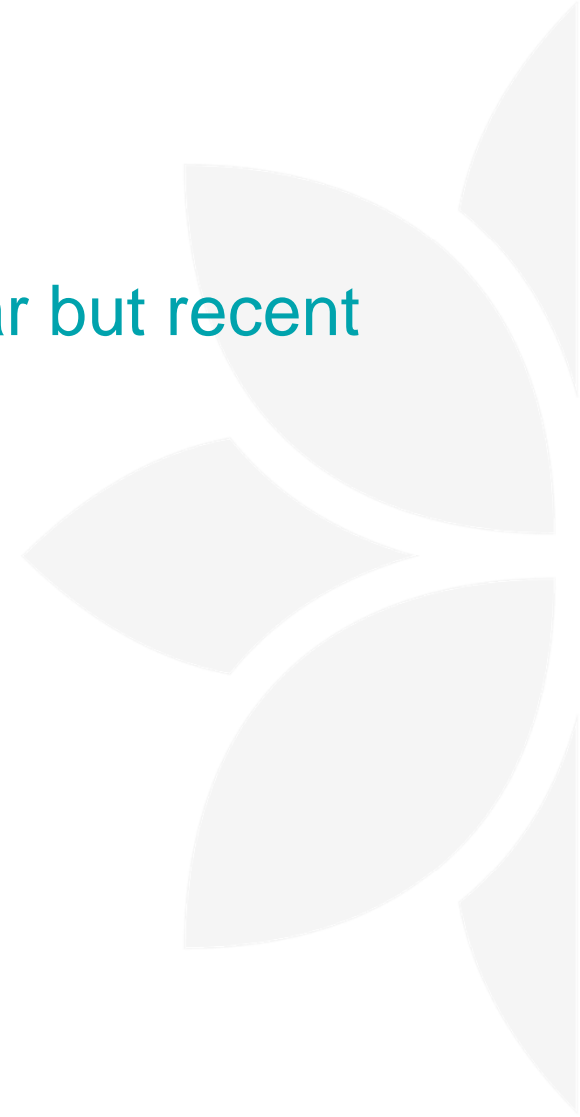
Peabody's corporate approach to recycling on its estates

- Loop on Pembury – furniture recycling
- Recycling bin design H&F, K&C
- Joint working with Hackney & Tower Hamlets towards 50/50
- Mattress recycling
- Joint working Westminster - WEEE, clothing banks, estate incentives
- Not a priority, no control or benefit. Conscious landlord!
- All green waste recycled



Engagement with residents

- Door knocking, leaflets with Islington. Not regular but recent burst.
- We advise when we witness
- Posters in notice boards and on bins
- Small recycling trial at Kings Cross.

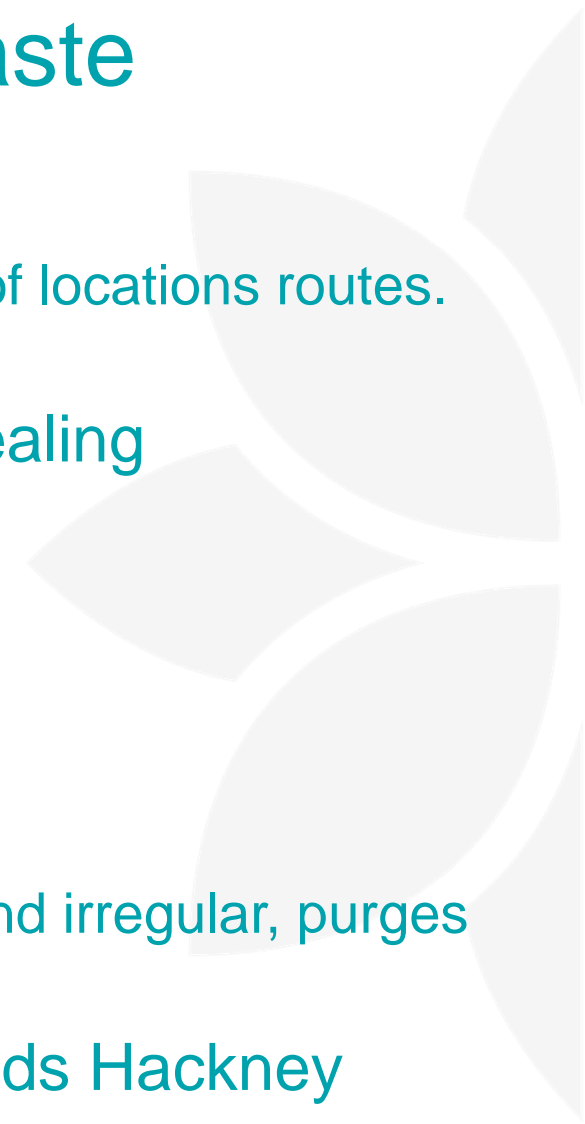


Peabody's staff supporting recycling, caretakers up to managers

- Work closely with local authorities, reporting missed collections, repairs etc.....
- Advise residents of recycling bin locations and recyclable materials
- Help remove and report contamination
- Block letters working with Neighbourhood Management
- Consultation with developers on new builds, lessons learnt!
- Working closely with our new homes team, education
- Work with asset management on communal improvements.
e.g. bin corrals Greenman Street due to be put at White cross.

Issues & concerns - Recycling and waste facilities on Islington estates

- Bin sensors – defective, over sensitive, drivers unaware of locations routes.
- Length of time for new and replacement bins
- Condition of current bins, dirty / damaged, not appealing
- Length of time to clear contaminated bins
- Erratic collection, not regular some sites
- Cost for bulky items - Islington charge £30 not free
- No services like loop in Hackney.
- Education, culture
- Communication - (leaflets, door knocking) inconsistent and irregular, purges
- No incentive – Westminster example.
- Recycling bins visual (black) – Pink in TH, orange lids Hackney



Opportunities for improving recycling

- Incentives
- Easy to recycle inside – different colour bags
- Regular education
- Free bulk removal
- Education, including children (schools)
- Local authority attend residents meetings
- Resident involvement, recycling champions
- Enforcement
- Recycling fun days.



Thank you for your time

Questions please?

