

To receive a report on street furniture at Treledan, Saltash and consider any actions and associated expenditure

Report to: Services Committee

Date of Report: 10/8/26

Cllr Writing the Report: Cllr. Scott Slavin, Trematon Ward

Cllr. Scott Slavin Recommendation:

Combined waste bins:

The Services Committee is asked to consider the purchase of three Topsy Royale general waste litter bins for installation across the Treledan Estate and, should the purchase be approved, to incorporate the emptying and maintenance of these bins into the Services Department's weekly operational schedule.

Locations as follows:

- Bin 1 – In between bench 1 and 2 on the approach path to the play park in Green Area 2 as you walk west from Green Meadows Close towards 5 Acres Lane.
- Bin 2 - On west exit from play park in Green area 2. Either on or in the vicinity of the pre-existing plinth.
- Bin 3 - Provisional third bin site to be determined at a later date.

At a purchase and delivery cost of £674 + VAT allocated to budget code 6526 Tools, Equipment, Materials.

Should additional refuse collections be required, to allocate the additional cost to budget code 6529 Refuse Disposal.

To note that the Town Council's current waste contractor does not provide a combined waste collection service. Consequently, the office will need to procure an appropriate waste disposal contract to ensure this service is available.

Noticeboard:

To approve the purchase and installation of a Town Council noticeboard on Treledan Way at a cost of £1,634.35 to be allocated to Budget Code 6571 SE EMF Saltash Recreation Areas, subject to the necessary landowner permission being obtained.

To approve delegated authority to the Office Manager working with Councillor Slavin, and liaising with the residents of Treledan, to take the necessary steps to implement and bring the recommendations to fruition.

Report Summary:

Whilst delivering leaflets and canvassing in Treledan prior to my recent election, two subjects came up regularly on the doors.

1. Concerns over adoption by First Port of the communal areas
2. Litter and dog waste, this point also encompassing the lack of any general waste bins around the estate

For background, Treledan estate will be built across three phases with the outline planning permission from 2014 providing for up to 1,000 homes. As of today's date, phase 1 from Barratt David Wilson is at an advanced stage and will provide 387 homes when complete. Phase 2 from Bloor homes will provide a further 330 properties with phase 3 to follow and a further application for more houses after phase 3 (156 homes proposed by Bloor Homes).

Between phase 1 nearing completion and phase 2 under way, there are approximately 500 occupied houses to date. Taking an average Band C property as a benchmark, the Treledan estate currently generates roughly £930,000 in Council Tax revenue annually for Cornwall Council. Using the same baseline criteria, those same residents contribute a further £89,500 as part of their Town Council precept.

Residents must also pay an estate maintenance charge (currently typically £280 per annum) for maintenance services for communal areas whilst simultaneously paying their Council Tax in full. This maintenance charge does not include provision of any public bins for general or dog waste, nor funds for any such facilities (if provided separately) to be emptied.

Also notable whilst delivering leaflets in Treledan was that the amount of litter and dog waste left in the common areas, particularly in the play park area (see image below) was disproportionate for the number of people resident. I attribute this primarily to the lack of any public bins on the estate. Whilst provision of bins will likely not eliminate this completely, it will in my estimation help to reduce it. Phase one of Treledan has three main green communal areas, as arrowed in image 1 below.

Image 1: Aerial view of Treledan phase one green spaces.



- Red arrow shows a green area used for seating and walking. It contains trees, greenery and public benches. See image 2 below. It is used commonly by dog walkers and does see litter and dog waste left, though on a smallish scale. See image 2, from here on referred to as “Green Area 1”.
- Yellow arrow is for the play area, it is heavily used by children, teenagers and families (which depending on the time of day) and regularly experiences litter and dog waste issues. See image 3, from here on referred to as “Green Area 2”.
- The blue arrow is a green space with trees planted and benches in situ. It sees limited use for recreation but is used by dog walkers. Litter and dog waste problems are not significant. See image 4, from here on referred to as “Green Area 3”.

Image 2 seating benches arranged by the path around the central triangular green area 1. Looking towards the A388 from the top corner of 5 Acres Lane.



Images 3 – 5: Play park area and approach path. This area, in addition to play equipment, comprises:

- 2 seating benches on the approach path
- 3 seating benches around the play equipment
- 3 picnic tables to the side of the play equipment. Each picnic table is equipped with two benches.
- An unused stone / cement plinth adjacent to the path out of the pay area (heading west). See right hand corner of image 5.

Image 3: Looking west towards the play area from Green Meadow Close.



Image 4: Play area looking west towards 5 Acres Lane.



Image 5: Play area looking east from 5 Acres lane.



Image 6: Seating benches along Green of Green Meadow Close.



Proposal:

I propose supply and installation of 3 x [Topsy Royale general waste litter bins](#) from Glasdon, as per image below. They are available in black, blue or green, the latter two colours being a cost option, the quote I have obtained is for the following options, black being at no additional cost and arguably, better suiting the area.

- Internal 22kg concrete weight so that they can be free standing without need for groundworks or plinth (though the play park plinth could be utilised if not required for other purposes).
- Zinc coated steel liner with elastic sack retention kit.
- Black in colour with twin gold band.
- Dual A5 signs for general waste and dog waste.



Locations proposed:

I propose the 3 bins are located as follows

- Bin 1 – In between bench 1 and 2 on the approach path to the play park in Green Area 2 as you walk west from Green Meadows Close towards 5 Acres Lane.
- Bin 2 – On west exit from play park in Green area 2. Either on or in the vicinity of the pre-existing plinth.
- Bin 3 – location to be determined.

Specs (from Glasdon Website):

The Topsy Royale is a traditional litter bin that will enhance any environment, well suited to town centres and heritage streetscapes. Topsy Royale will also complement modern architectural styles.

The circular design of the Topsy Royale creates a robust structure and provides ease of pedestrian flow when located in busy streets.

Topsy Royale is purpose designed for easy emptying without the need for strenuous lifting. The whole, lightweight bin body lifts off the base, the liner then requires only a short lift over the plinth. With a large capacity of up to 90 litres the need for frequent emptying is reduced.

Topsy Royale requires minimum maintenance as it is manufactured from tough vandal and weather-resistant Durapol® material which is recyclable after its service life. The bin has been designed with chamfered apertures and a robust domed hood to help prevent littering. Topsy Royale has integrally moulded ridges to deter fly posting and graffiti.

Topsy Royale litter bin is supplied as standard with Gold or Silver decorative banding and the universally recognised 'Bin-It' symbol. The banding is set into specially designed recesses to ensure vandal resistance.

When purchased in the black model, this litter bin contains 15% recycled content.

Design Features:

- Domed hood.
- Chamfered apertures.
- Decorative banding recesses and 'Bin-It' symbol.
- Anti-flyposting finish.
- Choice of keyed lock or keyless locking system.
- Lift off bin hood.
- Can be permanently set into concrete foundations.

Colours:

- Bin: Black (15% recycled content), Deep Green, Dark Blue What is this? Drip Tray

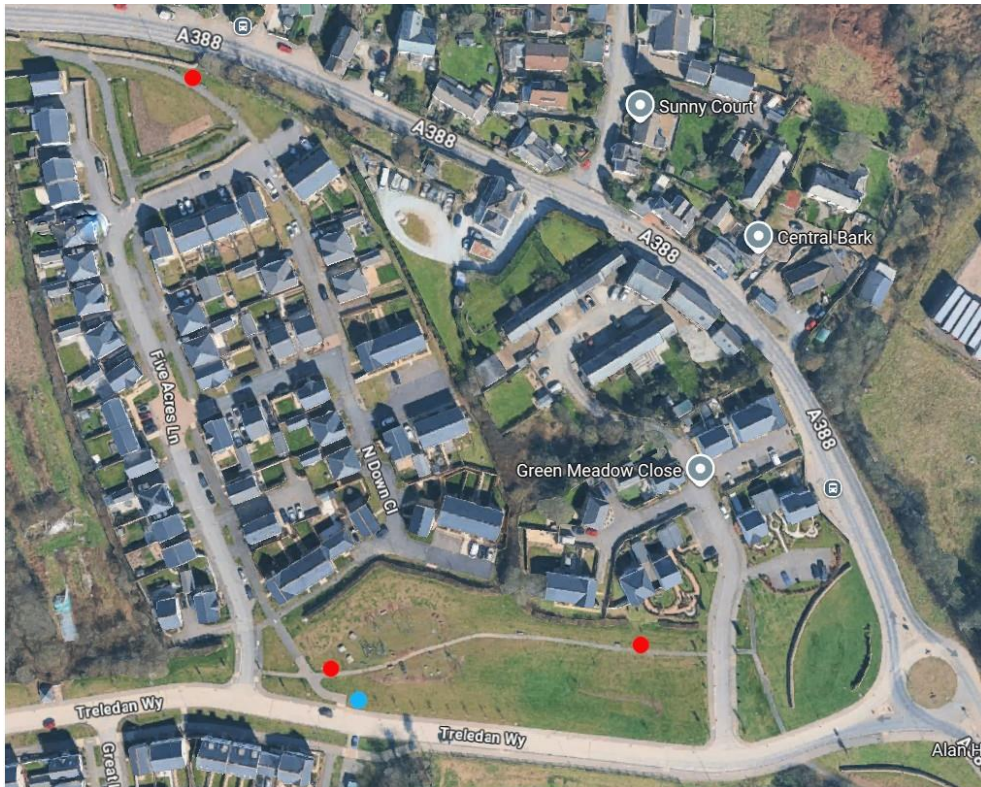
Materials:

- Bin hood: 15% recycled Durapol Material. What is this? Durapol Material
- Bin base: Durapol Material.
- Liner: Zinc-Coated Steel or Durapol
- Moulded plastic liner: Polyethylene.
- Dimensions
- Bin volume: 120 litres

- Liner capacity: 90 litres
- Height: 1060mm
- Diameter: 545mm
- Weight: 14kg (with metal liner)
- Weight: 13kg (with Durapol liner)

Noticeboard Proposal:

Image 1: Marked with a blue circle on Treledan Way adjacent to a communal area and play park.



The Town Council has previously investigated the installation of a Town Council noticeboard at Treledan and has been in correspondence with Foundation Communications, the community engagement and public consultation consultants acting on behalf of the developer and planning team. In-principle approval has been granted, subject to confirmation of an appropriate location.

The Administration Department has identified the following location as suitable, subject to landowners' permission:

What3Words: ///latches.arranger.openly.

Budget:

Bins:

Please see attached quote (**Appendix A**) for £674 including delivery for provision of 3 x Glasdon Black plastic bins with metal liners.

The quote for the bins have been confirmed as valid until 31 October.

Waste Collection:

A budget provision will need to be made for these to be emptied by Saltash Town Council in parallel to emptying of other bins that the Town Council are responsible for in park areas.

The Town Council's waste contractor has advised that dog waste and general waste cannot be collected together, as dog waste is classified as hazardous waste.

Therefore, an alternative quotation was sought. To date, one quotation has been received with two options.

Option 1:

This includes litter bin emptying at a cost of £846.44 per annum

Option 2:

Commercial waste collection at a cost of £1,300 per annum (no VAT)

Details are provided in **Appendix B**.

Noticeboard:

One estimated quote has been obtained for Members consideration and is attached as **Appendix C**.

Estimated cost for supply and fit: £1,634.35

Budget Code: 6526 Tools, Equipment and Materials

Budget Availability: £4,695

Budget Code: 6529 Refuse Disposal

Budget Availability: £826 (for any additional refuse disposals)

There is also funding available within the EMF budget for Saltash Recreation Areas should it be required, particularly if either budget becomes overspent during the financial year.

Budget Code: 6571 SE EMF Saltash Recreation Areas

Budget Availability: £77,791

Signature of:

Councillor Scott Slavin