



Torridon Croft Owners Ltd.

31 Torridon Croft Moseley BIRMINGHAM B13 8RG

Tel: 0121 449 6485

Mobile: 07834 507780

Email: [info@torridoncroft.co.uk](mailto:info@torridoncroft.co.uk)

TCOL

---

## Newsletter No. 2

26th February 2014

For reasons that will become obvious the newsletter is being addressed to both house owners and tenants.

### Household Rubbish, Papers and Bottle Collection

I believe that the croft is designated as not being suitable for wheelie bins. If this is the case then Household waste (non-recycleable), Bottles and Papers will continue to be collected by BCC (Birmingham City Council) as at present - Household weekly and Bottles and Paper fortnightly alternating with garden waste.

### Garden Waste

You may have noticed the appearance of 6 wheelie bins in the proximity of the garages. These are for the use of EVERYBODY in the croft. They cost £198 which will be added to the service charge. The area in which they are stored is also designated for Council Prearranged Large Item disposal. Since the croft seems to be a favourite dumping ground for fly-tipping we need to apply some common sense about our practices.

The garden waste should be placed directly into any of the bins without any plastic bags. For collection times see Appendix 1. It should conform to the BCC specification (Appendix 2):

- Grass Cuttings
- Hedge Clippings
- Plants and Weeds
- Leaves
- Bush Prunings
- Tree Prunings (No more than 5cm in diameter)

What is NOT allowed is:

- Stones, Soil, Bricks and Rubble
- Plastics (Plant pots) and Metal
- Any household waste
- Chemicals and Treated Wood
- Pet detritus
- Japanese Knotweed

It should be understood that any infringement of the specifications may result in the council refusing to collect any garden waste. This would be catastrophic.

Further, any resident is entitled to apply on his / her own behalf for garden waste collection. The cost is £35 and would result in the applicant receiving 30 green sacks. These are the total annual entitlement and if used charges (I think £20) would be applicable for a further consignment of 30 bags.

It should be appreciated that if 6 bins are not enough the TCOL will add to this amount for reasonable usage. Similarly there would have to be discussions if any one or more persons hog the bin space. It is unfair to expect the majority of households to finance the minority.