

Client: Solihull Community Housing
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Solihull
Community Housing
Shaping our neighbourhoods

Solihull Community Housing

Non-Technical Summary

Application to Vary Environmental Permit EPR/PP3692FS
Chapelhouse Road Asset Management Hub, Chapelhouse Road,
Chelmsley Wood, Solihull, B37 5HA

27 February 2026

Our Reference: SCC-Non-Technical Summary, RP06, Final



Waste And Industry Compliance Ltd

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SCC-Non-Technical Summary, RP06, Final

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CONTENTS

1	INTRODUCTION	4
1.1	Background	4
2	WASTE ACCEPTANCE	5
3	SITE INSPECTIONS.....	6

1 INTRODUCTION

1.1 BACKGROUND

- 1.1.1 Solihull Community Housing (***the Operator***) provides a management service to Solihull Metropolitan Borough Council's housing tenants and leaseholders. As part of its work, the Operator is responsible for:
- The modernisation and refurbishment of the Council's housing stock;
 - The removal of all wastes and materials discarded by the outgoing tenants;
 - The inspection and validation of repairs to be carried out and the removal of any wastes associated with refurbishment and repair works;
 - Bulky waste collections (up to 3 bulky items per tenant, where booked and agreed);
 - Collections of fly-tipped wastes on behalf of the Council.
- 1.1.2 As part of this service, the Operator operates a Waste Transfer Station for the receipt, storage and safe management of wastes at Chapelhouse Road Asset Management Hub, Chapelhouse Road, Chelmsley Wood, Solihull, B37 5HA (***the Site***).
- 1.1.3 The Site has the benefit of an Environmental Permit (EPR/PP3692FS), which was issued on 30 September 1999 and authorises the receipt of up to 5,000 tonnes per annum of predominantly non-hazardous household, commercial and industrial waste. In addition to the permit, the Operator has registered S1 and S2 exemptions for the Site (exemption reference WEX424596).
- 1.1.4 The Operator now seeks to vary permit EPR/PP3692FS to include wastes currently received under the S1 and S2 exemptions, with the intention of deregistering the exemptions immediately before permit variation issue. In addition, it is proposed that the maximum volume of waste storage at any one time will increase from 130 cubic yards (i.e. 99m³) to 300 cubic yards (i.e. 229m³).
- 1.1.5 The maximum waste throughput at the Site will remain as currently authorised by the permit, i.e. 5,000 tonnes per annum. In addition, the permit boundary will remain unchanged and the Site will continue to operate within the current authorised footprint of the premises.
- 1.1.6 As part of house clearance works etc, small quantities of hazardous wastes such as asbestos, waste oil, lead acid batteries, fluorescent tubes etc may be delivered to the Site for safe storage in dedicated containers prior to off site removal to authorised facilities. Asbestos is delivered to the Site either double bagged or wrapped fully in plastic sheeting and is stored in a fully enclosed skip, which is kept closed and locked except when being loaded by hand by trained site operatives or approved contractors.
- 1.1.7 Waste oil is stored in a 1,000 litres double skinned tank, the lid of which is closed and locked except when being loaded. Fluorescent tubes and lead acid batteries are stored in purposely designed sealed and lidded containers.
- 1.1.8 The maximum amount of hazardous waste accepted at the Site will not exceed 10 tonnes day and no more than 50 tonnes of hazardous waste will be stored on site at any time.

- 1.1.9 By accepting and safely storing hazardous wastes on site for their removal to authorised facilities, the Operator ensures these materials are safely managed when properties are vacated by tenants and not left abandoned in vacated residential properties.
- 1.1.10 Wastes such as small mixed Waste Electrical and Electronic Equipment (WEEE), large WEEE, refrigerators and freezers, bulky waste, wood, waste paint tins etc are stored in dedicated skips and containers that are suitably labelled to show the contents. Where there is the potential of fugitive emissions from the waste, dust netting is provided to contain any inadvertent dust or litter.
- 1.1.11 A netted waste storage area is used for the storage of mixed construction and demolition wastes (bricks, tiles, concrete, rubble) and scrap metal in dedicated roll-on roll-off containers. A water sprinkler system is installed to provide coverage of the roll-on roll-off containers for dust suppression.
- 1.1.12 There is also an electrically operated waste compactor that compacts waste into 35 cubic yard compactor bins, which are emptied at least twice per week. The use of first in first out principles and the fast turnaround of wastes ensures that materials are not allowed to accumulate and become potentially odorous.
- 1.1.13 The Site yard is fully concreted and drains to foul sewer, via an interceptor, to ensure all rainwater run-off is suitably controlled.
- 1.1.14 The Site is fully fenced for security, with lockable access gates at the entrance off Chapelhouse Road. CCTV cameras are installed for additional security and to provide coverage of all the Site. The cameras are monitored outside of operational hours by a dedicated team at Solihull to ensure security is maintained 24 hours a day, 365 days a year.
- 1.1.15 The Site has an Environmental and Emergency Management System and a Fire Prevention Plan, which have been prepared in accordance with Environment Agency guidance by the Operator's Logistic Manager and Logistics Co-ordinator. Both of these members of staff have suitable WAMITAB (Waste Management Industry Training and Advisory Board) Certificates and Certificates of Continuing Competence to ensure compliance with all regulatory requirements and the conditions of the Environmental Permit. The Site will also be subject to independent inspections by officers of the Environment Agency.

2 WASTE ACCEPTANCE

- 2.1.1 All waste received at the Site will be subject to documented and recorded waste acceptance procedures in line with current legislation.
- 2.1.2 Waste pre-acceptance procedures will ensure that only compliant waste types are accepted. Customers delivering waste to the Site will be required to provide the Operator, in advance, with all necessary information/documentation to satisfy the requirements of the Duty of Care and the Waste (England and Wales) Regulations 2011.
- 2.1.3 The Operator will check all pre-acceptance documentation to ensure that only permitted waste streams are approved for delivery to the Site. Non-permitted wastes or other unsuitable wastes will not be accepted. Any unsuitable or non-conforming wastes will be rejected from the Site or if inadvertently deposited either reloaded onto the delivery vehicle for off-site removal to a suitably authorised facility or else placed in a secure quarantine skip, prior to off-site removal.

- 2.1.4 All wastes will be visually inspected upon deposit as a further measure to ensure that only authorised wastes are accepted.
- 2.1.5 The Site records will be kept of each waste load received and dispatched from the Site. Records will be available for inspection by the Environment Agency.

3 SITE INSPECTIONS

- 3.1.1 The Site will be inspected on a daily basis by either the Logistics Manager, Logistics Co-ordinator or other suitably trained site operative. The purpose of the inspections will be to ensure the Site is fully compliant with the requirements of the Environmental Permit, Environmental and Emergency Management System, Fire Prevention Plan, Dust Emissions Management Plan (DEMP) and Odour Management Plan (OMP).