



WRAP

**THE BUSINESS
OF RECYCLING**

Facility Management Company Case Study

SPACE BUSINESS CENTRE, AYLESBURY

August 2025

Introduction

Aylesbury Space Business Centre is a purpose-built trading estate offering 43 versatile units for rent, suitable for a range of business needs, from office spaces to light industrial uses. **Unit sizes range from 367 to 705 sq. ft.**, and the facility provides essential amenities.

The centre is located in an industrial area to the west of Aylesbury and caters primarily to micro and small businesses, which currently include:

- A pet shop
- A window installation company
- Scaffolding services
- Digital marketing training
- Care agency
- A water testing laboratory
- A roofing company

Tenants pay a licence fee that covers all service charges including waste collection.

Situation

- Requirement for 24/7 accessibility for tenants to use the bin areas and for the Waste Management Company (WMC) to carry out weekly collections.
- Flexibility for businesses to rent their own skips or bins for additional or specialised waste needs, which can be placed adjacent to their units.
- The FMC manages all contracts with the WMC, including waste collection costs, which are distributed across tenants as part of their rental fees.
- This setup effectively balances convenience, sustainability and operational efficiency, making it a practical model for other trading estates.

Solution

The trading estate is well-designed, featuring three outdoor bin areas with easy, level access for businesses to deposit waste. The layout encourages tenants to recycle a variety of materials and manage their waste efficiently.

This shared waste collection system is an example of how a Facilities Management Company (FMC) can successfully organise waste services. The cost of the service is built into the rental agreement, ensuring a streamlined approach.

Impact

The Simpler Recycling Policy will require several of the tenants to separate their waste.

The current collection service is not compliant but with simple amendments to the materials collected at the bin areas they would become so.

The FMC is aware of their responsibility to set up services that are compliant by 31st March 2025 and the WMC also has a responsibility to provide a compliant service by that date.

Situation

The estate is managed by a large **facilities management company (FMC)** based in London. The FMC maintains an **on-site office**, which is staffed on **Monday and Thursday afternoons** to address tenant needs and site management.

The FMC contracts a waste management company (WMC), to provide **waste and recycling collection bins**, which are emptied regularly. The contract with the waste management company is managed entirely by the FMC and individual businesses on the estate have **no direct relationship or contact** with the WMC.

- **Businesses** are responsible for transporting their own waste and recyclables to the **three designated outdoor bin stores** located on-site.
- The FMC employs a **cleaning contractor** to maintain cleanliness across the estate, including the bin storage areas. Any issues can be reported to the **on-site FMC office** during staffed hours.

The FMC actively promotes **good waste management practices** to businesses, including proper use of the bin stores. Regular communications reinforce these practices to ensure compliance and maintain site standards.



Solution

What

The bin stores on-site are equipped with **1100-litre wheeled bins** for the collection of **residual waste** and **mixed recycling**. The mixed recycling bins accept:

- **Glass**
- **Paper and card**
- **Metals**
- **Plastic pots, tubs and trays**

There are **no food waste bins**, no tenants on the site currently handle, prepare or process food.

The shared waste collection system faced **no implementation challenges**, as the site was purpose-built with bin stores in place from the outset. The rental agreement stipulates that tenants must use the bin stores appropriately or alternatively arrange to take their waste off-site for disposal.

Why

The range of materials collected was determined by the **FMC** to cover the recyclables most likely produced by tenants, ensuring all businesses can recycle effectively.

Although not encouraged by the FMC, tenants requiring additional waste management capacity or specific waste solutions can **rent skips or additional bins, paying for them individually, from any waste contractor** and position them next to their units for exclusive use.

Where

The site has **three bin stores**, strategically located so that no business needs to walk more than **20 metres** across **level ground** to access them. The locations were selected during the site's development to ensure convenience for all tenants.

When

All bins are emptied **weekly**, with no restrictions on collection times. The site operates **24/7**, providing unrestricted access for waste management collections. There are no barriers or requirements for liaising with anyone for waste collections.



Solution



The **bin stores** are conveniently located close to business units, making them easy for tenants to access and use.



Individual businesses have the option to **rent additional skips or bins** and position them near their units if they produce excess waste or specific waste types that need separate disposal.



Each bin is clearly labelled to indicate whether it is for **recyclables** or **residual waste**, using labels similar to the national Recycle Now campaign 'Material Stream Iconography'.

Impact

Arrangement of bins

Across the three bin stores, there are in total:

- 5 x 1100-litre mixed recycling bins
- 5 x 1100-litre general waste bins

Each bin is clearly labelled with its designated waste type, using labels similar to the national **Recycle Now** campaign 'Material Stream Iconography'.

Costs

The **FMC** manages the waste contract with the **WMC** and negotiates collection costs.

The WMC directly invoices the FMC and provides **waste transfer notes** to the FMC only. These costs are then recharged to tenants as part of the rental agreement. **Tenants do not receive waste transfer notes** directly.



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