

Gavin Brangan <[REDACTED]>
to [REDACTED]

Tue, 15 Jan 2013, 14:14



Hi all,

our bin shed was in a terrible state this weekend. Could we schedule a meeting for a few weeks time where we can come up with some proposal to tackle the problem? In the meantime we could do some research into what's possible and into what other develops do.

There were at least two xmas trees, a double mattress, a sofa and the contents of countless split bag piled up on the ground. Granted it's a bad time of year and it's a intractable problem but it was like a municipal dump.

Kind regards,
Gavin

ACCESSGREEN LIMITED

AON PRESENTATION 26/01/2021 - RECYCLE@ACCESSGREEN.IE

ACCESSGREEN was founded in Oct 2016. It grew out of a pilot scheme run in the multi-unit development where I am a voluntary director.

Since then, accessgreen has:

- Won the Competitive Start Fund and is backed by Enterprise Ireland
- Acquired over 30 customers in Dublin and Leinster.
- Placed as a Top 10 finalist in The European Commission's Start Up Awards (PropTech sector)



ACCESSGREEN LIMITED

AON PRESENTATION 26/01/2021 – RECYCLE@ACCESSGREEN.IE

DON'T WASTE

The one thing we all have to do, in every aspect of our lives, is simply not to waste.

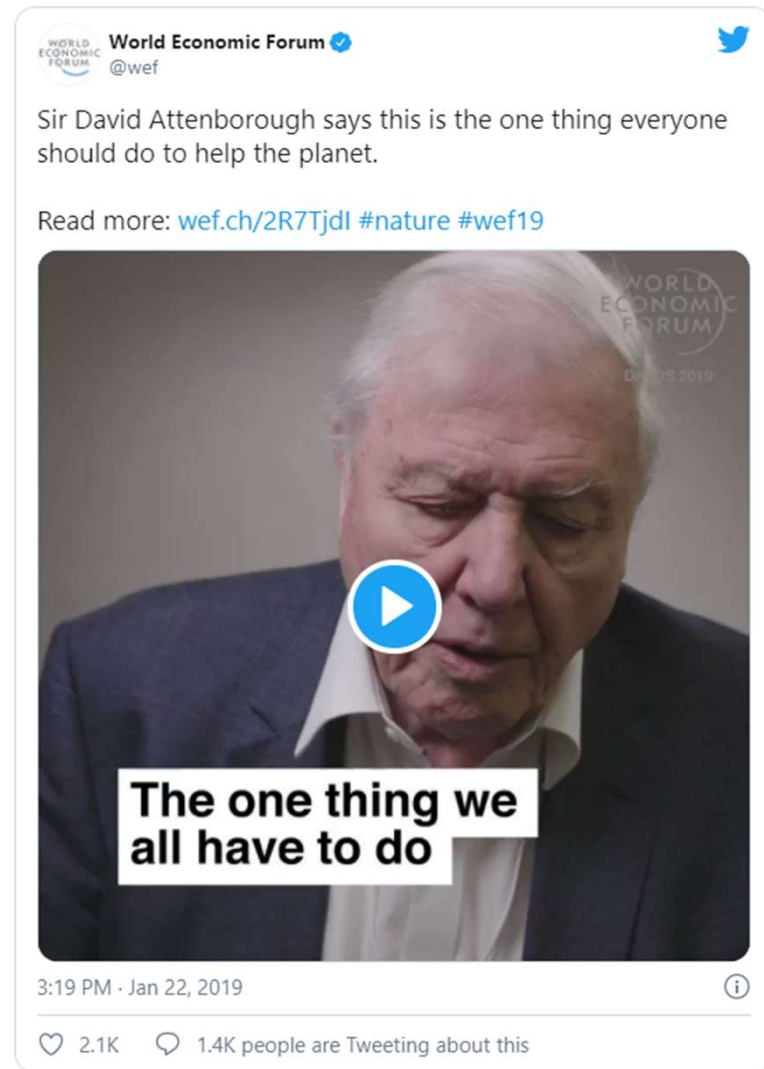
Don't waste plastic.

Don't waste food.

Don't waste power.

Live within our means without inflicting damage upon the planet.

David Attenborough 2019



Gavin Brangan <[redacted]>
to [redacted]

Tue, 15 Jan 2013, 14:14



Hi all,

our bin shed was in a terrible state this weekend. Could we schedule a meeting for a few weeks time where we can come up with some proposal to tackle the problem? In the meantime we could do some research into what's possible and into what other develops do.

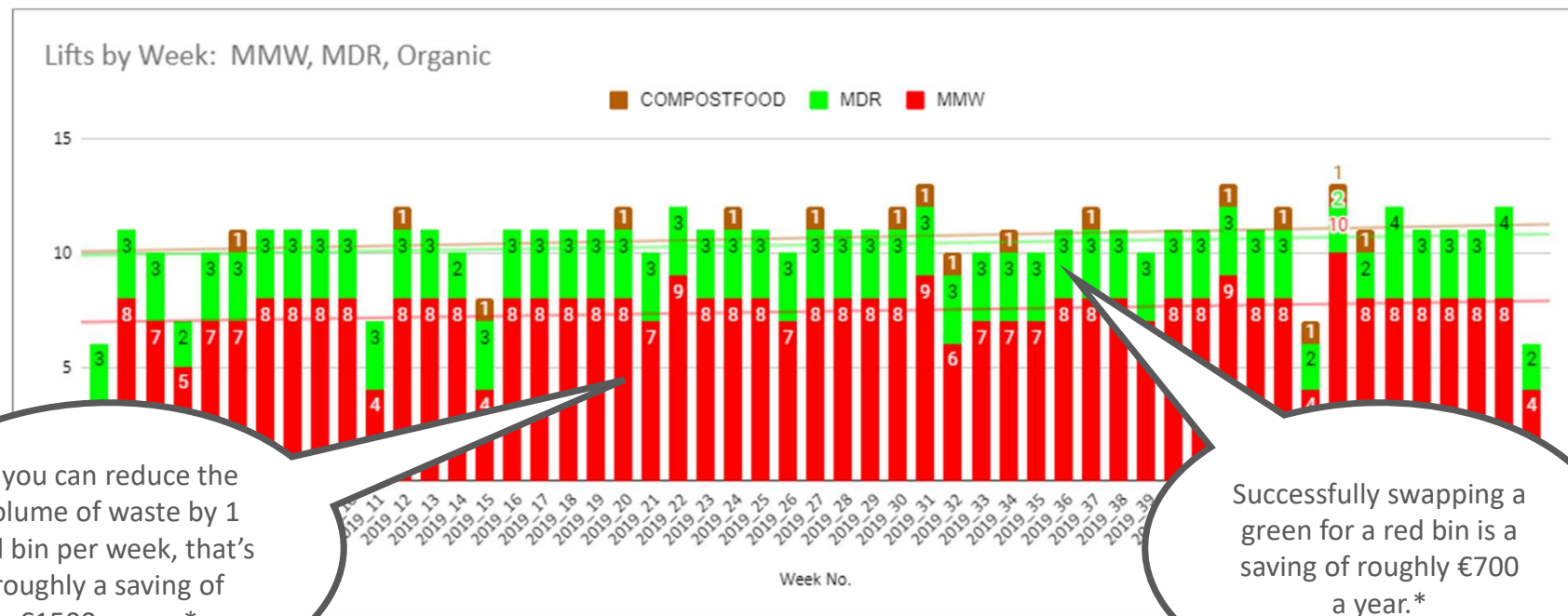
There were at least two xmas trees, a double mattress, a sofa and the contents of countless split bag piled up on the ground. Granted it's a bad time of year and it's a intractable problem but it was like a municipal dump.

Kind regards,
Gavin

What cost does this occur on an ongoing basis?

For my development, it's €20,697 a year.

THINK DIFFERENTLY



* Rates per lift depend on the waste collector

DETAILED INCOME AND EXPENDITURE ACCOUNT
for the year ended 31 March 2016

	2016 €	2015 €
Expenditure		
Management charges		
Insurance		
Engineering insurance		
Directors insurance		
Light and heat		
Internal cleaning		
Powerwashing		
Pest control		
Caretaker		
Repairs and maintenance		
Electrical maintenance		
CCTV & Binshed upgrade works		
Waste disposal	10,401	20,697
Lift maintenance contract		
Lift emergency maintenance		

And we spent it on waste.

This was our 3rd most expensive line item in the budget.

“LIVE WITHIN OUR MEANS”



A BIN STORE IS A COMMUNAL RESOURCE

The Tragedy of the Commons

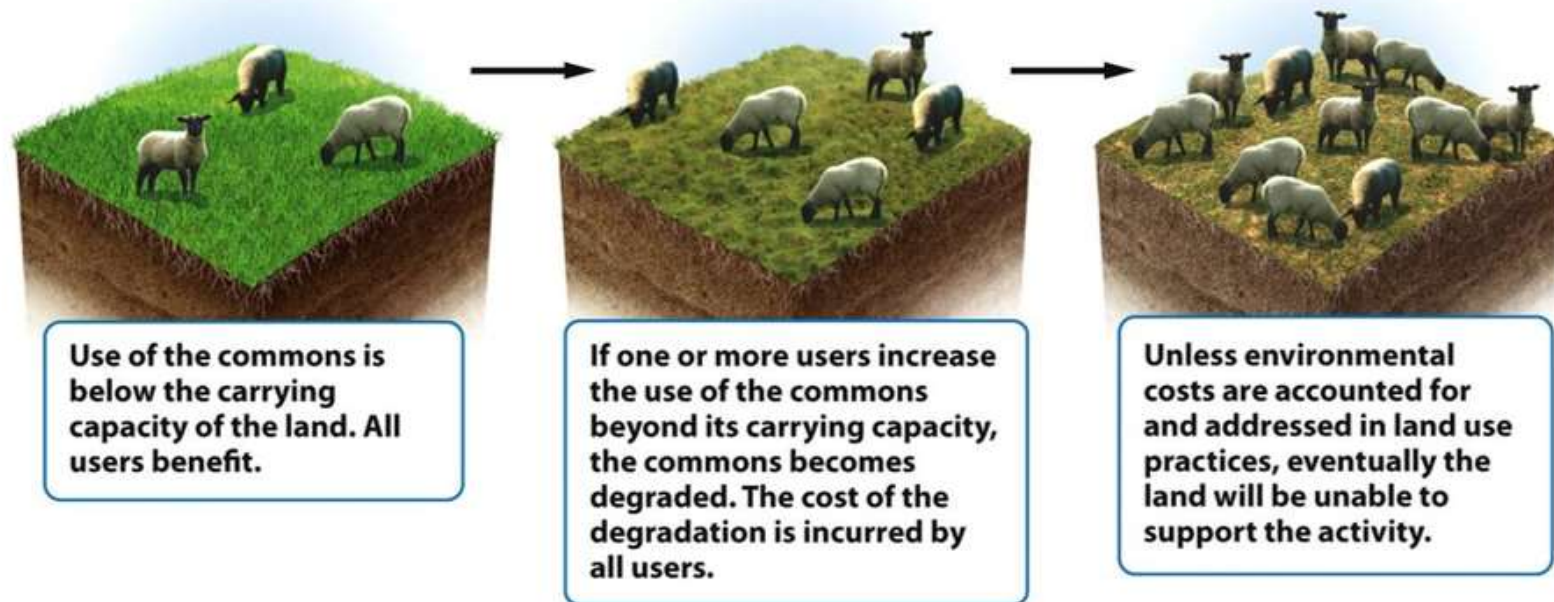
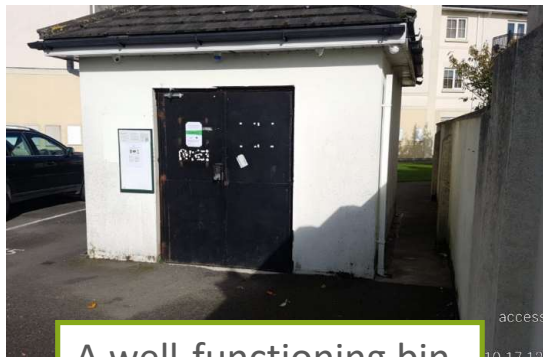


Figure 10.2
Environmental Science
© 2012 W. H. Freeman and Company

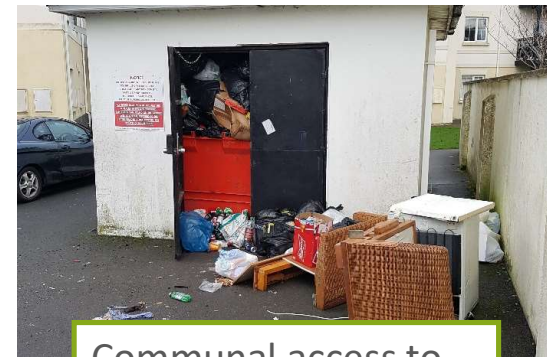
BIN STORE TRAGEDY OF THE COMMONS



A well-functioning bin store is more efficient and cheaper than individual collections.



When one or more individuals increase the amount they dispose of, costs increase for all.



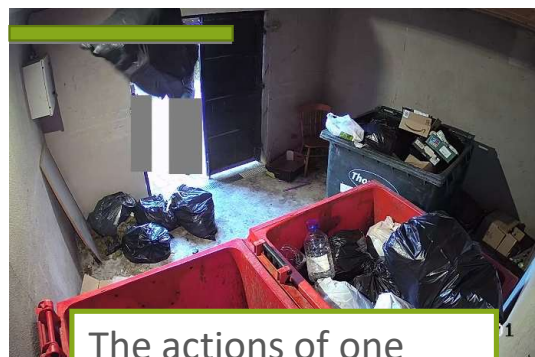
Communal access to the bin store can quickly become unsustainable.

WE REFER TO THIS TYPE OF EVENT AS AN AVALANCHE

BIN STORE TRAGEDY OF THE COMMONS



Not only must the amount of waste be controlled, the way the resource is used is important.



The actions of one person can change the way other people use the resource.



Residents individually contribute to a joint action which they would not agreed to in advance.

WE REFER TO THIS TYPE OF EVENT AS A SNOWBALL

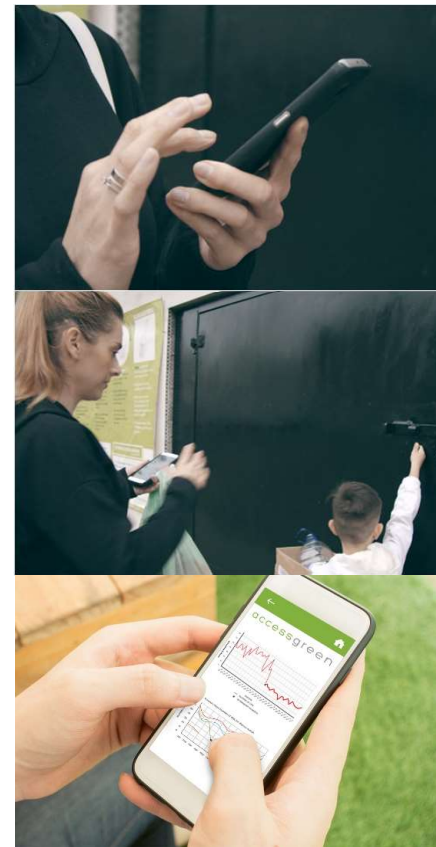
6 PRINCIPLES ADAPTED FOR BIN STORES

- **The facility is for use by authorised members of the community only.**
- **There are clear rules for using the facility.**
- **There are effective communication channels in place to achieve clear goals.**
- **There is adequate, cost-effective monitoring on site.**
- **There is a scale of graduated sanctions for those who violate the house rules.**
- **There is a mechanism to resolve any disputes.**

On site



In the cloud



Register online and complete Bin Store Guide

Access for registers users only

Ongoing education and reporting

CASE STUDY – ROLL OUT OVER TIME

Year	Waste costs	System installed in:
-2	€35,933	-
-1	€33,340	-
1	€16,360	Bin store 3
2	€17,283	Bin store 1, 2, 3
3	€14,487	Bin store 1, 2, 3, 4



people

Number of units: 88
Owner occupancy rate: 7%

This development in just outside is a series of stand alone apartment blocks within a residential estate. It is conveniently located beside a shopping centre.

"The high bin costs meant the management fees couldn't be spent on what the directors wanted to get done. They are now saving over €14,000 year-on-year on waste collection and can invest that money where it is needed." - Michael, Property Agent

purpose

The OMC wanted to reduce waste, introduce recycling. There was a serious issue with fly-tipping.



Waste collection costs/year (before/after): €34,644 / €16,433

Waste collection costs/unit/month (before/after): €31 / €15



There is no silver bullet.

There are certain site requirements.

But by thinking differently about the issues we have achieved...

CAVEAT

Contact:

recycle@accessgreen.ie

- Average saving of 30% on waste collection costs (not inc. savings on bulky waste, caretaker and site visits)
- Reduction in fly tipping
- Fee compliance leverage and fine payment. (249 actions, 183 complied, 21 ongoing)
- GDPR compliance for communication and CCTV.
- Communal facilities communication (e.g. apartment access)
- Local authority fines and the Litter Act
- Compliance with Domestic Waste Bye-Laws

OUTCOMES

Contact:

recycle@accessgreen.ie