

HMO Waste Compliance Checklist

EA INSPECTIONS ACTIVE

FINES UP TO £5,000

LICENCE AT RISK



Since 31 March 2026, HMO landlords are personally liable for tenant bin mistakes.

Cross-contamination counts as management failure – triggering fines, licence reviews and EA inspection.

Walk your property and tick each box. Any NO answer must be fixed immediately.

#	Question	YES	NO	Risk
1	Does your property have a separate food waste bin?	<input type="checkbox"/>	<input type="checkbox"/>	HIGH RISK
2	Is food waste collected at least once a week?	<input type="checkbox"/>	<input type="checkbox"/>	HIGH RISK
3	Do you have a separate bin for paper and cardboard?	<input type="checkbox"/>	<input type="checkbox"/>	HIGH RISK
4	Do you have a dry recycling bin for plastic, tins and glass?	<input type="checkbox"/>	<input type="checkbox"/>	HIGH RISK
5	Have all tenants received written waste instructions?	<input type="checkbox"/>	<input type="checkbox"/>	HIGH RISK
6	Are all bins clearly labelled so tenants know which is which?	<input type="checkbox"/>	<input type="checkbox"/>	HIGH RISK
7	Have you contacted your council to confirm collection setup?	<input type="checkbox"/>	<input type="checkbox"/>	HIGH RISK
8	Do you hold your waste carrier's EA registration number?	<input type="checkbox"/>	<input type="checkbox"/>	HIGH RISK
9	Do you keep copies of waste collection receipts or contracts?	<input type="checkbox"/>	<input type="checkbox"/>	MED RISK
10	Are bin areas clean, pest-free, and not overflowing?	<input type="checkbox"/>	<input type="checkbox"/>	MED RISK

My NO Count: _____

0 NOs – You look compliant. Get written proof.

1-3 NOs – Fix HIGH RISK items this week.

4+ NOs – Book an audit immediately.

What happens next?

This checklist is not a legal audit. For a written compliance report you can show your council or the Environment Agency:

HMO Audit from £295 · Report in 48 hours

millstonecompliance.com/services

0121 751 2262

hello@millstonecompliance.com

Property Address

Date Completed

Completed By