

**Officer Decision – Waste Transfer Station  
03 March 2026  
Part i**

**Purpose of Decision**

To award contract for the building and infrastructure works at the Council's Waste Transfer Station, necessary to comply with new legislative requirements

**Requesting Officer/report author**

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**Executive Member**

Cllr Peter Williams, Executive Member for Environmental Services

***Progress***

- 1 Consultation with Executive Member and approval – 05 March 2026
- 2 Officers consulted and approval – 05 March 2026
- 3 MO Consulted – 05 March 2026
- 4 S151 Officer Consulted- 05 March 2026
- 5 Placed on Web - 11 March 2026

**1. Proposed Decision**

To award Prime Build Southwest Limited the contract for works required at the Councils Waste Transfer Station.

Delegated authority was granted to the Head of Environmental Services to award contract for related building and recycling infrastructure works, following appropriate procurement processes as agreed at Full Council 20 May 2025.

**2. Background**

The Council's waste transfer station manages the recycling and food waste collected from properties across the district. Around 16,000 tonnes of materials are delivered, sorted, stored, baled and bulked for onward transportation to reprocessors annually.

The site currently operates under waste permit exemptions, without previously needing to hold a full waste permit.

The Environmental Permitting (England and Wales) Regulations 2023 are driving reforms to waste permitting and exemptions. The change in legislation means that a full permit must be obtained to continue waste operations at the site.

The Environment Agency, as the regulatory body, have stipulated that improvements to the site are required in relation to drainage, waste storage and fire safety. A site review was undertaken to explore options to bring the site to a permissible.

In 2018 DEFRA published the [Resources and Waste Strategy for England](#) which detailed several policies to deliver major reforms to the waste sector.

Of specific relevance are:

- Extended Producer Responsibility (EPR) which aims to move the full cost of dealing with packaging waste from households away from local taxpayers and councils and to the packaging producers
- Simpler Recycling (SR) which aims to standardise the materials that are collected for recycling across all households and businesses in England.

The outcomes of the Simpler Recycling (SR) reforms crystallised in 2024 following delays to the original timeframes. This resulted in the [Separation of Waste \(England\) Regulations 2025](#) which came into force in March 2025.

Our household waste collection service is well placed to comply with the requirements of these regulations with two notable exceptions.

1. The compulsory collection of cartons from all households by April 2026.
2. The compulsory collection of flexible plastics and films from all households by April 2027.

The works required at the waste transfer station will need to deliver changes to our sorting and storage capacity, to manage the additional materials that will be collected.

The key works required can be summarised as:

- Steel portal framed covered sheds, with fire segregation to accommodate waste stockpiles.
- A sealed drainage system to ensure any flows from covered waste do not enter the surface water system.
- Fire protection measures across the site to include replacement of existing silo walls and provide fire resistance at boundaries.
- Upgraded material sorting and storage capacity for cartons, plastic films and waste growth from additional housing.
- Installation of greywater storage systems for use in fire safety and site operations.
- A solar panel system to generate electricity for use on site.

Please see full report taken to Full Council [here](#).

### **3. Main Implications**

#### **3.1 Financial**

The contract value is £2,820,351.96 and within the approved budget agreed at the Full Council meeting of the 20 May 2025.

### **3.2 Legal**

The Environmental Protection Act 1990 sets out the Council's responsibilities in relation to waste and recycling. As a 'Waste Collection Authority', it has a statutory duty to ensure waste and recycling collections are provided to all households.

The Council's in-house service must ensure that it has the necessary infrastructure in place to fulfil its statutory duties.

The legislation listed below is relevant to the content of this report.

[Environment Act 2021](#)

[The Environmental Permitting \(England and Wales\) \(Amendment\) Regulations 2023'](#)

[The Separation of Waste \(England\) Regulations 2025](#)

[The Producer Responsibility Obligations \(Packaging Waste\) \(Amendment\) \(England\) Regulations 2020](#)

### **3.3 Risks**

There are no significant risks associated with the decision as a full procurement process has been followed.

### **3.4 Environmental/Climate Change Impact**

The following carbon saving measures will be delivered in line with our Carbon Action Plan:

There would be an estimated increase to our recycling rate of 0.53% delivering around 268,998 kgCO<sub>2</sub>eq.

A 35 KWP solar panel system to support site power use with expected annual carbon savings for the solar panel system of 35,000 @ 0.207 kgCO<sub>2</sub>/kWh = 7,245kgCO<sub>2</sub>.

A greywater system - for use in the fire prevention plan and for the cleaning of site and food waste stillages on vehicles. Carbon and cost savings are not expected to be significant but do represent best practice.

In addition, the site improvements ensure that leachates from waste activities do not enter surface water drains and impact the local ecosystem and will lead to reduced levels of litter management required around the site.

## **4. Alternative Options**

Do nothing or retender. If the works required are not progressed there would be significant implications for efficient statutory recycling service delivery.

Two compliant tenders were received after a full procurement process.

## **5. Justification**

Following the procurement process including financial checks, the bid submitted by Prime Build Southwest Limited was identified as the most advantageous tender in terms of both quality and price.

**Approved**

Signed ...  .....

Date ...06/03/2026...

**Authorising Officer**

I can confirm I do not have any conflicts of interest when authorising this contract.

**Notes:**

All authorising emails/correspondence to be filed along with this completed report by the requesting officer.

Summary of the decision to be added to Mod.gov for the website either by the report author or by Democratic Services. Please contact Democratic Services (TDC)

[democraticservicesdc@teignbridge.gov.uk](mailto:democraticservicesdc@teignbridge.gov.uk) if needed