

Street Naming and Numbering Policy

1.0 Policy Statement

- 1.1 Gedling Borough Council is the street naming and numbering authority in the Gedling Borough and has adopted the Public Health Act 1925 for street naming and section 64 and 65 of the Town Improvement Clauses Act 1847 for numbering of houses and buildings.
- 1.2 The adoption of the legislation together with this policy is intended to enable all new street names and numbers to be allocated logically with a view to ensuring, amongst other things, the effective delivery of mail and that emergency service vehicles are able to locate any address to which they may be summoned.
- 1.3 Anyone wishing to change the name or number of their property or seeking an address for a new property should apply in writing to us following the procedures detailed in this policy.
- 1.4 As far as street naming proposals are concerned, developers or owners are invited to propose their own preferred names for consideration. However it is recommended that more than one suggestion for a new name should be put forward just in case one fails to meet the criteria outlined in this guidance.
- 1.5 It is desirable that any suggested road name should have some connection with the area. If proposals comply with our Policy on Street Naming and Numbering and, for street names, do not meet with an objection from the Royal Mail Address Development Centre, Emergency Services or Local Councillors, the new address will be formally allocated and all relevant bodies will be notified.
- 1.6 Where street names or previous numbers have been established without reference to us, we have the authority to alter the names and numbers.
- 1.7 To aid the emergency services, we will endeavour to ensure that where appropriate, if a street has a name and has street signs relating to that name, all properties accessed off of it will be officially addressed to include that street name and also where appropriate, all new properties are numbered.

2.0 Legislation

2.1 Public Health Act 1925

Sections 17: Notice to urban local authority before street is named

Section 18: Alteration of name of street

Section 19: Indication of name of street

Public Health Act 1925 provides a duty to notify the urban authority of naming, gives powers to alter street names and requires an Authority to ensure that the name of every street that is maintained at public expense is shown in a conspicuous position and also to alter or renew it if it becomes illegible.

2.2 The Public Health Act (Amendment Act) 1907 - Section 21: Power to alter names of streets

This section gives the power to alter the street name or any part of a street and assign a street name to all or part of a street where a name has not been given.

2.3 Town Improvement Clauses Act 1847

Section 64: Houses to be numbered and streets named

The Authority can cause to be put up or painted the numbers to the houses and street names, as thought fit.

Section 65: Numbers of houses to be renewed by occupiers

The occupiers of houses and other buildings in streets must mark them with such numbers as the Authority approve and they must renew them whenever reasonably necessary.

2.4 Local Government Act 2003 Section 93

A best value authority may charge a person for providing a service if the authority is authorised, but not required, to provide the service – that is the service must be discretionary. There must be a power to provide the service, the person receiving the service must agree to its provision, and the charge must not exceed the cost of providing the service.

3.0 Application Process

- 3.1 To request a change to an address, new street(s), new number(s) or new name; the owner must give us notice either by completing the Street Naming and Numbering application form available on the Gedling Borough Council website, or in writing via email at buildingcontrol@gedling.gov.uk providing the following information;
- The applicant's name, address and postcode
 - The reason for the request
 - Suggested names (if applicable)
 - A plan showing the exact location of the property if the property is not easily identifiable from the existing address, together with plot numbers and floor levels for apartments
- 3.2 Requests can only be accepted from the owners of properties and not tenants.
- 3.3 The application should be accompanied by the relevant fee, details of which can be found on the Gedling Borough Council website.

4.0 Guidance

- 4.1 Developers and Town and Parish Councils should follow these guidelines for any suggested street names;
- 4.2 New street names should try to avoid duplicating any similar name already in use in the same postcode area.
- 4.3 A variation in the terminal word, for example, 'street', 'road', 'avenue', will not be accepted as sufficient reason to duplicate a name.
- 4.4 A common request is to repeat existing names in a new road or building title (for example a request for 'St Mary's Close' off an existing St Mary's Way, near St Mary's Church). This should be avoided as it could have a detrimental effect in an emergency situation. This is in line with the current Government guidance found in The Department of Transport circular 3/93.
- 4.5 Street names should not be difficult to pronounce or awkward to spell.
- 4.6 We will not adopt any unofficial 'marketing' titles used by developers in the sale of new properties.
- 4.7 All new street names should end with one of the following suffixes;
- Street (for any thoroughfare)
Road (for any thoroughfare)

Way (for major roads)
Avenue (for residential roads)
Drive (for residential roads)
Grove (for residential roads)
Lane (for residential roads)
Gardens (for residential roads) subject to there being no confusion with any local open space
Place (for residential roads)
Crescent (for a crescent shaped road)
Court/Close (for a cul-de-sac only)
Square (for a square only)
Hill (for a hillside road only)
Circus (for a large roundabout)
Vale (for residential roads)
Rise (for residential roads)
Row (for residential roads)
Wharf (for residential roads)
Mews (for residential roads)

5.0 Procedure for Address Changes

- 5.1 The use of North, East, South or West (as in Alfred Road North and Alfred Road South, or East or West) is only acceptable where the road is continuous and passes over a major junction.
- 5.2 It is not acceptable when the road is in two separate parts with no vehicular access between the two.
- 5.3 We will avoid having two phonetically similar names within a postal area, for example, Alfred Road and Alfred Close or Churchill Road and Birch Hill Road.
- 5.4 After receiving a request for an address for a property or properties that currently have no address we will first check for approved planning permission. If this has been granted then we will start the process to create a new address.
- 5.5 **Under no circumstances will we grant an official address without either planning permission or an assessment for council tax being in place. This conforms to Royal Mail policy and guidelines.**

6.0 Providing Postcodes

- 6.1 When all parties agree an approved address, Royal Mail will confirm a Postcode. The maintenance and any future changes to this Postcode are Royal Mail's responsibility.

7.0 Guidelines for numbering buildings

- 7.1 A new street should be numbered with even numbers on one side and odd numbers on the other except for a cul-de-sac, consecutive numbering in a clockwise direction is preferred.
- 7.2 Additional properties in streets which are currently numbered will always be allocated a property number.
- 7.3 Private garages and similar buildings used for housing cars and similar will not be numbered.
- 7.4 A proper sequence shall be maintained, with the number 13 omitted unless specifically requested. We will not normally re-number properties once numbered. We will only renumber a property where there can be shown to be consistent delivery problems and with the agreement of all the residents affected.
- 7.5 Buildings (including those on corner sites) are numbered according to the street in which the main entrance is to be found and the manipulation of numbering in order to secure a 'prestige' address or to avoid an address, which is thought to have undesired associations will not be sanctioned.
- 7.6 If a multiple occupancy building has entrances in more than one street, then each entrance can be numbered in the appropriate road if required.
- 7.7 In residential buildings (example, blocks of flats) it is usual to give a street number to each dwelling where the block is up to six storeys in height. When the block exceeds this height or there are not sufficient numbers available because of existing development, it should be given a name and numbered separately internally. Such names will be treated in the same way as house names.
- 7.8 We will use numbers followed by letters where there is no alternative. For example these are needed when one large house in a road is demolished and replaced by a number of smaller houses. To include the new houses in the numbered road sequence would involve renumbering all the higher numbered houses on that side of the road.
- 7.9 To avoid this each new house should be given the number of the old house with either A, B, C or D added. Letters will also be used if the new development sits prior to the numbering scheme commencing. For example, if 4 houses were built prior to the first property number 2.
- 7.10 The new dwellings would become 2A, 2B, 2C, 2D. This is to aid emergency service response and mail delivery.

- 7.11 We will endeavour to avoid using suffixes to numbers wherever possible. For new developments where additional properties have been requested after initial numbering we will renumber the entire street.
- 7.12 Individual houses in existing unnumbered roads will normally require property names. For an infill of two or more properties accessed via a private drive, where we feel it is appropriate, we will agree with the developer a 'sub-road' name, for example 1 – 4 Curlew Cottages, High Street.
- 7.13 Where a property has a number, it must be used and displayed. Where a name has been given to a property together with its official number, the number must always be included. The name will not be regarded as an alternative. We do not need to be informed of name changes to properties that have official numbers and do not normally store such property names on our systems. This applies both to domestic and commercial property. This is to ensure consistency of records over time, reduce costs and aid delivery of mail and emergency service response.
- 7.14 We will take action under the legislation as street naming and numbering authority where serious mail delivery problems or emergency service response issues arise.

8.0 Procedure for New Developments

- 8.1 The property developer should not give any postal addresses, including postcode, to potential occupiers, either directly or indirectly (for example via solicitors or estate agents) before formal approval has been issued by us. We will not be liable for any costs or damages caused by failure to comply with this.
- 8.2 Applicants are encouraged to contact us prior to a formal application in order to get advice on our naming policy and the positioning of nameplates.
- 8.3 The applicant or developer may suggest a possible name or names for any new street(s). Several suggestions for names can be made in case Royal Mail, the emergency services, the Councillor or we object.
- 8.4 Initial approval for street names will be sought from Royal Mail. If the Royal Mail or Fire Authority object to a name an alternative will need to be suggested, otherwise Councillor's suggestions will be the only ones considered.
- 8.5 Where there is disagreement, final approval of street names will be given by the Portfolio Holder for Growth and Regeneration.

- 8.6 The developer will cover the initial costs of the street nameplates. Gedling Borough Council will cover maintenance costs once the street has been officially adopted.
- 8.7 We cannot formally change a property name where the property is in the process of being purchased, that is, until exchange of contracts, although we can give guidance on the acceptability of a chosen name before this.
- 8.8 A check is made by us to ensure there is no other property in the location with the same or similar name. Royal Mail or the Fire Authority will then be asked for their opinion on the suitability of the chosen name in case it may cause delivery problems due to the similarity with other local names.
- 8.9 Once all checks are satisfactorily complete, we will change the name of the property and advise the relevant parties including Royal Mail, Ordnance Survey, Council Tax, the Local Land and Property Gazetteer team and emergency services. We will then confirm in writing to the owner of the property, the new official address.

9.0 Power to charge under Section 93 of the Local Government Act 2003

- 9.1 Chargeable discretionary elements which form part of the Street Naming and Numbering service are as follows;
- Validation of the Street Naming and Numbering application
 - Administration of the Street Naming and Numbering application
 - Consultation and liaising with external organisations such as Royal Mail, developers, Parish/Town Councils and Emergency Services
 - Alterations in either name or numbers to new developments after initial naming and numbering has been undertaken.
 - Notifications to organisations (Developers, VOA, Fire Service, Royal Mail, Internal Departments)
 - Confirmation of addresses. Notification to householders
 - Challenges to existing official naming/numbering schemes/addresses held within the street naming and numbering records
- 9.2 The costs associated with consultations, notifications, confirmations and challenges can be recovered.