

Report to the Council Housebuilding Cabinet Committee



Report reference: CHB-002-2014/15
Date of meeting: 21 August 2014

**Epping Forest
District Council**

Portfolio: Housing

Subject: Naming of New Council Housing Developments - Phase 1

Responsible Officer: P Pledger (01992 564248)
Asst Director (Housing Property & Development)

Democratic Services: Jackie Leither (01992 564756)

Recommendations/Decisions Required:

That the approach to naming the developments in Phase 1 of the CHB Programme be agreed.

Executive Summary:

At its meeting in April 2014 the Cabinet Committee recommended to the Leader of the Council that the Terms of Reference for the Cabinet Committee be amended to incorporate the future naming of developments undertaken through the Council House-building Programme. Since the Phase 1 development is shortly due to commence on site, it is necessary to set out the approach that is to be taken when agreeing the street names and addresses.

Reasons for Proposed Decision:

There is a legal requirement that all streets are named and properties numbered. In line with its Terms of Reference the Cabinet Committee is required to consider and approve the naming of each new Council House-building development, following consultation with the Parish or Town Councils and in line with the Council's Policy on Street naming and Numbering.

Other Options for Action:

Since all new developments require an address and the Council has the legal responsibility to ensure streets are named and properties numbered, the only other options available are whether to name the addresses now or at a later date.

Report:

(1) It is the Council's responsibility to ensure that all new properties are allocated an appropriate address as it facilitates:

- Emergency Services locating properties;
- Consistency of property based information across local government databases and within the community;

- Reliable delivery for post and other such deliveries; and
- Location of address for visitor to the area

(2) To this end, the Council has already got in place a Policy that aids Developers in suggesting street names, for which the Council has the power to approve or reject under the Towns Improvement Clauses Act 1847 (S64 and S65) in conjunction with S21 of the Public Health Act Amendment Act 1907. A copy of the Policy is attached at appendix 1 of this report.

(3) Taking account of the Council's Policy, it is recommended that the Cabinet Committee considers and agrees the approach they wish to take in respect of street naming for the Phase 1 development sites.

Resource Implications:

Since street naming is a chargeable service, based on the published fee of £50.50 for the first property plus £16.50 per each additional property, the cost will be around £420, which will be met from the overall scheme costs.

Legal and Governance Implications:

Towns Improvement Clauses Act 1847 (S64 and S65) in conjunction with S21 of the Public Health Act Amendment Act 1907.

Safer, Cleaner and Greener Implications:

Appropriately named streets and clear numbering aids the emergency services.

Consultation Undertaken:

At this stage there has not been any consultation in respect of this report.

Background Papers:

Council House-building Cabinet Committee Terms of reference.

Risk Management:

There are no direct risks associated with this report.

Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

Within the Housing Service Strategy, it has been identified that the target groups that are affected by the Council's house building programme are people in need of:

- affordable housing,
- homelessness assistance,
- supported housing for special needs groups,
- owners and occupiers of poor condition housing
- council and housing association tenants.

From that, it was identified that generally, there is an under provision of suitable accommodation for nearly all target groups. This has been reaffirmed in the most recent Strategic Housing Market Assessment.

Decision making is affected by funding and other factors, such as the availability of building land suitable for particular groups e.g. the elderly or young families.

There is no evidence of unlawful discrimination in relation to the provision of affordable housing.