

Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-005-2016/17
Date of meeting: 12 December 2016

Portfolio: Housing

Subject: Street/Building Naming – Phase 3, Council Housebuilding Programme

Responsible Officer: Alan Hall, Director of Communities (01992 564004)

Democratic Services Officer: Jackie Leither (01992 564756)

Recommendations:

- (1) That, following consultation with Epping Town Council and the three Ward Members, and as suggested by the Town Council, the new developments:**
 - (a) Between 15 and 17 Springfield, Epping be called “Pantins Close”;**
 - (b) To the rear of 44 and 51 Parklands, Coopersale be called “Verrall Close”;**
 - (c) Between 16 & 18 Centre Avenue, Epping be called “Matthews Close”; and**
 - (d) Between 39 and 52 Stewards Green Road, Epping be called “Thorn Terrace”;**
- (2) That the three bedroom houses;**
 - (a) Between 71 and 73a Centre Drive, Epping be numbered 71a Centre Drive; and**
 - (b) Adjacent to 79 London Road, Stanford Rivers be numbered 79a London Road;**
- (3) That, following consultation with North Weald Parish Council and the two Ward Members, and as suggested by the Parish Council, the new developments;**
 - (a) Between 16 and 17 Bluemans End, North Weald be called “Centenary Close”; and**
 - (b) To the rear of 9 - 19 Queens Road, North Weald be called “Elizabeth Close”; and**
- (4) That formal applications be submitted to the Director of Neighbourhoods for the above names and numbering, in accordance with the Council’s Street Naming and Numbering Policy, and that the Director of Communities be authorised to make minor changes if necessary.**

Executive Summary:

The Cabinet Committee has previously agreed to consult local town and parish councils on suggested names for building and street names developed under the Council Housebuilding Programme, and to also consult the relevant Ward Members on the local councils’ suggestions. Epping Town Council and North Weald Parish Council have been consulted on the developments within Phase 3 that require names, both of whom have provided names for each development.

The Director of Neighbourhoods, who is responsible for administering the Council's Street Naming and Numbering Policy, has been consulted and has raised no objections to the names now proposed. The five Ward Members involved have been consulted on the Town and Parish Council's suggestions and have raised no objections. It is therefore proposed that the four developments be named in accordance with the Town and Parish Council's suggested names.

Reasons for Proposed Decision:

Six of the developments in Phase 3 of the Council Housebuilding Programme require names. The Cabinet Committee has been authorised by the Leader of the Council to decide the names of new developments.

Other Options for Action:

The main option appears to be to agree different names, proposed by the Cabinet Committee.

Background

1. It is the District Council's legal responsibility, exercised through the Director of Neighbourhoods, to ensure that all new properties built in the District are allocated an appropriate address. The Council already has a Policy that aids developers in suggesting street and building names, 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.

2. 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 naming of developments, which the Leader subsequently agreed. At its meeting held in August 2014, the Cabinet Committee agreed its approach to the naming of new developments within the Council Housebuilding Programme. In general terms, the Cabinet Committee agreed that:

- (a) Subject to the Cabinet Committee already agreeing a suitable name for new Council housing developments, or names not being required (e.g. where existing numbering can be utilised), town and parish councils be invited to submit a list of street/property names for new Council housing developments in their locality, having regard to the Council's Street Naming and Numbering Policy;
- (b) The relevant ward members be consulted on the list of names submitted by Town and Parish Councils; and
- (c) The names of new streets or properties be determined by the Cabinet Committee, having regard to the list of names put forward by town and parish councils and the views of ward members.

3. The Cabinet has already agreed the names of buildings and streets for the developments comprising Phase 1 and 2 of the Housebuilding Programme. There is now a need to agree names and numbering for the 34 new properties to be built in Epping, Coopersale, North Weald and Stanford Rivers under Phase 3 of the Programme.

Proposals for names and street numbering for Phase 3

4. Elsewhere on the agenda for this meeting the tenders received for all the proposed developments comprising Phase 3 are reported.

5. Phase 3 includes two 3-bedroom houses in Epping and Stanford Rivers that do not require a new street or building name, and for which the numbering shown below is proposed:

(a) Between No. 71 Centre Drive and No. 73a Centre Drive, Epping - to be numbered 71a; and

(b) Adjacent to 79 London Road, Stanford Rivers – to be numbered 79a.

6. In accordance with the Cabinet's Committee's policy, Epping Town Council and North Weald Parish Council were invited to submit suggested names for the Cabinet Committee to consider for the new streets and buildings where new names are required, which meet the requirements of the Council's Street Naming and Numbering Policy - together with brief information about their rationale for the proposals.

7. Following discussion with the two councils about some initial suggested names that did not meet the Council's Policy, they have proposed the following names for the new developments listed below for their reasons shown:

Epping Town Council

(a) **Springfield, Epping** - 2 X 1 bed bungalows and 2 X 2 bed houses

"Pantins Close"

Pantins was a metal work company, located on Centre Drive, close to Springfield, where many people from Epping worked.

(b) **Parklands, Coopersale** - 2 X 1 bed flats and 2 X 2 bed flats

"Verrall Close"

Named after Epping TC's first Freeman of Epping, who sadly died before he received this honour. His family have strong connections to the town and have given their consent to the name being used, if agreed by the Cabinet Committee.

(c) **Centre Avenue, Epping** - 4 X 3 bed houses

"Matthews Close"

British Matthews was an engineering company based in Centre Drive for 48 years, where many people from Epping worked. British Matthews also had a football team based at Stonards Hill, Epping.

(d) **Stewards Green Road, Epping** - 4 X 3 bed houses

"Thorn Terrace"

Recognises nearby Little Thorn Hall.

North Weald Parish Council

(a) **Bluemans End, North Weald** - 4 X 2 bed houses

"Centenary Close"

Due to North Weald Airfield being 100 years old and the other roads in the locality (namely St Andrews Close and Tower Close) being named in recognition of local landmarks (i.e. St Andrews Church and North Weald Airfield's Tower). The name denotes the centenary of the Airfield, which is close by.

(b) **Queens Road, North Weald** - 2 X 2 bed houses and 10 X 3 bed houses

“Elizabeth Close”

Due to the area being off Queens Road and this year being the Queen’s 90th Birthday Year

Note that the Parish Council’s first choice name was “Queen Elizabeth Close”. However, when permission was sought from the Cabinet Office to use the royal prefix it was refused.

8. In accordance with the Cabinet Committee’s policy, the three ward members for the developments in Epping (Cllr Janet Whitehouse, Cllr Jon Whitehouse and Cllr Ken Avery) and the two ward members for the developments in North Weald (Cllr Anne Grigg and Cllr David Stallan) have been consulted on the names proposed by the local councils and have not raised any objections. Indeed, Cllr Anne Grigg has expressed her support for the suggested names for the developments in North Weald.

9. The Director of Neighbourhoods been consulted informally on the suggested names, to ensure that they comply with the Council’s Street Naming and Numbering Policy. He has confirmed that he has no objections in principle to the proposed names.

10. The Cabinet Committee is therefore asked to determine the names to be formally put forward to the Director of Neighbourhoods for the six developments requiring names, having regard to the suggestions made by the two local councils.

11. It is emphasised to the Cabinet Committee that a decision needs to be made on the names and street numbering at this meeting, since they will be required by the contractors at the earliest stage in the construction programme for Phase 3, in order to provide to the statutory undertakers – otherwise it could delay the construction programmes.

Resource Implications:

The Housebuilding Programme’s existing budget will need to meet the minimal (internal) cost of making the street naming application to the Director of Neighbourhoods.

Legal and Governance Implications:

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

Safer, Cleaner and Greener Implications:

None

Consultation Undertaken:

As detailed in the main report.

Background Papers:

None

Risk Management:

The risks are minimal, other than any reputational damage to the Council if the proposed names are subsequently found/considered to be inappropriate at a later date.

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.

The initial equalities assessment did not identify any equalities issues relating to the proposals.