



Elmbridge

Borough Council

... bridging the communities ...

Street Naming and Property Numbering Policy

Version 2.0

**This Policy was adopted by Council at its
meeting on 27th September 2006
with revisions 12th January 2010
3rd October 2016 & 15th March 2017**

1. Introduction

Street Naming and Property Numbering sits under the remit of Planning Services, however for operational reasons the function is managed within Information and Communication Technology. For further information, please contact the Head of Information and Communication Technology.

1.1. Revision History

The initial policy was adopted by Council at its meeting on 27th September 2006.

Revision date	Summary of Changes
27/09/2006	First issue (0.1)
12/01/2010	V 0.2 amended to reflect transfer of operational responsibility for service to Information Systems Divisions & policy references to officer titles changed accordingly
03/10/2016	V 0.3 Addition of charging schedule and online applications (Cabinet Meeting 14/09/2016)
15/03/2017	V 2.0 Amendments to text (Cabinet Meeting 15/03/2017)

1.2. Legal Background

The Council, under the Public Health Act 1925 sections 17, 18 & 19 (Legislation.gov.uk, 2016) controls the naming of streets and numbering of buildings in Elmbridge. The purpose of this control is to make sure that any new street names, building numbers and names are allocated logically with a view to ensuring that emergency service vehicles (ambulances and fire appliances) are able to speedily locate any address to which they may be summoned in addition to the effective delivery of mail.

1.3. Postcodes, Post Towns and Localities

Elmbridge Borough Council are responsible for allocating the property number / name and street of an address. Notification will be sent to Royal Mail who will allocate a locality (if applicable), Post Town and Postcode.

1.4. Third Party Databases

Elmbridge Borough Council has no responsibility or control over how third parties manage their databases. It may take a few months for address changes and additions to filter through once the Council and Royal Mail have updated their records.

2. Applying for Street Naming and Numbering Services

2.1. Applications

Applications for Street Naming and Property Numbering, property name change requests and confirmations of existing addresses are to be made online. A charge will be payable at the time of application. Applications for the addressing of new developments cannot be made until work has started on site. The applicant will be required to provide the approved planning application number and / or a site plan on which the numbering / naming scheme can be based.

2.2. Process

The applicant will receive confirmation by email that the application has been received. An officer will be in contact to discuss the proposal either by email or telephone. Once the addresses have been issued the applicant will receive a letter and a plan confirming the new addresses. Notifications will be sent out as detailed in section 2.3. Council records and national records will be updated.

2.3. Distribution

The following parties will be notified:

External	Internal
Royal Mail	Environmental Services
Ambulance Service	Electoral Services
Surrey Fire and Rescue	Customer Services
Surrey Police	Land Charges
British Gas	Council Tax and Non-Domestic Rates
BT	All Ward Councillors
Valuation Office	
Land Registry	
Surrey County Council	
Water Company (as appropriate)	

2.4. Street Nameplates

It is the responsibility of developers to cover the initial costs of the nameplates for the site; the Council thereafter covers the maintenance. A quotation will be obtained on behalf of the developer from the Councils supplier, and following written acceptance from the developer, an order will be placed. When the sign has been supplied and erected the developer will be invoiced for the costs involved.

3. Charges

The power to charge for discretionary services falls under Section 93 of the Local Government Act 2003.

The charge covers the following:

- Naming and numbering of new properties.
- Consultation and liaising with external organisations such as Royal Mail.
- Notifying the parties detailed in section 2.3.
- Maintaining accurate address records in departments across the council.

- Updating the LLPG (Local Land and Property Gazetteer) and in turn the NLPG (National Land and Property Gazetteer).
- Confirmation of an existing address.
- Amendment to a numbering / naming scheme once issued.

The developer (or agent acting on their behalf) of new properties will be responsible for applying for Street Naming and Numbering and will therefore be liable for the charge. This will not be the responsibility of the new owner.

The charging schedule is subject to annual review.

3.1. Charging schedule

Description	Cost
Property naming / renaming	£50
Confirmation of address	£40
A new development flat rate charge (not including a new street name)	£200 plus...
First 1-5 properties	£30 per property
Next 6-10 properties	£28 per property
Next 11+ properties	£25 per property
Naming a new street (or streets if in the same development)	£250 plus...
First 1-5 properties	£30 per property
Next 6-10 properties	£28 per property
Next 11+ properties	£25 per property
Re-naming a street	£200 + £25 per property

Amending the numbering/naming schedule once agreed (and prior to the Building Control Completion date)	£25 per plot
-----------------------------------------------------------------------------------------------------------	--------------

These charges are not subject to V.A.T.

3.2. Examples of charges

- One property is demolished and 3 are built in its place. This would be a charge of £290 (flat rate charge of £200 plus £30 per property).
- Application to name a new street plus 8 properties. This would be a charge of £484 (flat rate charge of £250 plus £30 per property (for first 5 properties), £28 per property for the next 3).
- Application to convert a shop with a flat over to a shop and 3 flats. This would be a charge of £320.
- A resident wants to change the name of their house. This would be a charge £50.
- A solicitor wants confirmation of their clients' official address. This would be a charge of £40.

4. Street Naming and Property Numbering

To ensure that all new addresses comply with BS7666 (British Standard for creating and maintaining a Local Land and Property Gazetteer), the following guidelines will be adhered to.

4.1. Procedure for determining new street names

See Appendix A, Section 17 for relevant part of the Public Health Act 1925 (Legislation.gov.uk, 2016).

- 4.1.1. Following commencement of works on site, the developer will be requested to supply three preferred names for consideration for each of the new streets being constructed. If less than three names are submitted, the Ward Councillors will provide other suitable names and the developer will be informed accordingly.

- 4.1.2. Within 5 working days following receipt of the applicants three preferred names, (providing that they conform with the Councils Policy Guidelines), the appropriate Ward Councillors and Royal Mail will be consulted by email. The period allowed for consultation shall be 14 days from the date of the email to the Ward Councillors and Royal Mail. The stipulated 'deadline' date will be strictly adhered to, due to the legally imposed time limit.
- 4.1.3. If by the stipulated 'deadline' date, one of the offered names is considered acceptable by all or a majority of the consultees then that name will be adopted, the properties within the new street will be numbered and an official plan produced. The plan will be distributed to the applicant and other relevant parties as in section 2.3.
- 4.1.4. If no response is received from consultees by the specified 'deadline' date, then the GIS & LLPG Manager will select one of the three preferred names, the properties within the new street will be numbered, an official plan produced and distributed to the applicant and other relevant parties as in section 2.3.
- 4.1.5. If none of the proposed names are considered acceptable by the Ward Councillors, they have until the stipulated 'deadline' date to put forward their own name suggestion. This suggestion will be checked for compliance with the policy. The applicant will be immediately informed (by email) of objection to their preferred name. In serving a written notice of objection, the applicant will be asked to accept the name put forward by the Ward Councillors. If the applicant declines, they have 21 days (under Section 17 (4) of the Public Health Act 1925), the right to appeal to a Magistrates court. In such circumstances the Council will have to defend the case before the Magistrates Court. The Ward Councillors will have to give evidence before the Magistrates should this be necessary.

4.2. Policy guidelines for naming streets

The following guidelines must be considered when seeking a new name for a street:

- 4.2.1. New street names should have some connection with the area and should conform to the guidelines set out below.
- 4.2.2. New street names should try to avoid duplicating any similar name already in use in a borough or neighbouring boroughs. A variation in the terminal word, example, "street", "road", "avenue", will not be accepted as sufficient reason to duplicate a name. The overwhelming desire of applicants is to repeat existing names in a new road or building titles (for instance a request for St Mary's Close off an existing St Mary's Way, near St Mary's Church etc).
- 4.2.3. Street names should not be difficult to pronounce or awkward to spell.
- 4.2.4. Names that are aesthetically unsuitable must be avoided such as Gasworks Road, Packemin Close, Tip Lane, Coalpit Lane or names capable of deliberate misinterpretation like Hoare Road, Typple Avenue, Swag Lane, Quare Street etc.
- 4.2.5. The Authority will have no informal adoption of unofficial 'marketing' titles used by developers in the sale of new properties (these often fall foul of our Policy on a number of counts and occupiers of such premises unfortunately feel aggrieved by the 'loss' of a supposedly prestigious address and its replacement with something perhaps a little more mundane).
- 4.2.6. 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)
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) only for exceptional use
Rise (for residential roads) only for exceptional use
Dene (for residential roads) only for exceptional use
Mead (for residential roads) only for exceptional use
Mews (for residential roads) only for exceptional use

Suffixes which are not acceptable:

End, Cross, Side, View, Walk, Park, Meadow, Court, Wharf.

All these words can, of course, be incorporated in a street name provided it ends with an appropriate suffix (example Mile End Road).

Exceptions:

Single or dual names without suffixes in appropriate places (example, Broadway for major roads only).

4.2.7. All new pedestrian ways should end with one of the following suffixes:

Walk

Path

Way

4.2.8. No street name should be prefixed with "The".

4.2.9. 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. It is not acceptable when the

road is in two separate parts with no vehicular access between the two. In such a case half should be renamed.

4.2.10. Avoid having two phonetically similar names within a postal area and, if possible, within a borough, example, Alfred Road and Alfred Close or Churchill Road and Birch Hill Road.

4.2.11. The use of a name which relates to people either living, or deceased should be avoided if possible. Only in very exceptional circumstances would such a suggestion be given consideration.

4.2.12. The use of tree names will not be considered; mainly due to the duplication of many existing streets named within the borough.

4.3. Policy guidelines for numbering and naming properties

4.3.1. Properties in a new street will be numbered with even numbers on one side and odd numbers on the other except that, for a cul-de-sac, consecutive numbering in a clockwise direction is preferred.

4.3.2. Private garages and similar buildings used for housing cars, and such like, will not be addressed.

4.3.3. A proper sequence shall be maintained, with no numbers omitted.

4.3.4. Buildings (including those on corner sites) are numbered according to the street in which the main entrance is to be found.

4.3.5. 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.

4.3.6. In circumstances where an existing street or similar is extended, it would be appropriate to continue to use the same street name. This would be subject to the limitations of the existing numbering scheme.

4.3.7. If a building has entrances in more than one street, then each entrance will be numbered in the appropriate road. Exceptions may be made, depending on the circumstances, for a house divided into flats.

4.3.8. In residential buildings (example, blocks of flats) it is usual to give a street number to each building; each dwelling is then numbered internally.

4.3.9. Legislation permits the use of numbers followed by letters. These are needed, for instance, 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, which is considered unacceptable. Therefore, to avoid this each new house will be given the number of the old house with a suffix of either A, B, C or D etc.

4.3.10. No new 'infill' property will be allocated a number with a suffix where the number relates to a property unrelated to the development. For example, a property built on land between 12 and 14 where the land belonged to 14 will be numbered 14A. Where no numbers are available property names would be requested.

4.3.11. For private houses in existing unnumbered roads it is essential that the houses are officially allocated names, which are registered with the emergency services.

Anyone wishing to change the name of their unnumbered house must apply online to the Council. Once the name has been accepted the Council will notify Royal Mail of the change but it is the responsibility of the person requesting the change to notify Land Registry and all their personal contacts.

4.3.12. Where a property has a number, it must be used and displayed. If property numbers are not clearly and correctly displayed this can pose a significant risk to the Emergency Services and citizen welfare. Where a name has been chosen in addition to a number, the number must always be included, the name cannot be regarded as an alternative.

4.3.13. All new building names should end with one of the following suffixes:

House

Court - residential only

Point - high block residential only

Tower - high block offices or residential

Heights - high block offices or residential

For private houses it is sufficient that the name should not repeat the name of the road or that of any other house or building in the area. It is recommended that house names are not prefixed with "The".

4.4. Policy guidelines for renaming a street / renumbering properties

See Appendix A, Section 18 for relevant part of the Public Health Act 1925 (Legislation.gov.uk, 2016).

4.4.1. Renaming an existing street / renumbering properties within an existing street is avoided unless the benefits clearly outweigh the obvious disadvantages.

4.4.2. On rare occasions this becomes necessary it is usually only done as a last resort when:

- there is confusion over a street's name and / or property numbering
- the residents are unhappy with their street name
- the number of named-only properties in a street is deemed to be causing confusion for emergency services, visitors or deliveries.

4.4.3. In such instances it is the responsibility of those requesting a change to consult the residents of the street on the issue. This will ensure that residents views are taken into account and the results must be submitted to the Council. In addition, they must consult Royal Mail for their position on the issue. To change a street name or renumber properties Information & Communication Technology will require 100% support from the residents of the street as any subsequent change can be very disruptive by causing individuals to have to change all their personal address details.

The consultation process referred to in this policy will be implemented before any street is renamed. This a very time consuming process and can be very emotive for those involved and should therefore only be contemplated as a last resort. This will be subject to charges detailed in section 3.1.

Appendix

A. Public Health Act 1925, Sections 17, 18 & 19

Public Health Act 1925

[◀ Previous: Crossheading](#)

[Next: Crossheading ▶](#)

Naming of Streets

17 Notice to urban authority before street is named.

- (1) Before any street is given a name, notice of the proposed name shall be sent to the urban authority by the person proposing to name the street.
- (2) The urban authority, within one month after the receipt of such notice, may, by notice in writing served on the person by whom notice of the proposed name of the street was sent, object to the proposed name.
- (3) It shall not be lawful to set up in any street an inscription of the name thereof—
 - (a) until the expiration of one month after notice of the proposed name has been sent to the urban authority under this section; and
 - (b) where the urban authority have objected to the proposed name, unless and until such objection has been withdrawn by the urban authority or overruled on appeal;and any person acting in contravention of this provision shall be liable to a penalty not exceeding [**F1**level 1 on the standard scale] and to a daily penalty not exceeding [**F2**£1].
- (4) Where the urban authority serve a notice of objection under this section, the person proposing to name the street may, within twenty-one days after the service of the notice, appeal against the objection to a petty sessional court.

Annotations: [?](#)

Amendments (Textual)

- F1** Words substituted by virtue of [Criminal Justice Act 1982 \(c. 48, SIF 39:1\)](#), [s. 46](#)
- F2** Words substituted by virtue of [Decimal Currency Act 1969 \(c. 19\)](#), [s. 10\(1\)](#)

Modifications etc. (not altering text)

- C1** Power to extend or exclude section 17 conferred by [Local Government Act 1972 \(c. 70\)](#), [Sch. 14 Pt. II para. 25](#)
- C2** [S. 17](#) excluded (Greater London) by [Local Government Act 1972 \(c. 70\)](#) [Sch. 14 Pt. II para. 26](#)

18 Alteration of name of street.

- (1) The urban authority by order may alter the name of any street, or part of a street, or may assign a name to any street, or part of a street, to which a name has not been given.
- (2) Not less than one month before making an order under this section, the urban authority shall cause notice of the intended order to be posted at each end of the street, or part of the street, or in some conspicuous position in the street or part affected.
- (3) Every such notice shall contain a statement that the intended order may be made by the urban authority on or at any time after the day named in the notice, and that an appeal will lie under this Act to a petty sessional court against the intended order at the instance of any person aggrieved.
- (4) Any person aggrieved by the intended order of the local authority may, within twenty-one days after the posting of the notice, appeal to a petty sessional court.
- (5) **F3**

Annotations: [?](#)

Amendments (Textual)

- F3** [Ss. 16\(2\), 18\(5\), 19\(3\)](#) repealed by [Local Government Act 1972 \(c. 70\)](#), [Sch. 30](#)

Modifications etc. (not altering text)

- C3** Power to extend or exclude section 18 conferred by [Local Government Act 1972 \(c. 70\)](#), [Sch. 14 Pt. II para. 25](#)
- C4** [S. 18](#) excluded (Greater London) by [Local Government Act 1972 \(c. 70\)](#) [Sch. 14 Pt. II para. 26](#); modified by [S.I. 1973/686](#), [art. 3\(1\)](#), [Sch. 3](#)

Indication of name of street.

- (1) The urban authority shall cause the name of every street to be painted, or otherwise marked, in a conspicuous position on any house, building or erection in or near the street, and shall from time to time alter or renew such inscription of the name of any street, if and when the name of the street is altered or the inscription becomes illegible.
- (2) If any person . . . **F4**, pulls down . . . **F4** any inscription of the name of a street which has lawfully been set up, or sets up in any street any name different from the name lawfully given to the street, or places or affixes any notice or advertisement within twelve inches of any name of a street marked on a house, building, or erection in pursuance of this section, he shall be liable to a penalty not exceeding [**F5**level 1 on the standard scale] and to a daily penalty not exceeding [**F6**£1].
- (3) **F7**

Annotations: **Amendments (Textual)**

- F4** Words repealed by *Criminal Damage Act 1971* (c. 48), **Sch. Pt. I**
- F5** Words substituted by virtue of *Criminal Justice Act 1982* (c. 48, SIF 39:1), **s. 46**
- F6** Words substituted by virtue of *Decimal Currency Act 1969* (c. 19), **s. 10(1)**
- F7** Ss. 16(2), 18(5), 19(3) repealed by *Local Government Act 1972* (c. 70), **Sch. 30**

Modifications etc. (not altering text)

- C5** Power to extend or exclude section 19 conferred by *Local Government Act 1972* (c. 70), **Sch. 14 Pt. II para. 25**
- C6** S. 19 excluded (Greater London) by *ibid*; **Sch. 14 Pt. II para. 26**; modified by S.I. 1973/686, art. 3(1), **Sch. 3**

Reference

Legislation.gov.uk. 2016. *Legislation.gov.uk*. [ONLINE] Available at:
<http://www.legislation.gov.uk/>. [Accessed 11 August 2016].