

69-19



## Notice of Non-key Executive Decision

<b>Subject Heading:</b>	AMENDMENT TO ADDRESSES FOR 1-10 MARINE TERRACE, WENNINGTON ROAD, WENNINGTON, RAINHAM, RM13 9DY
<b>Cabinet Member:</b>	Cllr Roger Ramsey
<b>SLT Lead:</b>	Daniel Fenwick
<b>Report Author and contact details:</b>	Hayley Ayris 01708432425 hayley.ayris@havering.gov.uk
<b>Policy context:</b>	The Council has a statutory duty for Street Naming and Numbering to ensure that premises can be quickly located in the event of an emergency and that postal deliveries/ deliveries can be carried out effectively.
<b>Financial summary:</b>	There is a nominal cost (predominantly staff time) attached to the decision to standardise the street name, these costs will be absorbed by the relevant departments.
<b>Relevant OSC:</b>	Towns & Communities Overview & Scrutiny Sub- Committee
<b>Is this decision exempt from being called-in?</b>	It is a non-key decision by a member of staff

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**The subject matter of this report deals with the following Council Objectives**

Communities making Havering	<input type="checkbox"/>
Places making Havering	<input checked="" type="checkbox"/>
Opportunities making Havering	<input type="checkbox"/>
Connections making Havering	<input type="checkbox"/>

## Part A – Report seeking decision

Authorise the renaming of property numbers 1-10 Marine Terrace, Wennington Road, Rainham RM13 9DY identified on the attached plan to 1-10 Marine Cottages Wennington Road, Rainham RM13 9DY'

### **AUTHORITY UNDER WHICH DECISION IS MADE**

#### **3.3 Powers of Members of the Senior Leadership Team**

##### **General powers**

(b) To exercise all the powers delegated to them personally and those powers delegated to Second Tier Managers and other staff members in their directorate where circumstances require and so far as legally permissible. Exercise of such powers should be recorded where appropriate. Where possible, a SLT member should give notice to a relevant staff member that he or she intends to exercise a specified power that is delegated to that staff member.

(c) To make arrangements to secure continuous improvement in the way the Council's functions are exercised having regard to a combination of economy, efficiency and effectiveness etc. as required by external regulatory agencies.

### **STATEMENT OF THE REASONS FOR THE DECISION**

As naming authority the Council is under a duty to maintain a comprehensive, unambiguous and accurate list of addresses to enable:

- Emergency services to find a property quickly;
- Residents to be registered correctly for electoral services;
- The Land Registry and Valuation Office to have correct details for properties;
- Mail to be delivered effectively;
- Services and products to be delivered reliably.

This decision seeks to standardise the naming and numbering of 10 residential properties at Wennington Road, Rainham RM13 9DY. The properties are identified on the attached plan.

Searches of HM Land Registry have been conducted for each of the Properties. The searches reveal that property numbers 1, 2, 5, 6, 7, 8, 9 and 10 are registered as

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Marine Terrace, Wennington Road, Rainham RM13 9DY with property numbers 3 and 4 registered as Marine Cottages Wennington Road, Rainham RM13 9DY.

HM Land Registry has confirmed that the Properties were all addressed Marine Terrace on 10<sup>th</sup> May 1976 at the time of their transfer to Registered Holdings Limited.

Historic records of the Register of Electors from 1918, show that property numbers 2, 3, 4, 5, 6, 7 and 8 were using Marine Cottages with property numbers 7 and 9 using Marine Terrace (Please note that number 7 has two entries on the Register of Electors and is shown as Cottage and Terrace on the Register of Electors).

The 1911 Census shows that property numbers 3, 4, 5, 6, and 8 used Marine Cottages with property number 7 using Marine Terrace. In 1911 property number 1 was in commercial use as a Post Office. The 1911 Census did not hold any records for numbers 2, 9 and 10

Historic Ordnance Survey Maps: for the period 1956 to 1971; 1959 to 1981 and 2019 show all the Properties as Marine Cottages

Royal Mail holds the address records for all these properties as Marine Terrace.

The following Internal Council departments: Council Tax, LLPG and Elections have all Properties listed as Marine Terrace

A change to the naming and numbering of the Properties is required as the inconsistency has resulted in problems for postal deliveries and the emergency services.

### **2015 Consultation**

In 2015 the Council consulted the owners / occupiers of the Properties to ascertain their preference for naming. Results of the 2015 consultation shows that property number 1 was using "Cottages", property numbers 8 and 9 were using "Terrace", property number 4 had no objection to changing to "Cottages", property numbers 2-3, 5-7 and 10 did not respond to the consultation.

The 2015 consultation failed to result in the Council taking a final decision on the naming of the Properties.

### **2019 Site Visit**

On 22<sup>nd</sup> January 2019 Council Officers conducted a site visit to the Properties. During the site visit officers recorded that property numbers 1, 3, 5 and 10 displayed the name "Marine Cottages", property number 6 displayed the name "Marine Terrace" and property numbers 2, 4, 7-9 showed numbers only with no name displayed.

Officers recorded that at each end of the terrace of Properties (property numbers 1 and 10) a private sign had been erected stating 'MARINE COTTAGE'.

### **2019 Consultation**

A second consultation of the owners / occupiers of the Properties was undertaken in

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2019.

At the close of the 28 day consultation period the Council received a response from 9 of the Properties. Property number 8 failed to respond. Of the 9 respondents property numbers 1-6 and 10 confirmed that they identified their property as Marine Cottages and property numbers 7 and 9 identified their property as Marine Terrace.

The results of consultation reveal that the majority of the Properties 78% currently use and wish to maintain the name Marine Cottages.

It is recommended that all of the Properties are officially named Marine Cottages. This is to ensure that all properties are using standardised addresses. The standardisation of the addresses will remove the concerns raised by the Emergency Services and postal services over their ability to correctly identify the Properties.

As a consequence of this decision all Properties not using Marine Cottages as their address will need to update their address details with the necessary external bodies, such as DVLA, Banks, Building Societies, and Health Services.

The Council proposes implementation of the change within one month of the date of the Properties receiving written notification of this decision.

### **OTHER OPTIONS CONSIDERED AND REJECTED**

Renaming the Properties Marine Terrace. Following the 2019 consultation only 22% of the Properties were using Marine Terrace as their address. Such a change would impact a greater number of residents and Properties to the option proposed and therefore has been discounted.

Do nothing

### **PRE-DECISION CONSULTATION**


The dates of the two consultations that were held are December 2015 and 22<sup>nd</sup> January 2019, neither provided a consensus amongst all of the responses.

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**NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER**

Name: Hayley Ayris

Designation: Local Land Charges

Signature: 

Date: 25-9-2019

## **Part B - Assessment of implications and risks**

### **LEGAL IMPLICATIONS AND RISKS**

The Council has the power under the London Building Acts (Amendment) Act 1939 (as amended) to order that: "any buildings in any street, any place or row of houses or block of buildings shall for the purpose of distinguishing them be marked (whether already marked by a number or name or not) with such numbers or names or numbers and names as may be specified in the order shown upon a plan referred to in the order and that existing numbers of names which differ from those specified in the order shall be abolished"

As naming authority the Council is under a duty to maintain a comprehensive, unambiguous and accurate list of addresses to enable:

- Emergency services to find a property quickly;
- Residents to be registered correctly for electoral services;
- The Land Registry and Valuation Office to have correct details for properties;
- Mail to be delivered effectively;
- Services and products to be delivered reliably.

The naming of the Properties requires standardisation as the report identifies inconsistency in naming resulting in problems for postal deliveries and the emergency services.

In compliance with its duties the Council has consulted residents on a proposed change to the naming of the Properties at Wennington Road, Rainham. The results of consultation are decisive with 78% of respondent Properties currently using and wishing to maintain the name Marine Cottages.

### **FINANCIAL IMPLICATIONS AND RISKS**

If the decision to amend the naming protocol to "Cottages" is progressed the cost of amending all address records on Council address databases and advising other statutory authorities of these amendments although nominal will be covered within the overall Council budget.

Those property owners required to change their address details with external bodies such as DVLA, Banks, Health Services etc. will bear the cost of such action.

In addition to the above had the decision been to progress with "Terrace" the Council would incur further costs c£0.001m for the erection of two new name plates and their placement at each end of the row of properties.

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**HUMAN RESOURCES IMPLICATIONS AND RISKS  
(AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)**

There will be no Human Resources implications and risks to this decision

**EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS**

There will be no Equalities and Social inclusion implications and risks to this decision

**BACKGROUND PAPERS**

None



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**Part C – Record of decision**

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

**Decision**

Proposal agreed

*Delete as applicable*

~~Proposal NOT agreed because~~

**Details of decision maker**

Signed



Name: JOHN WILLIAM JONES

Head of Service title: DEPUTY DIRECTOR OF LEGAL SERVICES, LEGAL AND GOVERNANCE

Date: 27 September 2019.

**Lodging this notice**

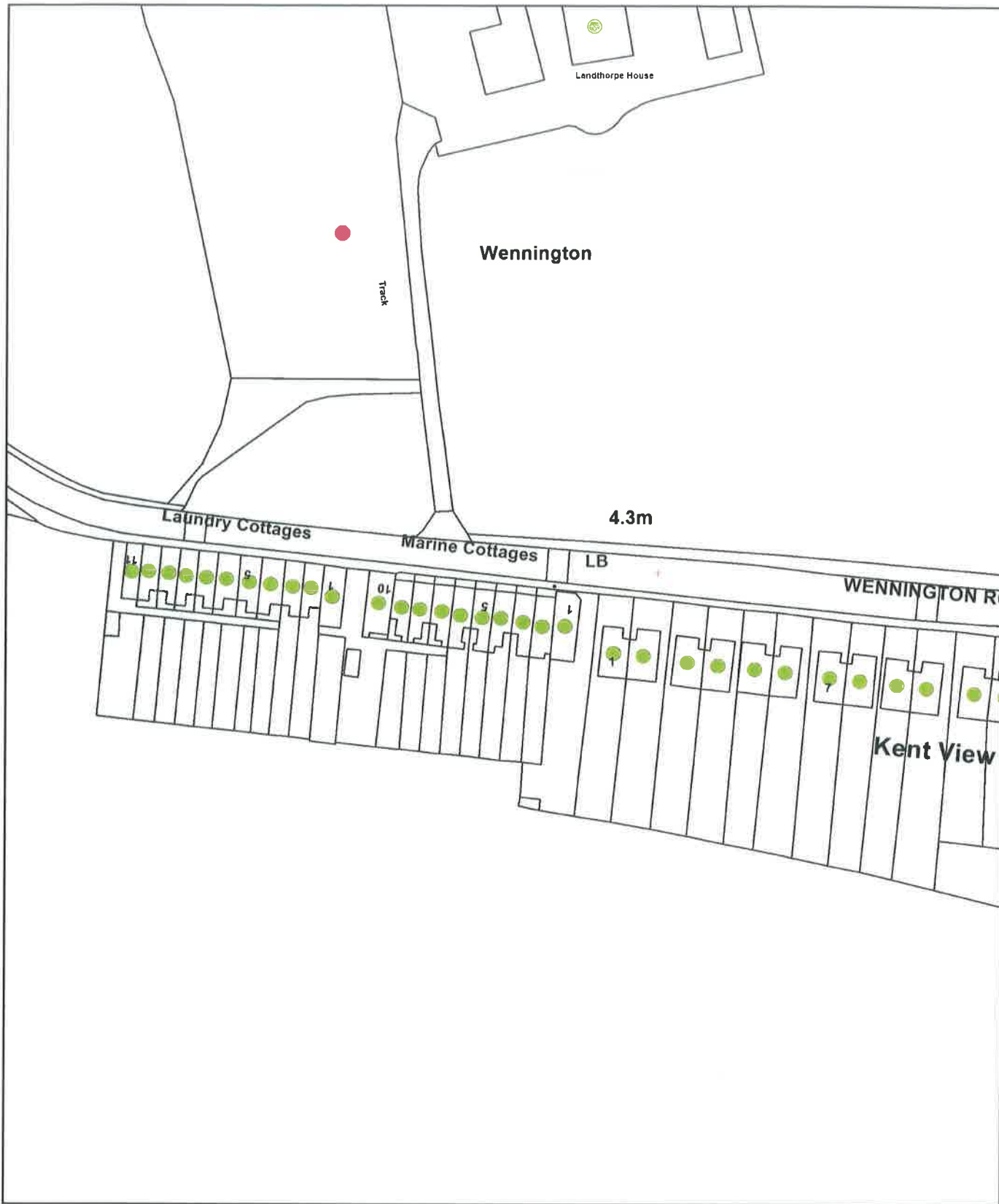
The signed decision notice must be delivered to the proper officer, Debra Marlow, Principal Democratic Services Officer in Democratic Services, in the Town Hall.

**For use by Committee Administration**

This notice was lodged with me on 4/10/2019

Signed J. J. R.





Scale: 1:1000  
 Date: 25 September 2019

**Havering**  
 LONDON BOROUGH

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