

Local Authority Duty with regards to Street Naming and Numbering

The local authority is responsible for the name of the street and for numbering the properties within the street. This includes the registration of the first name of the property if there are no street numbers.

The local authority will usually link this information to a geographic address of the town or village where the road is located.

The postal address is the responsibility of Royal Mail, including the postal code. The postal address may not reflect the geographical address of the property. The postal address is allocated ONLY for the purpose of the correct delivery of post and will reflect the town from which post is delivered to the property. It is not necessarily a true reflection of the location of the property. Likewise, the postal code will reflect the postal town and not necessarily the geographical address.

The local authority has a duty under Sections 64-65 of the Town Improvement Clauses Act 1847 to name a street and to allocate postal numbering. It is noted that in some instances numbering is not suitable and in those cases house names will be agreed. No fee is required for the allocation of the street name or number. However, as part of the Street Naming and Numbering process, the local authority will also notify interested parties with regards to this information. This service is chargeable. The local authority will notify Royal Mail, the emergency services and other statutory undertakers, plus interested parties who have registered. This may include Land Registry, Valuation Office, Ordnance Survey, utility providers and satellite navigation providers. It will also include relevant internal departments of the local authority such as Council Tax/Non Domestic Rates, Elections and Waste Management.

The Developer or owner of the property may not wish the local authority to notify interested parties. In this instance, it should be noted that some statutory bodies choose only to accept this information from the local authority to ensure that the information has been officially approved by them. There may be a risk in attempting to notify statutory undertakers direct, as they may not register the information without confirmation from the local authority. This may cause the owner of the property problems in an emergency or the property not being accurately located for deliveries or for credit.

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