

EAST AYRSHIRE COUNCIL

KILMARNOCK CENTRAL LOCAL COMMITTEE - 25 OCTOBER 2005

PROPERTIES AT 2A, 2B AND 2C STEVENSON STREET, KILMARNOCK

Report by the Depute Chief Executive/Executive Director of Corporate Support

1. PURPOSE OF REPORT

- 1.1** To inform the Local Committee of an outstanding issue with regard to inappropriate addressing of properties by a developer, prior to the establishment of East Ayrshire Council in 1996, and to advise of action to date and available options for resolving the issue.

2. BACKGROUND

- 2.1** The developer, C & M Properties, having completed the new courtyard, flatted development at Stevenson Street (marked A on attached plan), had the properties addressed, by using the existing street name, i.e. Stevenson Street, and numbering the flats 2A, 2B and 2C, which action did not require Council's approval.
- 2.2** This was carried out without the knowledge that within the existing adjacent property at 2 Stevenson Street (marked B on attached plan), the flats therein were numbered 2A, 2B , 2G/1 and 2 1/1.
- 2.3** As a result, there has been over a number of years, confusion with regard to delivery of mail and Council Tax notification procedures.
- 2.4** Further, the Local Member, Councillor Reid, has received from one of the residents in the property at Site B, complaints about misdirected mail and a request for the problem to be resolved.
- 2.5** Councillor Reid brought this issue to the attention of the Council's Technical Services, who are responsible for the numbering of properties within streets, and 2 options were put forward to the occupants of the property at Site A:-
- (a) to erect a sign plate at the courtyard development stating 2A, 2B and 2C Stevenson Street; or
 - (b) to rename the courtyard development Stevenson Court and keep the numbering as 2A, 2B and 2C, which would have cost implications for residents, e.g. amending deed plans, change of driving licence, passport etc.
- 2.6** The occupiers of the new courtyard development selected option (a). However, shortly after this was implemented, during June 2005, it failed to rectify the problem and further complaints were received from the same resident at the property at site B.

- 2.7 As a result, Councillor Reid requested Officers to identify a solution.
- 2.8 The only alternative option for resolution is to readdress the new courtyard development at site A.
- 2.9 There is a procedure for renaming of streets, which is more complex than standard street naming, as legislation requires advertising locally and taking into account any representations made within 28 days on the proposal to rename.
- 2.10 As indicated above, there are also financial implications for the residents of the property in question, who would require to have title deeds and other items amended to reflect the new address, the cost of which could be significant.
- 2.11 On considering such issues, attention needs to be given to ensuring that proper and unambiguous addresses are provided to properties in regard to ensuring that proper information can be provided to the rescue services, e.g. fire and ambulance and Police. Accordingly, notwithstanding the potential cost implications to the existing residents, as referred to above, a change of street name may be required.

3. ACTION

- 3.1 Proposals would involve placing statutory notification in a local newspaper, inviting objections to the proposed change and writing to the residents of the flats at site A, informing them of the proposals and implications and seeking their views thereon. Thereafter, a report would be submitted to a future meeting of this Committee informing them of responses received and inviting the Committee to make a decision on the matter.

4. LEGAL/POLICY IMPLICATIONS

- 4.1 Section 97 of the Civic Government (Scotland) Act 1982 gives authority to East Ayrshire Council in relation to naming of streets and the preparation of house numbers etc. Authority is also given to alter any such name, after advertising in a newspaper circulating in their area any such proposal, and taking into account any representations received thereon within 28 days of publishing the advertisement.
- 4.2 The Decentralisation Sub-Committee of the Policy and Resources Committee, at its meeting on 4 June 1996, agreed that the naming of streets be included within the remit of Local Committees.

5. FINANCIAL IMPLICATIONS

- 5.1 Advertising of the proposal for alteration would cost £250.00 to £300.00, to be met from the Corporate Management Budget.

6. RECOMMENDATIONS

- 6.1** The Committee is invited to give consideration to the issue and to determine whether the necessary statutory notification procedures be carried out for the renaming of the flatted development at 2A, 2B and 2C Stevenson Street as Stevenson Court.
- 6.2** In the event that 6.1 above is agreed, to require the Depute Chief Executive/Executive Director of Corporate Support to submit a further report on the matter following the statutory notification procedures to a future meeting of the Committee for consideration.

Elizabeth Morton
Depute Chief Executive/Executive Director of Corporate Support

10 October 2005

GH/SR

LIST OF BACKGROUND PAPERS

NIL

Any person wishing further information on this report should contact Bill Walkinshaw, Administration Manager, on telephone number 01563 576135.

Implementation Officer: Gillian Hamilton, Administrative Officer.