

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: BEECHWOOD

LOCAL AUTHORITY: WIRRAL BOROUGH COUNCIL

Stock Profile:	Neighbourhood Stock Profile <table> <tr> <td>general needs</td><td> 796 </td></tr> <tr> <td>HOP properties</td><td> 0 </td></tr> <tr> <td>supported properties</td><td> 69 </td></tr> </table> LA Stock Profile <table> <tr> <td>general needs</td><td> 1207 </td></tr> <tr> <td>HOP properties</td><td> 164 </td></tr> <tr> <td>Supported properties</td><td> 127 </td></tr> </table>	general needs	796	HOP properties	0	supported properties	69	general needs	1207	HOP properties	164	Supported properties	127
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CBL/Noms Agreement	Summary: 50% (25% Through CBL & 25% Direct Match nominations) agreement with CBL - Property Pool Plus. All new builds first let must be via Property Pool Plus. Costs: £9,493.44 Admin duties and arrangements for these: Lettings & Admin Specialists use Wirral CBL to advertise and shortlist properties. All applications are managed by Wirral Borough Council. System used: CIVCA - Property Pool Plus Policy (link): PPP POLICY AND NOMINATION AGREEMENTS 2026 Agreement (link): PPP POLICY AND NOMINATION AGREEMENTS 2026												
Current Lettings Approach	<i>E.g. in line with Onward Policy - list where we are taking a different approach</i> In line with Onward Policy - all allocations to go via Choice Based Lettings, all bands unless a sensitive let is approved. Sensitive Lets must go on Rightmove or Onward Homes Website as you are not allowed to use a different band on Wirral PPP without an approved local lettings plan. This local lettings plan is then reviewed by Wirral Borough Council before a decision is made about the advert.												

Special Projects	<i>Details of special projects e.g. RSAP / Housing First / Afghan Refugee Project / Care Leavers (CLAG) / Crisis / Aben / High Rises Preston</i> Properties on Beechwood are to be considered for Housing First, Crisis and Refugee Resettlement project.
Section 106	<i>Details of scheme and agreement</i> Glenavon Park, Prenton – completed November 2020
Local Letting Plans	<i>Specific agreements with LA to carry out lettings in a different manor – need list of schemes and arrangements in place. These can only be included where we have specific agreements with the LA</i> <i>Links to any documents</i> N/A

Key Challenges / Demand Issues	Houses on this patch are in demand. Current issues with ASB in the Gaywood/Gaytree flats - so these properties are in low demand. There is an ongoing undercurrent of Gang and OCG issues. Onward are working closely with Police to resolve these issues. There is also a lot of drug issues in the neighbourhood. There is a lot of community action going on with multiagency groups. We have "Have your say" where people come to speak to Onward. We also facilitate community skip days for the area. We are sometimes required to allocate these properties as Sensitive Lets.		
Council Tax	<i>Arrangement for council tax on empty properties</i> 6 months exemption applies – Lettings & Admin Specialist will notify Wirral Borough Council by email of any properties that exemption period has ended on.		
Performance 2023/2024	Number of lets		42
	Number of terminations		38
	Void re-let times (GN)		95.0
	Void re-let times (HOP)		NA
	Void Relet Time (Supp)		NA
	TIM 2 – (GN)		6.9
	TIM 2 – (HOP)		NA
	Void loss as % of rent due (general and HOP)		1.16%
	Terminations within 12 months		4
	Terminations within 18 months		6
Performance 2024/2025	Number of lets		38
	Number of terminations		34
	Void re-let times (GN)		97.5
	Void re-let times (HOP)		NA
	Void Relet Time (Supp)		NA
	TIM 2 – (GN)		4.8
	TIM 2 – (HOP)		NA
	Void loss as % of rent due (general and HOP)		1.55
	Terminations within 12 months		2
	Terminations within 18 months		2

Void Enhancements	<i>Specific arrangements outside of the normal offer</i> NA
Key Local Authority Contacts	<i>Name, email and contact number</i> Housing Lead (strategic) Sheila Jacobs Email: sheilajacobs@wirral.gov.uk Housing Options (operations) Wayne Tsoi Email: waynetsoi@wirral.gov.uk CBL (strategic lead) Sheila Jacobs Email: sheilajacobs@wirral.gov.uk CBL (operations lead) Amaal Martin Email: amaalmartin@wirral.gov.uk

NDM sign off: Gareth Ellis NDM

Review date: 14/04/26

Sign off HoNS:

