

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: CHESHIRE WEST

LOCAL AUTHORITY: CHESHIRE WEST & WARRINGTON

Stock Profile:	Neighbourhood Stock Profile general needs 90 HOP properties 0 supported properties 22 LA Stock Profile general needs 113 HOP properties 0 Supported properties 22
CBL/Noms Agreement	Summary: Summary 50% of all nomination to CBL "JigSaw". In line with Onward Lettings Policy we ensure that meet our 50% to CBL agreement, however we will put forward as many properties to CBL as possible. Other allocations such as Rightmove Gumtree Onward Website & Special Projects will be used when  Costs: CBL Costs - £1,500.00 Admin duties and arrangements for these: Lettings & Admin Specialists are responsible for adverting properties on JigSaw and the Management of Shortlists. System used: Jigsaw Policy (link): Jigsaw Policy Agreement (link): Jigsaw Policy
Current Lettings Approach	<i>E.g. in line with Onward Policy – list where we are taking a different approach</i> 50% of all nomination to CBL JIGSAW. All new builds first let must be via CBL JIGSAW. In line with Onward Lettings Policy we ensure that meet our 50% to CBL agreement, however we will put forward as many properties to CBL as possible. Other allocations such as Rightmove, Gumtree, Onward Website will be used when we have LLP or Sensitive Lets.

Special Projects	<i>Details of special projects e.g. RSAP / Housing First / Afghan Refugee Project / Care Leavers (CLAG) / Crisis / Aben / High Rises Preston</i> Refugee Resettlement Programme.
Section 106	<i>Details of scheme and agreement</i> NA
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> Lyneham - New Builds

Key Challenges / Demand Issues	We have had several sustainability issues with Chapel Court and Old Liberal House. Where there were ASB issues connected to both of these blocks. There maybe occasions when we will be required to allocate these properties as Sensitive Lets.	
Council Tax	<i>Arrangement for council tax on empty properties</i> We do not get 6 month (Class B) exemption from Cheshire West empty properties.	
Performance 2023/2024	Number of lets 19 Number of terminations 15 Void re-let times (GN) 65.0 Void re-let times (HOP) 1369.6 Void Relet Time (Supp) 77 TIM 2 - (GN) 6.6 TIM 2 - (HOP) 0 Void loss as % of rent due (general and HOP) 1.7% Terminations within 12 months 2 Terminations within 18 months 3	
Performance 2024/2025	Number of lets 8 Number of terminations 8 Void re-let times (GN) 14.1 Void re-let times (HOP) 0 Void Relet Time (Supp) 0 TIM 2 - (GN) 16.0 TIM 2 - (HOP) 0 Void loss as % of rent due (general and HOP) 1.64 Terminations within 12 months 0 Terminations within 18 months 0	

Void Enhancements	<i>Specific arrangements outside of the normal offer</i> Paint Packs, Carpets, Blinds and Whitegoods have been used as incentives.
Key Local Authority Contacts	<i>Name, email and contact number</i> Housing Lead (strategic) Joanne Walters Email: joanne.walters@cheshirewestandchester.gov.uk Housing Options (operations) Terry Upton Email: terry.upton@cheshirewestandchester.gov.uk CBL (strategic lead) Allan Batty Email: allan.batty@cheshirewestandchester.gov.uk CBL (operations lead) Kate Wooding Email: Kate.Wooding@cheshirewestandchester.gov.uk

NDM sign off: Helen Everett

Review date: 06/03/2026

Sign off HoNS:

