

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: COUNTY & WARBRECK

LOCAL AUTHORITY: Liverpool City Council

Stock Profile:	Neighbourhood Stock Profile <table> <tr> <td>general needs</td><td>1098</td></tr> <tr> <td>HOP properties</td><td>35</td></tr> <tr> <td>supported properties</td><td>42</td></tr> </table> LA Stock Profile <table> <tr> <td>general needs</td><td>5372</td></tr> <tr> <td>HOP properties</td><td>456</td></tr> <tr> <td>Supported properties</td><td>535</td></tr> </table>	general needs	1098	HOP properties	35	supported properties	42	general needs	5372	HOP properties	456	Supported properties	535
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CBL/Noms Agreement	Summary: 50% nominations agreement with CBL - Property Pool Plus.  All new builds first let must be via Property Pool Plus.  Costs: £17,280.00  Admin duties and arrangements for these: Letting and Admin Specialists are responsible for management of applications on this system and banding requests. Lettings and Administration Team Leaders sit on the panel and review Stage 1, Stage 2 Appeals. System used: CIVICA 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 – 50% of all allocations to go via CBL, all bands unless a sensitive let is approved or the allocating Letting and Admin Specialist feels that a different route to allocation would be beneficial. Rightmove, Gumtree and the Onward Homes website can also be utilised. 												

Special Projects	<i>Details of special projects e.g. RSAP / Housing First / Afghan Refugee Project / Care Leavers (CLAG) / Crisis / Aben / High Rises Preston</i> We have allocated RSAP nominations in this Neighbourhood, Housing First, and Crisis CTI project.
Section 106	<i>Details of scheme and agreement</i>
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> NA

Key Challenges / Demand Issues	County has parts where there is a high level of deprivation and social challenges, substance misuse and criminality. There are notably issues with domestic abuse/ violence within this neighbourhood. There have been several violent incidents where ethnic minorities have been targeted. The racial demographic seems to have changed in the Neighbourhood in the last 12 months with an increase of refugees. There are USGs and OCGs operating in County that cross boarder to Kirkdale regarding Deli-Mob activity. We have had a number of properties in the local area that have been cuckood and exploited putting vulnerable customers at risk and causing harassment alarm and distress in the		
Council Tax	<i>Arrangement for council tax on empty properties</i> 6 months exemption applies – LAS Team to advise LCC of any properties that the exemption period has ended on.		
Performance 2023/2024	Number of lets		54
	Number of terminations		
	Void re-let times (GN)		50.3
	Void re-let times (HOP)		97.2
	Void Relet Time (Supp)		519.6
	TIM 2 – (GN)		4.6
	TIM 2 – (HOP)		48
	Void loss as % of rent due (general and HOP)		.90
	Terminations within 12 months		0
	Terminations within 18 months		5
Performance 2024/2025	Number of lets		72
	Number of terminations		59
	Void re-let times (GN)		67.9
	Void re-let times (HOP)		133
	Void Relet Time (Supp)		
	TIM 2 – (GN)		6
	TIM 2 – (HOP)		77
	Void loss as % of rent due (general and HOP)		1.34
	Terminations within 12 months		2
	Terminations within 18 months		6

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) Strategic Housing Lead – Karen Locke ☐ karen.locke@liverpool.gov.uk ☐ Housing Options (operations) Head of Homelessness – Therese Sanders Therese.sanders@liverpool.gov.uk CBL (strategic lead) PPP (Strategic Lead) – Graham Parry ☐ graham.parry@liverpool.gov.uk CBL (operations lead) PPP (Operational Lead) – Leanne Reilly Leanne.reilly@liverpool.gov.uk

NDM sign off:

Review date:

Sign off HoNS:

