

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: Croxteth

LOCAL AUTHORITY: Liverpool City Council

Stock Profile:	Neighbourhood Stock Profile <table> <tr> <td>general needs</td><td>115</td></tr> <tr> <td>HOP properties</td><td>137</td></tr> <tr> <td>supported properties</td><td>75</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	115	HOP properties	137	supported properties	75	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> Offered for RSAP.
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>

Key Challenges / Demand Issues	The majority of properties on this patch are sheltered schemes which we find harder to let – we have to get creative with void enhancements and try different allocation routes. TIM2 has not been less than 10 days over the past 2 years on this patch. No terminations due to drugs/crime or social/neighbour issues. 12 terminations due to a death and 6 due to health issues.																				
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	<table> <tr> <td>Number of lets</td><td>26</td></tr> <tr> <td>Number of terminations</td><td>29</td></tr> <tr> <td>Void re-let times (GN)</td><td>30.6</td></tr> <tr> <td>Void re-let times (HOP)</td><td>43.4</td></tr> <tr> <td>Void Relet Time (Supp)</td><td>0</td></tr> <tr> <td>TIM 2 – (GN)</td><td>6.9</td></tr> <tr> <td>TIM 2 – (HOP)</td><td>12.8</td></tr> <tr> <td>Void loss as % of rent due (general and HOP)</td><td>1.33</td></tr> <tr> <td>Terminations within 12 months</td><td>3</td></tr> <tr> <td>Terminations within 18 months</td><td>3</td></tr> </table>	Number of lets	26	Number of terminations	29	Void re-let times (GN)	30.6	Void re-let times (HOP)	43.4	Void Relet Time (Supp)	0	TIM 2 – (GN)	6.9	TIM 2 – (HOP)	12.8	Void loss as % of rent due (general and HOP)	1.33	Terminations within 12 months	3	Terminations within 18 months	3
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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:

