

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: EVERTON

LOCAL AUTHORITY: Liverpool City Council

Stock Profile:	Neighbourhood Stock Profile <table> <tr> <td>general needs</td><td>416</td></tr> <tr> <td>HOP properties</td><td>43</td></tr> <tr> <td>supported properties</td><td>63</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	416	HOP properties	43	supported properties	63	general needs	5372	HOP properties	456	Supported properties	535
general needs	416												
HOP properties	43												
supported properties	63												
general needs	5372												
HOP properties	456												
Supported properties	535												
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, Housing First, Afghan Refugee Project and Crisis however no one has been housed on this patch yet.
Section 106	<i>Details of scheme and agreement</i> Section 106 agreement submitted on the White Rock Street Development. LLP agreed with Liverpool City Council.
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	We have a hard to let Sheltered Scheme in Dobson Court. The scheme itself is visually aesthetic, however it is in an area of high deprivation with social challenges. There is a high number of issues regarding ASB and criminality in the area. Everton is a neighbourhood with significant criminality. There are USGs and OCGs operating in Everton across other Neighbourhood Borders Specifically in Kirkdale regarding Deli-Mob activity. ASB information from Everton 24/25 is as follows;-																				
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>27</td></tr> <tr> <td>Number of terminations</td><td></td></tr> <tr> <td>Void re-let times (GN)</td><td>50.3</td></tr> <tr> <td>Void re-let times (HOP)</td><td>93.9</td></tr> <tr> <td>Void Relet Time (Supp)</td><td>1011</td></tr> <tr> <td>TIM 2 – (GN)</td><td>7.8</td></tr> <tr> <td>TIM 2 – (HOP)</td><td>51.5</td></tr> <tr> <td>Void loss as % of rent due (general and HOP)</td><td>1.57</td></tr> <tr> <td>Terminations within 12 months</td><td>2</td></tr> <tr> <td>Terminations within 18 months</td><td>2</td></tr> </table>	Number of lets	27	Number of terminations		Void re-let times (GN)	50.3	Void re-let times (HOP)	93.9	Void Relet Time (Supp)	1011	TIM 2 – (GN)	7.8	TIM 2 – (HOP)	51.5	Void loss as % of rent due (general and HOP)	1.57	Terminations within 12 months	2	Terminations within 18 months	2
Number of lets	27																				
Number of terminations																					
Void re-let times (GN)	50.3																				
Void re-let times (HOP)	93.9																				
Void Relet Time (Supp)	1011																				
TIM 2 – (GN)	7.8																				
TIM 2 – (HOP)	51.5																				
Void loss as % of rent due (general and HOP)	1.57																				
Terminations within 12 months	2																				
Terminations within 18 months	2																				
Performance 2024/2025	<table> <tr> <td>Number of lets</td><td>18</td></tr> <tr> <td>Number of terminations</td><td>13</td></tr> <tr> <td>Void re-let times (GN)</td><td>57.3</td></tr> <tr> <td>Void re-let times (HOP)</td><td>74.5</td></tr> <tr> <td>Void Relet Time (Supp)</td><td>1052</td></tr> <tr> <td>TIM 2 – (GN)</td><td>3.4</td></tr> <tr> <td>TIM 2 – (HOP)</td><td>21.5</td></tr> <tr> <td>Void loss as % of rent due (general and HOP)</td><td>.61</td></tr> <tr> <td>Terminations within 12 months</td><td>2</td></tr> <tr> <td>Terminations within 18 months</td><td>3</td></tr> </table>	Number of lets	18	Number of terminations	13	Void re-let times (GN)	57.3	Void re-let times (HOP)	74.5	Void Relet Time (Supp)	1052	TIM 2 – (GN)	3.4	TIM 2 – (HOP)	21.5	Void loss as % of rent due (general and HOP)	.61	Terminations within 12 months	2	Terminations within 18 months	3
Number of lets	18																				
Number of terminations	13																				
Void re-let times (GN)	57.3																				
Void re-let times (HOP)	74.5																				
Void Relet Time (Supp)	1052																				
TIM 2 – (GN)	3.4																				
TIM 2 – (HOP)	21.5																				
Void loss as % of rent due (general and HOP)	.61																				
Terminations within 12 months	2																				
Terminations within 18 months	3																				

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: Lindsay Ogden

Review date: 30.04.26

Sign off HoNS:

