

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: HALTON

LOCAL AUTHORITY: HALTON

Stock Profile:	Neighbourhood Stock Profile general needs 201 HOP properties 0 supported properties 70 LA Stock Profile general needs 2309 HOP properties 0 Supported properties 84
CBL/Noms Agreement	Summary: 50% nominations agreement with CBL - Property Pool Plus. All new builds first let must be via Property Pool Plus. Costs: £26,417.54 Admin duties and arrangements for these: Lettings & Admin Specialsits are responsible for referring adverts to Halton Housing, and the Management of Shortlists. 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% - all allocations to go via CBL, all bands unless a sensitive let is approved in which case Rightmove, Gumtree and the Onward Homes website can also be utilised. ACCESSIBLE/adapted properties to be offered to HOGA Team. hogateam@haltonhousing.co.uk

Special Projects	<i>Details of special projects e.g. RSAP / Housing First / Afghan Refugee Project / Care Leavers (CLAG) / Crisis / Aben / High Rises Preston</i> Care Leavers (CLAG) resettlement programme, Housing First, Refugee Resettlement Programme
Section 106	<i>Details of scheme and agreement</i> Not more than 13 dwellings (excluding the Areed Dwellings) shall be occupied until all of the agreed dwellings have been practically completed and written notification of such has been received by the 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> No specific local lettings plans in place within Halton BC.

Key Challenges / Demand Issues	Past concerns regarding the allocations of new build development Albert Place & Raven Court, both were a mixture of 1&2 bedroom flats allocated on all bands. This resulted in a significant amount of ASB in the block disrupting the housing management function of neighbourhood delivery. This had to be rectified on second allocation by ensuring that sensitive lets were submitted as a way of allocation. Although this has stabilised somewhat it is important to ensure that this is maintained whilst also ensuring that we are meeting the quota set out by Halton Borough Council.	
Council Tax	<i>Arrangement for council tax on empty properties</i> Council tax bill request sent over to Halton BC if a void passes 6 months in work or is strategic. 6 months charity exemption applies.	
Performance 2023/2024	Number of lets Number of terminations Void re-let times (GN) Void re-let times (HOP) Void Relet Time (Supp) TIM 2 - (GN) TIM 2 - (HOP) Void loss as % of rent due (general and HOP) Terminations within 12 months Terminations within 18 months	7 9 2.3 0 227.5 2.1 0 1.04 0 0
Performance 2024/2025	Number of lets Number of terminations Void re-let times (GN) Void re-let times (HOP) Void Relet Time (Supp) TIM 2 - (GN) TIM 2 - (HOP) Void loss as % of rent due (general and HOP) Terminations within 12 months Terminations within 18 months	8 6 10.6 0 886.0 3.5 0 0.36 1 1

Void Enhancements	<i>Specific arrangements outside of the normal offer</i> Paint Packs, Carpets, White goods & E Vouchers have been used as incentives.
Key Local Authority Contacts	<i>Name, email and contact number</i> Housing Lead (strategic) Patricia Preston Email: Patricia.Preston@halton.gov.uk Housing Options (operations) Housing Options Team Halton Email: housingoptionsteam@haltonhousing.co.uk CBL (strategic lead) Daz Morland Email: daz.morland@haltonhousing.co.uk CBL (operations lead) Amie Wilkinson Email: amie.wilkinson@haltonhousing.co.uk

NDM sign off: Helen Everett

Review date: 06/03/2026

Sign off HoNS:

