

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: KENSINGTON & FAIRFIELD

LOCAL AUTHORITY: Liverpool City Council

Stock Profile:	Neighbourhood Stock Profile <table> <tr> <td>general needs</td><td> 187 </td></tr> <tr> <td>HOP properties</td><td> 0 </td></tr> <tr> <td>supported properties</td><td> 32 </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	187	HOP properties	0	supported properties	32	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, Housing First, Afghan Refugee Project, CLAG and Crisis however no one has been housed on this patch yet.
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	This area has a high percentage of customers with vulnerabilities and complex needs, which may make them more susceptible to becoming victims of cuckooing or financial abuse. The Neighbourhood has become very unsettled which has led to a high turnover of tenancies due to the issues above. 50% of lets are to be done via PPP.																				
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>18</td></tr> <tr> <td>Number of terminations</td><td>15</td></tr> <tr> <td>Void re-let times (GN)</td><td>47.7</td></tr> <tr> <td>Void re-let times (HOP)</td><td></td></tr> <tr> <td>Void Relet Time (Supp)</td><td>158.4</td></tr> <tr> <td>TIM 2 – (GN)</td><td>12.8</td></tr> <tr> <td>TIM 2 – (HOP)</td><td>NA</td></tr> <tr> <td>Void loss as % of rent due (general and HOP)</td><td>2.35</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	15	Void re-let times (GN)	47.7	Void re-let times (HOP)		Void Relet Time (Supp)	158.4	TIM 2 – (GN)	12.8	TIM 2 – (HOP)	NA	Void loss as % of rent due (general and HOP)	2.35	Terminations within 12 months	2	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:

