

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: KIRKDALE

LOCAL AUTHORITY: Liverpool City Council

Stock Profile:	Neighbourhood Stock Profile general needs 662 HOP properties supported properties 10 LA Stock Profile 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> Rehoused RSAP, Housing First and Crisis.
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	Using our knowledge of the /neighbourhood /and challenging schemes and roads /we should make decisions about /allocating /via sensitive lets and nominated properties with the Local Authority Direct Match Scheme. / / Allocating via PPP is preferred method due to the level of information that can be obtained to produce a robust pre tenancy assessment. During pre tenancy stages a strong Pre-Tenancy Should be undertaken to identify any vulnerabilities. There is a high number of issues regarding ASB and criminality in the area.		
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 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	36 32 62.8 0 224.3 6.1 1.32 9 9	
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	30 37 54.3 0 0 3 0 1.53 4 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:

