

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: MURDISHAW

LOCAL AUTHORITY: HALTON

Stock Profile:	Neighbourhood Stock Profile <table> <tr> <td>general needs</td><td> 498 </td></tr> <tr> <td>HOP properties</td><td> 0 </td></tr> <tr> <td>supported properties</td><td> 11 </td></tr> </table> LA Stock Profile <table> <tr> <td>general needs</td><td> 2309 </td></tr> <tr> <td>HOP properties</td><td> 0 </td></tr> <tr> <td>Supported properties</td><td> 84 </td></tr> </table>	general needs	498	HOP properties	0	supported properties	11	general needs	2309	HOP properties	0	Supported properties	84
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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: £26,417.54 Admin duties and arrangements for these: Lettings & Admin Specialists 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 Lettings Policy we ensure that meet our 50% to CBL agreement, however we will put forward as many properties to CBL as possible. Other allocations such as Rightmove, Gumtree, Onward Website & Special Projects will be used when we have LLP, Special Project or Sensitive Lets.												

Special Projects	<i>Details of special projects e.g. RSAP / Housing First / Afghan Refugee Project / Care Leavers (CLAG) / Crisis / Aben / High Rises Preston</i>
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> For bungalow accommodation we given priority to health and welfare applicants and those with level access need.

Key Challenges / Demand Issues																					
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	<table> <tr> <td>Number of lets</td><td>25</td></tr> <tr> <td>Number of terminations</td><td>16</td></tr> <tr> <td>Void re-let times (GN)</td><td>43.1</td></tr> <tr> <td>Void re-let times (HOP)</td><td>0</td></tr> <tr> <td>Void Relet Time (Supp)</td><td>0</td></tr> <tr> <td>TIM 2 - (GN)</td><td>3.6</td></tr> <tr> <td>TIM 2 - (HOP)</td><td>0</td></tr> <tr> <td>Void loss as % of rent due (general and HOP)</td><td>1.90</td></tr> <tr> <td>Terminations within 12 months</td><td>1</td></tr> <tr> <td>Terminations within 18 months</td><td>1</td></tr> </table>	Number of lets	25	Number of terminations	16	Void re-let times (GN)	43.1	Void re-let times (HOP)	0	Void Relet Time (Supp)	0	TIM 2 - (GN)	3.6	TIM 2 - (HOP)	0	Void loss as % of rent due (general and HOP)	1.90	Terminations within 12 months	1	Terminations within 18 months	1
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Void Enhancements	<i>Specific arrangements outside of the normal offer</i> Paint Packages, Carpets, Blinds,white goods & E Vouchers have been utilised 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:

