

## NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: Picton

LOCAL AUTHORITY: Liverpool City Council

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b>Stock Profile:</b>            | <p><b>Neighbourhood Stock Profile</b></p> <p>general needs <input type="text" value="314"/></p> <p>HOP properties <input type="text" value="0"/></p> <p>supported properties <input type="text" value="40"/></p> <p><b>LA Stock Profile</b></p> <p>general needs <input type="text" value="5372"/></p> <p>HOP properties <input type="text" value="456"/></p> <p>Supported properties <input type="text" value="535"/></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>CBL/Noms Agreement</b>        | <p><b>Summary:</b></p> <p>50% nominations agreement with CBL - Property Pool Plus. </p> <p>All new builds first let must be via Property Pool Plus. </p> <p><b>Costs:</b></p> <p>£17,280.00 </p> <p><b>Admin duties and arrangements for these:</b></p> <p>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.</p> <p><b>System used:</b></p> <p>CIVICA</p> <p><b>Policy (link):</b> PPP POLICY AND NOMINATION AGREEMENTS 2026 </p> <p><b>Agreement (link):</b> PPP POLICY AND NOMINATION AGREEMENTS 2026 </p> |
| <b>Current Lettings Approach</b> | <p><i>E.g. in line with Onward Policy – list where we are taking a different approach</i></p> <p>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. </p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                            |                                                                                                                                                                                                                                                      |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Special Projects</b>    | <p><i>Details of special projects e.g. RSAP / Housing First / Afghan Refugee Project / Care Leavers (CLAG) / Crisis / Aben / High Rises Preston</i></p> <p>Offered for RSAP.</p>                                                                     |
| <b>Section 106</b>         | <p><i>Details of scheme and agreement</i></p>                                                                                                                                                                                                        |
| <b>Local Letting Plans</b> | <p><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></p> <p><i>Links to any documents</i></p> |

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----|------------------------|----|------------------------|------|-------------------------|---|------------------------|---|--------------|-----|---------------|---|----------------------------------------------|------|-------------------------------|---|-------------------------------|---|
| <b>Key Challenges / Demand Issues</b>        | <p>Extremely high demand area.</p> <p>Sporadic ASB cases around the chatsworth estate. Previous history with OCGs and Urban Street Gang.</p> <p>Continue with the current lettings approach ensure consideration is made to put forward properties for the Direct Match Allocation Pilot with LCC.</p>                                                                                                                                                                                                                                                                       |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| <b>Council Tax</b>                           | <p><i>Arrangement for council tax on empty properties</i></p> <p>6 months exemption applies – LAS Team to advise LCC of any properties that the exemption period has ended on.</p>                                                                                                                                                                                                                                                                                                                                                                                           |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| <b>Performance 2023/2024</b>                 | <table> <tr> <td>Number of lets</td><td>12</td></tr> <tr> <td>Number of terminations</td><td>11</td></tr> <tr> <td>Void re-let times (GN)</td><td>61.6</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>5.4</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>1.36</td></tr> <tr> <td>Terminations within 12 months</td><td>0</td></tr> <tr> <td>Terminations within 18 months</td><td>1</td></tr> </table> | Number of lets | 12 | Number of terminations | 11 | Void re-let times (GN) | 61.6 | Void re-let times (HOP) | 0 | Void Relet Time (Supp) | 0 | TIM 2 – (GN) | 5.4 | TIM 2 – (HOP) | 0 | Void loss as % of rent due (general and HOP) | 1.36 | Terminations within 12 months | 0 | Terminations within 18 months | 1 |
| Number of lets                               | 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Number of terminations                       | 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Void re-let times (GN)                       | 61.6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Void re-let times (HOP)                      | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Void Relet Time (Supp)                       | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| TIM 2 – (GN)                                 | 5.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| TIM 2 – (HOP)                                | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Void loss as % of rent due (general and HOP) | 1.36                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Terminations within 12 months                | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Terminations within 18 months                | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| <b>Performance 2024/2025</b>                 | <table> <tr> <td>Number of lets</td><td>14</td></tr> <tr> <td>Number of terminations</td><td>11</td></tr> <tr> <td>Void re-let times (GN)</td><td>49.5</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>6.1</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>.71</td></tr> <tr> <td>Terminations within 12 months</td><td>1</td></tr> <tr> <td>Terminations within 18 months</td><td>2</td></tr> </table>  | Number of lets | 14 | Number of terminations | 11 | Void re-let times (GN) | 49.5 | Void re-let times (HOP) | 0 | Void Relet Time (Supp) | 0 | TIM 2 – (GN) | 6.1 | TIM 2 – (HOP) | 0 | Void loss as % of rent due (general and HOP) | .71  | Terminations within 12 months | 1 | Terminations within 18 months | 2 |
| Number of lets                               | 14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Number of terminations                       | 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Void re-let times (GN)                       | 49.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Void re-let times (HOP)                      | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Void Relet Time (Supp)                       | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| TIM 2 – (GN)                                 | 6.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| TIM 2 – (HOP)                                | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Void loss as % of rent due (general and HOP) | .71                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Terminations within 12 months                | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |
| Terminations within 18 months                | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |    |                        |    |                        |      |                         |   |                        |   |              |     |               |   |                                              |      |                               |   |                               |   |

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| <b>Void Enhancements</b>            | <p><i>Specific arrangements outside of the normal offer</i></p> <p>NA</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Key Local Authority Contacts</b> | <p><i>Name, email and contact number</i></p> <p><b>Housing Lead (strategic)</b></p> <p>Strategic Housing Lead – Karen Locke ☐</p> <p>karen.locke@liverpool.gov.uk ☐</p> <p><b>Housing Options (operations)</b></p> <p>Head of Homelessness – Therese Sanders</p> <p>Therese.sanders@liverpool.gov.uk</p> <p><b>CBL (strategic lead)</b></p> <p>PPP (Strategic Lead) – Graham Parry ☐</p> <p>graham.parry@liverpool.gov.uk</p> <p><b>CBL (operations lead)</b></p> <p>PPP (Operational Lead) – Leanne Reilly</p> <p>Leanne.reilly@liverpool.gov.uk</p> |

**NDM sign off:**

**Review date:**

**Sign off HoNS:**

