

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: SEFTON

LOCAL AUTHORITY: Sefton Borough Council

Stock Profile:	Neighbourhood Stock Profile general needs 273 HOP properties 93 supported properties 0 LA Stock Profile general needs 273 HOP properties 93 Supported properties 0
CBL/Noms Agreement	Summary: 50% nominations agreement with CBL - Property Pool Plus. ☐ All new builds first let must be via Property Pool Plus. ☐ Costs: ☐ 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. ☐ Using our knowledge of the neighbourhood and challenging schemes and roads we

Special Projects	<i>Details of special projects e.g. RSAP / Housing First / Afghan Refugee Project / Care Leavers (CLAG) / Crisis / Aben / High Rises Preston</i> Housing First, Crisis CTI Project and carehowever 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	ASB Issues in 2024/25 6 ASB cases for Sefton. 2 Domestic Abuse. 1 Criminal Behaviour. 1 Drugs. 1 Noise. 1 Threats of Violence																				
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> 9 </td></tr> <tr> <td>Number of terminations</td><td> 8 </td></tr> <tr> <td>Void re-let times (GN)</td><td> 25.2 </td></tr> <tr> <td>Void re-let times (HOP)</td><td> </td></tr> <tr> <td>Void Relet Time (Supp)</td><td> 224.3 </td></tr> <tr> <td>TIM 2 – (GN)</td><td> 10.5 </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> 0.26 </td></tr> <tr> <td>Terminations within 12 months</td><td> 2 </td></tr> <tr> <td>Terminations within 18 months</td><td> 2 </td></tr> </table>	Number of lets	9	Number of terminations	8	Void re-let times (GN)	25.2	Void re-let times (HOP)		Void Relet Time (Supp)	224.3	TIM 2 – (GN)	10.5	TIM 2 – (HOP)	0	Void loss as % of rent due (general and HOP)	0.26	Terminations within 12 months	2	Terminations within 18 months	2
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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: Lindsay Ogden

Review date:

Sign off HoNS:

