

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: SPEKE & GARSTON

LOCAL AUTHORITY: Liverpool City Council

Stock Profile:	Neighbourhood Stock Profile <table> <tr> <td>general needs</td><td>478</td></tr> <tr> <td>HOP properties</td><td>0</td></tr> <tr> <td>supported properties</td><td>42</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	478	HOP properties	0	supported properties	42	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, and Crisis CTI 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	Moderately in demand area – we have had some issues allocating smaller houses in this area.		
	Some ASB issues.		
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		19
	Number of terminations		13
	Void re-let times (GN)		90.2
	Void re-let times (HOP)		
	Void Relet Time (Supp)		316
	TIM 2 – (GN)		10.4
	TIM 2 – (HOP)		
	Void loss as % of rent due (general and HOP)		1.07
	Terminations within 12 months		1
	Terminations within 18 months		1
Performance 2024/2025	Number of lets		13
	Number of terminations		14
	Void re-let times (GN)		66.5
	Void re-let times (HOP)		
	Void Relet Time (Supp)		0
	TIM 2 – (GN)		5.3
	TIM 2 – (HOP)		
	Void loss as % of rent due (general and HOP)		0.7%
	Terminations within 12 months		1
	Terminations within 18 months		1

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:

