

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: ST HELENS

LOCAL AUTHORITY: ST HELENS

Stock Profile:	Neighbourhood Stock Profile general needs 124 HOP properties 0 supported properties 73 LA Stock Profile general needs 124 HOP properties 0 Supported properties 73
CBL/Noms Agreement	Summary: 50% of all nomination to CBL Under one Roof” All new builds first let must be via CBL. Costs: £5,280.00 Admin duties and arrangements for these: Lettings & Admin Specialists are responsible for referring adverts to St Helens Under One Roof (managed by Torus) and the Management of Shortlists. System used: Under One Roof Policy (link): Under One Roof Agreement (link): Under One Roof
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> Housing First
Section 106	<i>Details of scheme and agreement</i> NA
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> NA

Key Challenges / Demand Issues	No Issues as only a small amount of stock in this area.	
Council Tax	<i>Arrangement for council tax on empty properties</i> Council tax bill request sent over to St Helens if a void passes 6 months in work or is strategic. 6 months charity exemption applies.	
Performance 2023/2024	Number of lets 8 Number of terminations 5 Void re-let times (GN) 65.3 Void re-let times (HOP) 0 Void Relet Time (Supp) 522.5 TIM 2 - (GN) 2.0 TIM 2 - (HOP) 0 Void loss as % of rent due (general and HOP) 0.40% Terminations within 12 months 0 Terminations within 18 months 0	
Performance 2024/2025	Number of lets 10 Number of terminations 0 Void re-let times (GN) 87.0 Void re-let times (HOP) 0 Void Relet Time (Supp) 297.3 TIM 2 - (GN) 1.0 TIM 2 - (HOP) 0 Void loss as % of rent due (general and HOP) 0.07% Terminations within 12 months 0 Terminations within 18 months 0	

Void Enhancements	<i>Specific arrangements outside of the normal offer</i> Paint Packs, Carpets, White goods & E Vouchers have been used as incentives.
Key Local Authority Contacts	<i>Name, email and contact number</i> Housing Lead (strategic) Lee Norman LeeNorman@sthelens.gov.uk Housing Options (operations) Donna Birch DonnaBirch@sthelens.gov.uk CBL (strategic lead) Kevin Cairns KevinCairns@sthelens.gov.uk CBL (operations lead) Tracy Kearns tracy.kearns@torus.co.uk>

NDM sign off: Helen Everett

Review date: 06/03/2026

Sign off HoNS:

