

NEIGHBOURHOOD LETTINGS PLAN

NEIGHBOURHOOD: WIRRAL

LOCAL AUTHORITY: WIRRAL

Stock Profile:	Neighbourhood Stock Profile <table> <tr> <td>general needs</td><td>417</td></tr> <tr> <td>HOP properties</td><td>164</td></tr> <tr> <td>supported properties</td><td>58</td></tr> </table> LA Stock Profile <table> <tr> <td>general needs</td><td>1207</td></tr> <tr> <td>HOP properties</td><td>164</td></tr> <tr> <td>Supported properties</td><td>127</td></tr> </table>	general needs	417	HOP properties	164	supported properties	58	general needs	1207	HOP properties	164	Supported properties	127
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CBL/Noms Agreement	Summary: 50% (25% Through CBL & 25% Direct Match nominations) agreement with CBL - Property Pool Plus. All new builds first let must be via Property Pool Plus. Costs: £3,575.29 Admin duties and arrangements for these: Lettings & Admin Specialists use Wirral CBL to advertise and shortlist properties. All applications are managed by Wirral Borough Council. System used: CIVICA Policy (link): PPP POLICY AND NOMINATION AGREEMENT 2026 Agreement (link): PPP POLICY AND NOMINATION AGREEMENT 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> Housing First make requests for properties in Wirral, however we do not have a Housing First tenant yet. Crisis actively request us to consider their clients for Wirral properties – these are considered on a case by case basis.
Section 106	<i>Details of scheme and agreement</i> 73-80 (inclusive) Magazine Road, Bromborough, Wirral, CH62 3AD These Properties are subject to a section 106 agreement that contain a requirement that if the Registered Social Landlord who is managing the Properties is not a member of Wirralhomes, then a separate agreement is to be entered into to enable the Council to have nomination rights over the Affordable Housing Units.
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	Sheltered properties we are getting alot of applicants from YMCA in the area, these applicants have alot of vulnerabilities and therefore some maybe be unsuitable to live in Sheltered Schemes.	
Council Tax	<i>Arrangement for council tax on empty properties</i> 6 months exemption applies – Lettings & Admin Specialist will notify Wirral Borough Council by email of any properties that exemption period has ended on.	
Performance 2023/2024	Number of lets 47 Number of terminations 43 Void re-let times (GN) 51.5 Void re-let times (HOP) 56.8 Void Relet Time (Supp) 88.6 TIM 2 – (GN) 9 TIM 2 – (HOP) 4.9 Void loss as % of rent due (general and HOP) 1.11% Terminations within 12 months 4 Terminations within 18 months 7	
Performance 2024/2025	Number of lets 42 Number of terminations 43 Void re-let times (GN) 48.5 Void re-let times (HOP) 63.5 Void Relet Time (Supp) 74.0 TIM 2 – (GN) 8.5 TIM 2 – (HOP) 5.5 Void loss as % of rent due (general and HOP) 2.12% Terminations within 12 months 3 Terminations within 18 months 8	

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) Sheila Jacobs Email: sheilajacobs@wirral.gov.uk Housing Options (operations) Wayne Tsoi Email: waynetsoi@wirral.gov.uk CBL (strategic lead) Sheila Jacobs Email: sheilajacobs@wirral.gov.uk CBL (operations lead) Amaal Martin Email: amaalmartin@wirral.gov.uk

NDM sign off: Gareth Ellis

Review date: 14/04/26

Sign off HoNS:

