Local Lettings Plan

Development: South Parade
Date of issue: October 2026

Overview

A local lettings plan is a strategy put together by local authorities and housing associations to tackle specific housing needs in a particular area. The aim is to create balanced, sustainable communities by assigning homes based on criteria that match local priorities.

These plans are made to address various issues that matter to the local community. They can:

- Reduce anti-social behaviour (ASB)
- Support vulnerable groups
- Encourage community cohesion
- Address overcrowding

Introduction

This local letting plan will set out how new build development at South Parade, Speke will be allocated. It will explain how we will comply with our Nominations Agreement with Liverpool City Council (LCC).

The plan aims to make a significant contribution to the overall regeneration and sustainability of the area, by identifying suitable tenants for the development. It will help meet local demand from those in housing need who are nominated by LCC and/or selected from SLH's own housing waiting list.

Background and scope

The South Parade site has been acquired by SLH with planning approval granted for the construction of 92 homes. The make-up of these homes is as follows:

- 10 x 1-bedroom, 2 person apartments. 7 ground floor apartments are built to M4(3) standard and are suitable for wheelchair users. 3 are built to M4(2) standard and are classed as accessible dwellings. These will be let as Social Rent properties and will be for over 55s accommodation.
- 17 x 2-bedroom, 3 person apartments. All of these are built to M4(2) standard and are classed as accessible dwellings. These will be let as Social Rent properties. These

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- 8 x 1-bedroom walk-up apartments. 4 ground floor apartments are built to M4(2) standard and are classed as accessible dwellings. 4 of these are built to M4(1) standard, which is the mandatory baseline accessibility standard for new dwellings. These properties will be let on an Affordable Rent basis.
- 6 x 2-bedroom bungalows. All of these properties are built to M4(3) standard and are suitable for wheelchair users. These properties will be let on an Affordable Rent basis.
- 6 x 2-bedroom, 3 person houses. All of these properties are built to M4(2) standard. These properties will be let on an Affordable Rent basis.
- 6 x 3-bedroom, 4 person houses. One of these homes is built to M4(3) standard and will be suitable for a wheelchair user. The remaining 5 homes are built to M4(2) standard. These properties will be let on an Affordable Rent basis.
- 2 x 4-bedroom, 6 person houses. Both homes are built to M4(2) standard and will be let on an Affordable Rent basis.

Within this development we have built 17 homes for rent to buy and 20 homes for shared ownership. These homes will not be included in the scope of the local lettings plan as they are designed to support home ownership and SLH is not obliged to let these homes via its own waiting list, nominations agreement or choice-based lettings schemes. They will be allocated using SLH's Home Ownership policy, which can be found on our website, that details the criteria for Rent to Buy and Shared Ownership applicants.

Demand

SLH is committed to developing affordable housing to meet local housing need. This scheme supports local housing need and contributes to overall viability and sustainability of the area. It is crucial therefore that we ensure tenancies are sustained and future tenants have a positive impact on the local area.

Data from SLH's housing waiting list has been used as part of the planning of this scheme, to ensure there is sufficient demand.

Allocation criteria and selection

50% of allocations for this scheme will be made through SLH's own waiting list and in line with our allocations policy. We use a priority assessment criteria to prioritise homes for people on our waiting list, who are most in need. This means that we are most likely to offer homes to someone who has expressed an interest in living in the area, their needs match the property size and type, and they are at the top of the waiting list.
The remaining 50% of allocations will be nominations from LCC from applicants who are

in temporary accommodation, have local connection status, have the right to rent in the UK and are classed as statutory homeless.

To reduce under-occupation in our housing stock and release larger homes for families on our waiting list, SLH will give priority for four walk-up apartments at South Parade to existing SLH tenants who are under-occupying their current home by two or more bedrooms. If we are unable to fulfil these criteria, we will consider SLH tenants with one spare bedroom in their current home.

The over 55s apartment block - to ensure there is a sustainable mix of tenants in the apartment blocks, we will insist that 50% of the homes let will be to those in employment, training or to applicants who are unable to work due to long-term health conditions. As this block is built for older person's accommodation at least one of the lead tenants must be over 55 and any household members must be over 18 years of age, unless there are exceptional circumstances to make an exception.

Homes built to the M4(3) wheelchair-user standard will initially be prioritised for applicants whose needs match this standard. If there are no suitable applicants to fulfil these criteria, we will consider applicants who require an accessible home built to a lesser standard.

Overall, the content of this Local Lettings Plan does not diverge from the overall principles of our allocations policy.

If the local authority does not take up the offer of any homes under this plan, we will revert to our own waiting list to ensure the schemes are let in accordance with SLH's business objectives.

Throughout the allocation process, we will consider the demographics of the local area to help create a balanced and sustainable community.

Management arrangements

- All applicants will be offered a tenancy agreement in accordance with our tenancy management policy.
- Applicants with criminal convictions (which are not spent) will go through checks in accordance with our allocations policy.
- All applicants will be expected to provide a satisfactory reference. If an applicant has held a tenancy in the past two years, a landlord reference will be required. Any decision not to offer a tenancy based on an unsatisfactory reference will be made in accordance with SLH's allocation policy.

- All offers will be subject to a successful rent-ready assessment which will include an affordability check.
- The personal circumstances of older persons and / or disabled people will be taken into consideration in the allocation of these schemes.
- Pets will be allowed, with the prior permission of SLH.

Policy

SLH's allocation policy allows for a local lettings plan to achieve a wide variety of housing management and plan objectives, including but not limited to:

- Creating more mixed and / or sustainable communities.
- Dealing with a concentration of deprivation.
- Supporting people in work / volunteering or who are seeking work or seeking volunteering opportunities.
- Where there are reasons to positively discriminate due to age, for example accommodation is only suitable for applicants under the age of 25 years, or over the age of state pension entitlement.

Review

The local lettings plan will be reviewed after 12 months to determine the success, sustainability of the scheme, and the plan is still required.

We will use the following indicators to measure the overall success of this local letting plan:

- Turnover of homes
- Average re-let times
- Tenancies lasting more than three years.
- Number of anti-social behaviour (ASB) complaints.
- Satisfaction with ASB case handling and case outcomes.
- Satisfaction with new home and lettings process.

Below is the proposed breakdown of properties being split across South Liverpool Homes allocations and Liverpool City Council nominations.

Liverpool City Council

1 x 4-bedroom, 6-person house
3 x 3-bedroom, 4 person houses

3 x 2-bedroom, 3 person houses
3 x 2-bedroom, 3 person bungalows
2 x 1 bedroom, 2-person, first floor walk-up apartments
2 x 1 bedroom, 2-person, ground floor walk-up apartments
4 x 1 bedroom, 2-person, ground floor apartments. 3 of these are M4(3) spec
5 x 2-bedroom, 3-person, first floor apartments
4 x 2-bedroom, 3-person, second floor apartments

South Liverpool Homes

1 x 4-bedroom, 6-person house
3 x 3-bedroom, 4 person houses
3 x 2-bedroom, 3 person bungalows
3 x 2-bedroom, 3 person houses
4 x 2-bedroom, 3 person apartments, first floor
4 x 2-bedroom, 3 person apartments, second floor
2 x 1 bedroom, 2-person, ground floor walk-up apartments
2 x 1 bedroom, 2-person, first floor walk-up apartments
6 x 1 bedroom, 2-person, ground floor apartments. 4 of these are M4(3) spec