

Local Lettings Plan



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Development: Window Lane, Garston

Date of issue: April 2025

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 lettings plan is an agreement between Liverpool City Council (LCC) and South Liverpool Homes (SLH). It will set out how new build developments at Window Lane, Garston will be allocated. 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 registered on LCC's choice-based lettings scheme (Property Pool Plus) and/or SLH's own housing waiting list.

Background and scope

The Window Lane development has been acquired and planning approval granted for the construction of nine homes consisting of:

- 5 x two-bedroom, three-person houses.
- 2 x three-bedroom, five-person houses.
- 2 x four-bedroom, six-person houses.

All homes will be built to accessibility standard M4(2).

All homes will be for affordable rent.

Demand

SLH is committed to developing affordable housing to meet local housing need. This scheme supports local housing need and contributes to the 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

40% of allocations for this scheme will be made through SLH's own waiting list and in line with our allocations policy. We use an 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.

In accordance with our allocations policy, we are committed to supporting LCC's housing obligation; therefore, 60% of allocations will be advertised through Property Pool Plus/or from direct nominations. All homes provided to the local authority will be allocated to applicants on Property Pool Plus with band A or B priority.

Overall, the content of this Local Lettings Plan does not diverge from the overall principles of our allocations policy. This plan makes the presumption that a significant proportion of applicants nominated by the local authority will have a local connection to Garston and be on SLH's own waiting list.

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.

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 five 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 these schemes.

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 lettings 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