

Confidentiality	Non-Confidential	Agenda Item	
Report For	Decision	Meeting Date	
Report Title	Local lettings Plan – Percy Road and Hawthorne Grove Seacombe		
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Risk Considerations			
VFM Considerations			
Climate Considerations			

1. Executive Summary

1.1 Magenta Living understands that maintaining a balanced neighbourhood with low levels of crime and Anti-Social Behaviour (ASB) creates community cohesion and increases the perception of feeling safe for our tenants, staff and visitors. To this aim we will work with our partners and stakeholders to create and maintain safe and sustainable communities. Magenta Living work in partnership to apply both civil and criminal legislation to reduce and remove those who seek to commit anti-social behaviour. One such option is to apply a Local Letting Plan (LLP) for those who apply for tenancies in those areas that have been previously affected by such activities and behaviours.

1.2 The aim of the local lettings plan is to set out Magenta Living's intentions on the allocation of properties in at Percy Road, Seacombe which has recently been an area with high levels of tenancy failure and anti-social behaviour. Additionally, the organisation aims to ensure that the health and safety of residents, visitors and staff is appropriately managed, and that risk is minimised.

2. Background

2.1 Percy Road comprises of 80 one bed flats set across two floors in several low-rise blocks and six 3 bed houses. The rear of Percy Road, Hawthorne Grove includes several sheltered bungalows, low-rise flats and a special housing unit for young mothers and babies and 5 houses with a mixture of 4 bedrooms and 3 bedrooms. In recent years the level of antisocial behaviour in the area has escalated significantly, to the point where it is now persistent, excessive, and disruptive to daily life. There has been a marked increase in police attendance and criminal activity, alongside a series of high profile and serious incidents involving residents and visitors.

2.2 Issues reported include frequent drug use, ongoing domestic noise, repeated threats and verbal abuse, widespread vandalism, and several incidents of physical violence. These behaviours are not isolated, they are occurring regularly and are having a profound and negative impact on the wider community, including those who are elderly and families with young children, creating an environment of fear, frustration, and heightened concern. Due to the volume and seriousness of the incidents, community confidence has continued to decline. In response, and to strengthen

evidence gathering for enforcement action, Magenta Living has funded the installation of CCTV to help improve safety and provide reassurance to residents.

2.2 ASB data is outlined below, at the time of requesting this magenta living is working on multiple antisocial behaviour and legal cases and the average cost of taking legal action was £6,500

The table below outlines the number of cases from the last 12 months. The type of incidents reported to colleagues from residents can vary from noise to serious criminal behaviour. (Appendix 1).

ASB Cases	9
ASB Incidents Reported	24
CCTV Patrol reviews carried out	2035
Legal Cases	6
Property Repossession	1

3. Local Letting Plan (LLP)

3.1. We are requesting we put in place an LLP with additional criteria to promote sustainability within the blocks. We are looking to attract a demographic who have not previously manifested ASB or been involved in criminal activity. Property Pool Plus Policy Section 2.2 outlines local lettings plans (LLP) can put in place to tackle severe ASB.

3.2 An LLP would be in place for 12 months and reviewed at the end of the period. Once the block is fully let and a sustainable block achieved the local lettings plan would be reviewed.

3.3 The Local lettings Plan would give preference to applicants who show a commitment and contribution to the local community and:

- Have not been known to be involved in criminal behaviour or ASB
- Applicants will be required to sign a good neighbour agreement as part of the tenancy.
- Will be subject to police checks
- Properties will not be allocated to care leavers due to the heightened risks the area currently presents and the potential impact on their safety and wellbeing.
- Properties will not be allocated to individuals who may be particularly vulnerable to alcohol or drug misuse, due to the heightened risks the area currently presents and the potential impact on their safety and wellbeing.
- Preference to those in employment or with a community connection

3.4 Appeals against the LLP will be made in accordance with the Allocating Homes Policy and the review of the decision being made by the relevant Head of Service.

3.5 We will continue to work with partner agencies such as the police, who support the introduction of the LLP to ensure we improve community safety at the location.

3.6 Merseyside police are supportive of the proposal for an LLP at Percy Road, Seacombe (Appendix 2)

3.7 To ensure both customer safety and long-term tenancy sustainability, while supporting the development of a stable and sustainable neighbourhood, all applicants will be required to undergo an enhanced sustainability check (PTA pre tenancy assessment) this will include partnership working with external agencies such as Merseyside Police, Social Services and Wirral Ways to Recovery.

These measures are designed to reduce the risk of further antisocial behaviour, safeguard vulnerable individuals, and promote a safer, more resilient community for existing and future residents.

4. Next Steps

- 4.1 We propose implementing a 12-month Local Lettings Plan to help stabilise the area and prevent further disruption. Alongside formal action, a significant amount of work is taking place in the background to make Percy Road a safer and more positive place to live. This includes regular door knocking days, community drop-in surgeries, and property inspections to maintain standards and offer support to residents.
- 4.2 We are also working closely with key partners including Merseyside Police, Wirral Ways, and Social Services to address the root causes of ongoing issues and provide targeted interventions where needed. Legal action is currently underway to remove individuals responsible for persistent antisocial behaviour, and it is vital that once these cases are resolved, we avoid introducing any new tenants who may present similar challenges.

The Local Lettings Plan will support the ongoing improvement work, protect the progress already made, and give the community the stability and reassurance it needs to recover.

5. Recommendation

- 5.1 It is recommended that approval is given for the LLP in Percy Road, Seacombe for a period of 12 months.