
AMBRIDGE DISTRICT COUNCIL

HOUSING ALLOCATION POLICY

Ambridge District Council — Municipal Year 2026

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1. Introduction

This policy sets out how Ambridge District Council will allocate social housing within its area in 2026. The Council has a statutory duty under Part VI of the Housing Act 1996 (as amended by the Localism Act 2011) to have a scheme for determining priorities in allocating social housing. This policy is that scheme.

The policy aims to ensure that social housing is allocated fairly, transparently, and efficiently, with priority given to those in the greatest need. The Council operates the Ambridge HomeChoice Register in partnership with housing associations operating in the district.

2. Eligibility for Inclusion on the Register

2.1 Who May Apply

All persons aged 18 or over (or 16–17 with legal capacity) may apply to join the Ambridge HomeChoice Register, subject to the eligibility criteria set out below. Joint applications are permitted.

2.2 Ineligibility Criteria

The following persons are not eligible to be registered and will be excluded from the allocation scheme:

Persons subject to immigration control who are not eligible for housing assistance under the Allocation of Housing and Homelessness (Eligibility) (England) Regulations 2006

Persons who have been guilty of unacceptable behaviour which makes them unsuitable to be a tenant, as defined in Section 2.3 below

Persons who owe the Council an unresolved debt of more than £500 arising from a previous tenancy (other than where arrears arose solely from welfare reform changes)

Persons who own or part-own a property that meets their needs, unless exceptional circumstances apply

3. Priority Bands

Applications will be placed in one of four priority bands as follows:

Band	Priority	Description
A	Urgent	Applicants with an urgent need to move, including those fleeing domestic abuse, applicants with a life-threatening medical need, those living in severely overcrowded or dangerous conditions, and households being decanted from properties scheduled for demolition.
B	High	Applicants with a significant housing need who do not meet Band A criteria, including those living in overcrowded conditions, households with a serious disability requiring an adapted property, and those leaving care.
C	Medium	Applicants with a moderate housing need, including those who are under-occupying a social housing property, existing social tenants seeking a transfer, and households in

D	General	<p>unsuitable private rented accommodation.</p> <p>All other eligible applicants who do not fall within Bands A, B or C.</p>
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4. Local Connection

The Council will give preference to applicants with a local connection to the Ambridge district, defined as: at least two years' continuous residence immediately before the date of application; employment within the district; or a close family member (parent, sibling, or adult child) who has lived in the district for at least five years.

A proportion of vacancies across the district — not less than 85% overall — will be reserved for applicants with a local connection. The remaining vacancies will be offered to applicants without a local connection, in band order.

5. Advertising and Letting

Properties will be advertised weekly on the Ambridge HomeChoice website (www.ambridgehomechoice.gov.uk) and on notice boards in Council offices and libraries. Applicants may bid for advertised properties online, by telephone, or in person during office hours.

6. Appeals and Reviews

Applicants who are dissatisfied with a decision made under this policy have the right to request a review. Review requests must be made in writing to the Housing Allocations Review Officer within 21 days of notification of the decision. The review will be conducted by an officer not previously involved in the decision. A further right of appeal to the County Court on a point of law exists following a review decision.

7. Equality and Diversity

The Council will carry out this policy in a way that promotes equality of opportunity and does not discriminate unlawfully on the grounds of race, sex, disability, religion or belief, sexual orientation, age, pregnancy and maternity, gender reassignment, or marriage and civil partnership. An equalities monitoring system is in place and annual reports will be published.

This policy was adopted by Cabinet on 5 March 2026 and came into effect on 1 April 2026.