
AMBRIDGE DISTRICT COUNCIL

HOUSING DELIVERY ANNUAL REVIEW

Municipal Year 2026 — Ambridge District Council

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Executive Summary

This report presents the annual review of housing delivery against the commitments of the Ambridge District Strategic Housing Plan 2026–2030, as required by Cabinet decision ADC/DN/2026/025. The review covers the period 1 April 2026 to 31 March 2027 and assesses performance across all five themes of the Housing Plan: housing supply and delivery; affordable housing; homelessness and housing need; housing quality and standards; and housing support services.

The overall assessment is one of strong performance. Net housing completions of 387 for 2026 exceeded the annual target of 350, and the five-year housing land supply position has improved to 6.2 years. However, pressures in temporary accommodation and challenges in delivering social rented housing remain areas of concern that require active management.

1. Housing Supply and Delivery

1.1 Net Housing Completions

Indicator	Target 2026	Actual 2026	Status
Net additional dwellings	350	387	Exceeded
Housing completions — 227 market		248	Exceeded
Housing completions — 105 affordable		112	Exceeded
Housing completions — 70		68	Near Miss

social rent			
Conversions (net)	18	21	Exceeded
Permitted	30	38	Exceeded
development conversions			

1.2 Housing Land Supply

The Council's five-year housing land supply position as at 1 April 2027 is 6.2 years, calculated against the Housing Delivery Test-adjusted local housing need figure of 340 dwellings per year. This is a significant improvement from the 4.8-year position reported in April 2026, primarily reflecting the grant of outline planning permission for the Ambridge North Urban Extension (480 units) and the commencement of enabling works at Riverside Quarter (122 units).

1.3 Major Sites Progress

Site	Total Units	Status	Expected First Completions
Ambridge North Urban Extension	480	Outline permission granted May 2026; reserved matters in preparation	2029
Riverside Quarter	122	Under construction; 34 completions in 2026	2027 (full delivery)
Former Gasworks Site	96	Planning permission granted; developer agreement in place	2028
Millbrook Farm (affordable-led)	48	Under construction; 12 completions in 2026	2027 (full delivery)
High Street Upper Floors (PD)	38	Various — ongoing programme	Ongoing

2. Affordable Housing

112 affordable homes were completed in 2026, against a target of 105, representing 29% of total completions. Of these:

68 social rented homes (slightly below the 70-unit target)

32 shared ownership homes

12 affordable rented homes (80% of market rent)

The Council worked with five registered providers to deliver this programme. The largest single scheme was Millbrook Farm, delivering 36 affordable homes (32 social rent, 4 shared ownership). The Section 106 affordable housing pipeline for future years is strong, with 218 units committed through planning obligations on live sites.

3. Homelessness and Housing Need

3.1 Homelessness Prevention

1,847 households approached the Council for housing assistance in 2026. Of these:

1,286 (69.6%) were prevented from becoming homeless through the Council's early intervention and prevention service — above the 70% national target

342 households were owed a relief duty

219 households were owed a main housing duty (priority need, unintentionally homeless)

3.2 Temporary Accommodation

The number of households in temporary accommodation at 31 March 2027 was 84, representing a 12% increase on the previous year. This remains a concern. The primary drivers are increased demand from single homeless households and the shortage of affordable private rented accommodation in the district. A Temporary Accommodation Reduction Action Plan has been developed and is attached as Appendix B.

4. Housing Quality and Standards

The Council's Housing Enforcement team dealt with 312 complaints about private rented sector conditions in 2026. Of these: 218 were resolved through informal action; 74 required formal notices (Improvement Notices, Hazard Awareness Notices, or Emergency Prohibition Orders); 20 resulted in civil penalty notices totalling £62,000.

5. Recommendations

Cabinet is recommended to note the Housing Delivery Annual Review and:

Endorse the Temporary Accommodation Reduction Action Plan at Appendix B.

Note the updated five-year housing land supply position of 6.2 years.

Request a further update on social rented delivery at the next annual review.

Report prepared by Susan Nkrumah, Director of Housing and Planning. January 2027.