

RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2026

Information on the progress of residential development between
1 April 2025 and 31 March 2026 in Reading Borough

Published May 2026

SUMMARY VERSION



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EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2026. It deals with change in the number of dwellings, based on the planning process. It includes those sites that have planning permission (hard commitments) and those that have been identified in principle as being suitable for housing development (soft commitments).

The key net figures for Reading Borough for the monitoring year 1 April 2025 to 31 March 2026 are summarised below:

Summary of figures for 2025-26

Newly permitted dwellings	With permission but not started	Under construction	Total hard commitments outstanding (N/S + U/C)	Soft commitments	Total hard and soft	Completed	Lapsed
823	3,621	1,396	5,017	8,577	13,594	733	655

The figures this year demonstrate a reduced level of housing delivery compared to recent years. Net completions of 733 are ahead of the Local Plan target of 689 but are short of the need generated by the national standard method. The number of dwellings under construction continues to show a healthy number of sites that will deliver in future years. New permissions in 2025-26 are reasonably healthy. By far the main focus of completions, new construction and new permissions is the town centre.

This is a summary version of the Commitments document, which excludes the schedules of individual sites. For a full version of the document including the individual schedules, please contact the [Planning Policy Team](#).

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1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2026 survey of Residential Planning Commitments in Reading Borough. Its purpose is to monitor change in the number of dwellings. It is not therefore concerned with changes to the size or form of existing dwellings, unless it would result in a different number of dwellings.
- 1.2 A dwelling includes all forms of permanent residential accommodation (houses, flats, maisonettes etc), excluding caravans, holiday homes, granny annexes and certain types of communal housing such as old people’s homes (where care is provided), nurses’ and students’ hostels and houses in multiple occupation with more than six people¹.
- 1.3 The changes in dwellings are monitored through the planning process. This document shows the overall change in numbers of residential units in terms of what has planning permission at 31 March 2026, and what has been completed during the monitoring year (1 April 2025 to 31 March 2026). As such, it is a major input into the Annual Monitoring Report, and into other housing monitoring tools, such as housing trajectories and the 5-Year Housing Land Supply.
- 1.4 Surveys of housing commitments have been produced annually for the Berkshire area since 1976. Before 1982 the surveys recorded commitments outstanding at 30 June each year. Since 1982 the survey date has been 31 March. Information relating to conversions, demolitions and changes of use has been included since 1994.
- 1.5 Up until 2010 this information was collected and published for Reading by the Berkshire Unitary Authorities’ Joint Strategic Planning Unit (JSPU). However, the responsibility for monitoring of commitments was transferred to Reading Borough Council in 2011.
- 1.6 The notes in the sections 1 to 3 of this report explain the background to the residential commitments, the methodology involved in carrying out the survey and how to use the schedules.
- 1.7 Section 4 contains the summary tables. These set out summary information for the number of dwellings that are at various stages of the process, including completions, dwellings under construction and new permissions. More details on what is contained in the summary tables is set out in section 3.
- 1.8 Section 5 looks at how the figures from this year’s commitments survey compare to those from previous years.
- 1.9 This document has been produced alongside the Non-Residential Planning Commitments at 31 March 2026 document.

¹ In 2013, an Article 4 Direction came into force in much of Katesgrove, Park and Redlands wards to restrict changes of use from C3 dwellinghouses to C4 small houses in multiple occupation (up to 3 unrelated people). An additional Article 4 Direction came into force for Jesse Terrace, west of the town centre, in 2016. For the purposes of the figures in this document, a change of use from C3 to C4 is not counted as a change in the number of dwellings. This is because, since the Article 4 Direction only applies to a specific part of the Borough, these changes cannot be monitored consistently across Reading. In addition, a change of use back from C4 to C3 does not require planning permission, so also cannot be reliably monitored. Therefore, a C4 HMO counts as a dwelling for these purposes.

- 1.10 For any queries, including requesting a full version of this document containing the individual schedules, please contact Planning Policy, Planning Section, Reading Borough Council on 0118 9373337 or [by e-mail](#).

2. METHODOLOGY

- 2.1 The housing commitments surveys are updated and published each year, covering the monitoring year 1 April to 31 March. The survey is updated in three main stages as follows:
1. All outstanding housing commitments from the [2025 survey](#) were identified, together with relevant planning permissions granted between 1 April 2025 - 31 March 2026. Relevant information, such as whether they would be classed as 'greenfield' or 'brownfield', was also recorded (see paragraph 3.4).
 2. All sites were visited by Council officers in order to obtain information on development progress (i.e. number of units completed, under construction and not started). These visits were carried out as soon after 31 March 2026 as possible. Due to the submission of the Local Plan in early May, these visits were slightly later than usual and took place in May and June. Site visits were supplemented by Council Tax and Building Control information where required.
 3. Finally, the survey information was organised and analysed, and the document prepared for publication.
- 2.2 Sites which have any of the following characteristics are included in both this document and the Non-Residential Commitments document at March 2026:
- a. Sites with alternative residential and non-residential commitments
 - b. Sites with a commitment for mixed-use including both residential and non-residential use; and
 - c. Sites where there is a loss of non-residential for residential use, or vice versa.

3. UNDERSTANDING THE TABLES

3.1 This section describes and clarifies the information presented in the tables in section 4.

3.2 Section 4 contains seven summary tables, which present information on developments that have not started, are under construction, are outstanding, are agreed in principle, have been completed, were newly permitted this year and have lapsed.

3.3 All tables show the following information:

- Number of new build dwellings
- Number of dwellings demolished (or to be demolished)
- Number of new dwellings gained through conversion of existing residential
- Number of dwellings lost through conversion of existing residential
- Number of new dwellings gained through change of use to residential
- Number of dwellings lost through change of use from residential
- Net change in dwellings (the total of the gains and losses in the other columns)

3.4 As well as an overall total for the Borough, totals within a number of different categories are shown:

- **By Ward** - Reading Borough Council is broken down into 16 wards (see figure 1). A total for each ward is given². Reading's ward boundaries changed at the 2022 local elections and the new wards are used for these purposes. Please note that, even where ward names have not changed, boundaries have generally been amended so the ward totals cannot be compared to totals up to and including 2022.
- **By Development Plan Designation** - The totals for a number of different planning designations for the area, based on existing development plan documents (see figure 1):
 - Central Reading – the boundary of Central Reading is the boundary shown in the Local Plan (adopted 2019).
 - Smaller Centres – the smaller centres (other than Central Reading) are those listed as district, major local or local centres under policy RL1 of the Local Plan, using the boundaries shown on the [Proposals Map](#).
 - Town Centres sub-total – this is the sub-total for Central Reading and the smaller centres.
 - South Reading – the Local Plan focuses a significant amount of development on South Reading, in particular the A33 corridor. The

² No figure for parishes is given, as Reading Borough has no parishes.

boundary used for monitoring this is the definition of South Reading in the Local Plan.

- Core Employment Areas – policies EM2 and EM3 of the Local Plan refer to Core Employment Areas as being the areas where new industrial and warehousing uses will be focused, and where existing employment will be protected. The boundaries of the CEAs are shown on the adopted Proposals Map and it is these boundaries that are referred to here.

It is important to note that the figures within this set of designations do not sum, because there is some overlap – e.g. some sites will be within both South Reading and a Core Employment Area, or within both South Reading and a defined centre, whilst many will be outside both.

- **By Type** - Residential commitments are broken down into 'brownfield' and 'greenfield' commitments. 'Brownfield' means previously-developed land, and 'greenfield' means previously undeveloped land. Under national policy, residential gardens count as 'greenfield' land.
- **By Size** - Residential commitments are broken down into large, medium and small commitments to give an indication of the sizes of site that are coming forward. The definitions are as follows:
 - Large: residential development on sites of greater than 1 ha;
 - Medium: residential development on sites of less than 1 ha, but with a net change of 10 or more dwellings;
 - Small: residential development on sites of less than 1 ha and with a net change of less than 10 dwellings.

3.5 The seven tables are divided by status, and these are described below.

3.6 **Table 1** shows the number of dwellings with planning permission (including both full and outline) but not yet started at 31 March 2026.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2026. The construction process for new build dwellings does not include the clearing of the site (although this will be counted against demolition, if it involves demolition of dwellings), but starts from the digging of footings and laying of foundations, and ends when work has completed³. For conversions or changes of use, this includes the period of making internal alterations.

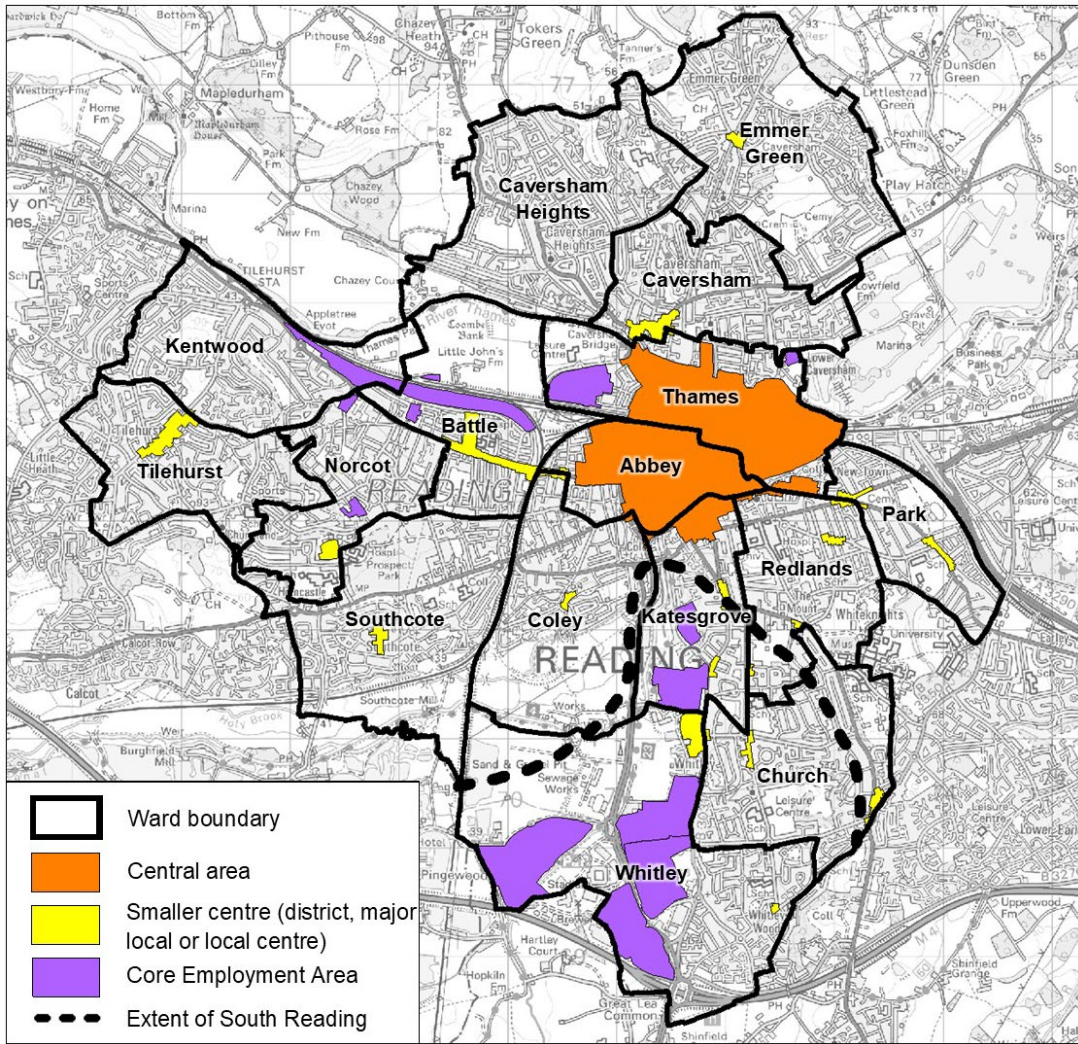
3.8 **Table 3** shows the total number of dwellings outstanding at 31 March 2026. This consists of those not started and those under construction, and therefore is a sum of tables 1 and 2.

3.9 **Table 4** shows the number of dwellings without planning permission but accepted in principle at 31 March 2026. These are known as 'soft commitments', and relate to the schedule set out at Section 7. There are three types of 'soft commitment':

³ It should be noted that the definition of when construction has begun for these purposes may differ from the definition of whether a permission has been implemented for legal purposes.

- Sites where there has been a resolution to grant permission, usually at Planning Applications Committee, but where the decision had not been formally issued at 31 March 2026. Usually, this is where the permission is awaiting the signing of a Section 106 Agreement.
 - Sites which are allocated for residential development in the adopted Local Plan but where planning permission has not yet been granted. Site allocations typically contain a range of dwelling numbers, and it is the highest number expressed in the policy which is used here. Sites are only included if a dwelling number is included in the policy.
 - Permissions in principle, which in Reading will be through an application for permission in principle route. There is an alternative route which is inclusion on Part 2 of the Council's Brownfield Land Register, but there are no sites currently on Part 2 in Reading.
- 3.10 The inclusion of such soft commitment sites in the document and their likely dwelling capacity does not necessarily represent a commitment to approve the development. It is not therefore comparable with an outstanding planning permission, nor is it necessarily an indication of a site's continued acceptability for housing development. All future planning applications on these sites will be considered on their individual merits by the Council.
- 3.11 **Table 5** shows the number of dwellings completed between 1 April 2025 and 31 March 2026. A dwelling is completed for these purposes when work on it has ended, even if it is still unoccupied. This figure inputs into other housing monitoring work, where it is judged against housing provision targets.
- 3.12 **Table 6** shows the number of dwellings newly permitted between 1 April 2025 and 31 March 2026. Its purpose is to show where new sites are coming forward. As such, it does not include developments which are the same as, or similar to, previous or existing permissions on the same site. Where a new permission represents an increase in dwellings over an existing permission on the site, only the uplift is included.
- 3.13 **Table 7** shows the number of dwellings for which planning permission had lapsed between 1 April 2025 and 31 March 2026. Planning permissions are generally subject to a condition requiring that work begins within a certain period, and an unimplemented permission lapses when that period runs out. Once lapsed, the developments no longer have planning permission. Although local planning authorities may specify a different timescale if necessary, most permissions use a standard period of three years.

Figure 1: Wards (from May 2022) and development plan designations in Reading



4. SUMMARY TABLES

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2026 (SUMMARY)

Table 1: Planning permissions (hard commitments) not started

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	3,378	56	24	22	299	2	3,621
Abbey ward	1,024	0	6	4	126	0	1,152
Battle ward	21	0	1	2	0	1	19
Caversham ward	42	-1	7	6	4	0	48
Caversham Heights ward	8	3	1	2	0	0	4
Church ward	0	0	0	0	1	0	1
Coley ward	0	0	3	4	50	0	49
Emmer Green ward	127	1	0	0	0	0	126
Katesgrove ward	106	0	4	3	80	0	187
Kentwood ward	12	0	0	0	1	0	13
Norcot ward	195	52	0	0	0	0	143
Park ward	6	0	0	0	2	0	8
Redlands ward	37	1	2	1	6	0	43
Southcote ward	1	0	0	0	1	0	2
Thames ward	1,172	0	0	0	24	0	1,196
Tilehurst ward	3	0	0	0	4	0	7
Whitley ward	624	0	0	0	0	1	623
Central Reading (Local Plan designation)	2,231	0	10	7	277	0	2,511
Smaller Centres (Local Plan designation)	61	0	5	5	11	0	72
Town Centres Sub-Total	2,292	0	15	12	288	0	2,583
South Reading (Local Plan designation)	633	1	0	0	2	1	633
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	3,304	54	24	22	299	2	3,549
Greenfield sites total	74	2	0	0	0	0	72
Large sites total	2,666	52	0	0	0	0	2,614
Medium sites total	626	0	0	0	229	0	855
Small sites total	86	4	24	22	70	2	152

Table 2: Planning permissions (hard commitments) under construction

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	490	1	11	9	907	2	1,396
Abbey ward	56	0	0	0	517	0	573
Battle ward	28	0	0	0	2	0	30
Caversham ward	0	1	0	0	3	0	2
Caversham Heights ward	2	0	2	4	0	0	0
Church ward	0	0	0	0	0	0	0
Coley ward	0	0	2	1	10	0	11
Emmer Green ward	61	0	0	0	0	0	61
Katesgrove ward	33	0	0	0	45	0	78
Kentwood ward	1	0	0	0	0	0	1
Norcot ward	8	0	0	0	0	1	7
Park ward	0	0	0	0	4	0	4
Redlands ward	45	0	7	4	0	1	47
Southcote ward	51	0	0	0	0	0	51
Thames ward	197	0	0	0	326	0	523
Tilehurst ward	4	0	0	0	0	0	4
Whitley ward	4	0	0	0	0	0	4
Central Reading (Local Plan designation)	280	0	0	0	886	0	1,166
Smaller Centres (Local Plan designation)	26	0	0	0	5	0	31
Town Centres Sub-Total	306	0	0	0	891	0	1,197
South Reading (Local Plan designation)	46	0	0	0	0	0	46
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	423	1	11	9	907	2	1,329
Greenfield sites total	67	0	0	0	0	0	67
Large sites total	55	0	0	0	110	0	165
Medium sites total	397	0	0	0	771	0	1,168
Small sites total	38	1	11	9	26	2	63

Table 3: Planning permissions (hard commitments) outstanding*

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	3,868	57	35	31	1,206	4	5,017
Abbey ward	1,080	0	6	4	643	0	1,725
Battle ward	49	0	1	2	2	1	49
Caversham ward	42	0	7	6	7	0	50
Caversham Heights ward	10	3	3	6	0	0	4
Church ward	0	0	0	0	1	0	1
Coley ward	0	0	5	5	60	0	60
Emmer Green ward	188	1	0	0	0	0	187
Katesgrove ward	139	0	4	3	125	0	265
Kentwood ward	13	0	0	0	1	0	14
Norcot ward	203	52	0	0	0	1	150
Park ward	6	0	0	0	6	0	12
Redlands ward	82	1	9	5	6	1	90
Southcote ward	52	0	0	0	1	0	53
Thames ward	1,369	0	0	0	350	0	1,719
Tilehurst ward	7	0	0	0	4	0	11
Whitley ward	628	0	0	0	0	1	627
Central Reading (Local Plan designation)	2,511	0	10	7	1,163	0	3,677
Smaller Centres (Local Plan designation)	87	0	5	5	16	0	103
Town Centres Sub-Total	2,598	0	15	12	1,179	0	3,780
South Reading (Local Plan designation)	679	1	0	0	2	1	679
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	3,727	55	35	31	1,206	4	4,878
Greenfield sites total	141	2	0	0	0	0	139
Large sites total	2,721	52	0	0	110	0	2,779
Medium sites total	1,023	0	0	0	1,000	0	2,023
Small sites total	124	5	35	31	96	4	215

*Includes developments not started & under construction (sum tables 1 & 2)

Table 4: Developments without planning permission but accepted in principle (soft commitments)*

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	8,412	5	0	0	170	0	8,577
Abbey ward	3,100	4	0	0	96	0	92
Battle ward	71	0	0	0	0	0	0
Caversham ward	0	0	0	0	0	0	0
Caversham Heights ward	12	0	0	0	0	0	0
Church ward	0	0	0	0	0	0	0
Coley ward	24	0	0	0	14	0	14
Emmer Green ward	71	0	0	0	0	0	0
Katesgrove ward	892	0	0	0	12	0	12
Kentwood ward	98	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0
Park ward	28	0	0	0	0	0	0
Redlands ward	90	0	0	0	15	0	15
Southcote ward	0	0	0	0	0	0	0
Thames ward	2,931	1	0	0	33	0	32
Tilehurst ward	75	0	0	0	0	0	0
Whitley ward	1,020	0	0	0	0	0	0
Central Reading (Local Plan designation)	6,135	5	0	0	141	0	6,271
Smaller Centres (Local Plan designation)	1,058	0	0	0	0	0	1,058
Town Centres Sub-Total	7,193	5	0	0	141	0	7,329
South Reading (Local Plan designation)	1,718	0	0	0	0	0	1,718
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	8,221	5	0	0	170	0	8,577
Greenfield sites total	191	0	0	0	0	0	0
Large sites total	6,383	0	0	0	90	0	6,473
Medium sites total	2,019	4	0	0	80	0	2,095
Small sites total	10	1	0	0	0	0	9

*Includes adopted Local Plan allocations where a dwelling figure is specified

Table 5: Planning permissions (hard commitments) completed 2025-2026

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	567	10	96	43	135	12	733
Abbey ward	205	0	20	5	50	6	264
Battle ward	1	0	27	15	0	1	12
Caversham ward	1	0	7	2	8	0	14
Caversham Heights ward	4	2	1	3	0	0	0
Church ward	0	0	0	0	0	0	0
Coley ward	47	0	5	2	0	1	49
Emmer Green ward	96	1	0	0	0	0	95
Katesgrove ward	32	0	19	8	29	1	71
Kentwood ward	1	0	2	1	0	0	2
Norcot ward	78	4	7	3	0	0	78
Park ward	9	0	6	3	36	0	48
Redlands ward	0	0	2	1	5	2	4
Southcote ward	1	0	0	0	0	0	1
Thames ward	75	0	0	0	4	1	78
Tilehurst ward	2	0	0	0	3	0	5
Whitley ward	15	3	0	0	0	0	12
Central Reading (Local Plan designation)	276	0	5	2	57	1	335
Smaller Centres (Local Plan designation)	1	0	15	7	35	1	43
Town Centres Sub-Total	277	0	20	9	92	2	378
South Reading (Local Plan designation)	15	3	3	1	24	2	36
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	451	10	96	43	135	12	617
Greenfield sites total	116	0	0	0	0	0	116
Large sites total	321	0	0	0	0	0	321
Medium sites total	216	4	0	0	89	0	301
Small sites total	30	6	96	43	46	12	111

Table 6: Planning permissions (hard commitments) permitted during 2025-2026*

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	230	5	85	37	562	12	823
Abbey ward	125	0	17	4	391	6	523
Battle ward	15	0	21	8	0	2	26
Caversham ward	0	0	8	5	3	0	6
Caversham Heights ward	1	0	0	0	0	0	1
Church ward	0	0	0	0	0	0	0
Coley ward	1	0	3	4	0	1	-1
Emmer Green ward	73	1	0	0	0	0	72
Katesgrove ward	1	0	19	8	31	1	42
Kentwood ward	0	0	2	1	0	0	1
Norcot ward	0	0	7	3	0	1	3
Park ward	0	0	6	3	2	0	5
Redlands ward	9	1	2	1	7	1	15
Southcote ward	1	0	0	0	0	0	1
Thames ward	0	0	0	0	127	0	127
Tilehurst ward	2	0	0	0	1	0	3
Whitley ward	2	3	0	0	0	0	-1
Central Reading (Local Plan designation)	125	0	5	2	543	0	671
Smaller Centres (Local Plan designation)	13	0	13	7	4	1	22
Town Centres Sub-Total	138	0	18	9	547	1	693
South Reading (Local Plan designation)	11	4	3	1	0	1	8
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	214	4	85	37	562	12	808
Greenfield sites total	16	1	0	0	0	0	15
Large sites total	68	0	0	0	0	0	68
Medium sites total	131	0	0	0	497	0	628
Small sites total	31	5	85	37	65	12	127

* This does not include permissions that are similar to proposals outstanding at 31st March 2025 on the same site

Table 7: Planning permissions (hard commitments) lapsed during 2025-2026*

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	630	1	4	1	23	0	655
Abbey ward	4	0	0	0	21	0	25
Battle ward	0	0	0	0	0	0	0
Caversham ward	0	0	0	0	0	0	0
Caversham Heights ward	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	0	0
Coley ward	3	0	4	1	0	0	6
Emmer Green ward	0	0	0	0	0	0	0
Katesgrove ward	1	0	0	0	2	0	3
Kentwood ward	0	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0
Park ward	0	0	0	0	0	0	0
Redlands ward	0	0	0	0	0	0	0
Southcote ward	0	0	0	0	0	0	0
Thames ward	622	1	0	0	0	0	621
Tilehurst ward	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	0	0	0
Central Reading (Local Plan designation)	624	0	0	0	23	0	647
Smaller Centres (Local Plan designation)	0	0	0	0	0	0	0
Town Centres Sub-Total	624	0	0	0	23	0	647
South Reading (Local Plan designation)	0	0	0	0	0	0	0
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	630	1	4	1	23	0	655
Greenfield sites total	0	0	0	0	0	0	0
Large sites total	620	0	0	0	0	0	620
Medium sites total	0	0	0	0	0	0	0
Small sites total	10	1	4	1	23	0	35

* Permissions which have lapsed and are not counted in outstanding permissions. Sites where a similar alternative permission is still outstanding are not counted here.

5. COMPARISON WITH PREVIOUS YEARS

- 5.1 This section compares the key headline figures from the 2026 survey (i.e. dwellings completed, dwellings under construction, dwellings completed and new dwellings permitted) against the figures from previous surveys.

Table 8: Key figures - comparison with previous years

Year	Completed (net)	Under construction (net)	Not started (net)	New permissions (net)
2015	635	998	2,883	764
2016	751	1,060	2,221	393
2017	717	1,003	2,353	1,172
2018	700	1,206	2,769	1,402
2019	910	1,128	4,467	2,588
2020	524	1,633	3,754	492
2021	408	1,976	3,104	281
2022	850	2,519	3,833	2,367
2023	888	2,163	3,881	802
2024	1,021	1,644	4,726	1,460
2025	890	1,159	4,371	561
2026	733	1,396	3,621	823

- 5.2 There has been a notable reduction in completed dwellings this year compared to the last four years. Whilst this remains above the Local Plan target of 689, it is well below the national standard method target against which delivery is currently judged. Almost half of these completed dwellings have been in the town centre, with completions at Weldale Street and Caversham Road, but there has also been strong levels of delivery elsewhere, in particular at the Reading Golf Club site in Emmer Green.
- 5.3 The number of dwellings under construction has increased slightly from last year, but remains below the peak in recent years, but still represents a healthy pipeline of supply. Significant amounts of housing at sites such as Reading Golf Course remain under construction alongside a number of conversions from office to residential in the town centre. The vast majority of homes under construction are in the town centre.
- 5.4 The number of dwellings not started is reduced from last year, and is broadly in line with the average over the last ten years. There has been a healthy number of new homes permitted this year, although not particularly high by historic standards. There are now a number of very large sites with permission but where development has not commenced, and some of the largest are wholly or partly in outline, in particular Vastern Court, Station Hill Phase 3 and Royal Elm Park.

Planning Section
Reading Borough Council
Civic Offices, Bridge Street
Reading
RG1 2LU
Tel: 0800 626540
[Planning Policy e-mail](#)
[Planning Policy website](#)

