

Reading Borough Local Plan Partial Update: Updated Five Year Supply Position (May 2026)

1. The Inspector requested an updated version of Table 3 in the Council's Hearing Statement for Matter 3 (Housing) [EX046] which summarises the anticipated five year supply position at adoption. The Council has now carried out its development monitoring for 2025-26 and this has informed the updated position shown in Table 1.

Table 1: Summary of anticipated 5 year supply position at adoption

Requirement	Dwellings
Total requirement 2023-2041	14,850
Completions 2023-26	2,644
Remaining requirement 2026-2041 total	12,206
Remaining requirement 2026-2041 annual	814
Total requirement for five year supply 2026-2031	4,069
Total requirement for five year supply 2026-2031 with 5% buffer	4,272
Annual requirement 2026-31 with 5% buffer	854
Supply	Dwellings
Projected completions 2026-27	494
Projected completions 2027-28	903
Projected completions 2028-29	721
Projected completions 2029-30	1,158
Projected completions 2030-31	1,042
Total projected completions 2026-2031	4,318

2. This equates to 5.06 years' supply ($4,318 / 854$) and shows that the Council would still have a five year supply at adoption based on the most recent figures.