

East Cambridgeshire
District Council

East Cambridgeshire Authority's Monitoring Report (AMR) 2025-2026

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27 October 2026

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1 Introduction

- 1.1 The Authority's Monitoring Report (AMR) provides information on a range of development related statistical matters and monitoring of the implementation of planning policy. This AMR covers the reporting year from 1 April 2025 – 31 March 2026.
- 1.2 The main planning policy document for East Cambridgeshire is the Local Plan 2015 (as amended 2023). This includes a vision for growth, strategic policies, identifies sites for development and the delivery of infrastructure. The Local Plan was adopted by the Council on 21 April 2015, with some small changes to it adopted by the Council on 19 October 2023. It is therefore referred to as the East Cambridgeshire Local Plan 2015 (as amended 2023). The Local Plan covers the period 2011 to 2031, although as far as housing delivery is concerned (as expressed in GROWTH 1) the plan period is 2022 to 2031.
- 1.3 The source of the information used in this report is from East Cambridgeshire District Council and Cambridgeshire and Peterborough Insight, unless otherwise stated.

Period covered

- 1.4 This AMR covers the period 1 April 2025 to 31 March 2026.

Key findings of the 2025-26 Monitoring Report

- 1.5 The following summarises the key findings of this AMR:
 - The main planning policy document for East Cambridgeshire is the Local Plan 2015 (as amended 2023) and CIL continues to be operated.
 - The Local Plan covers the period 2011 to 2031, although as far as housing delivery is concerned (as expressed in GROWTH 1) the plan period is 2022 to 2031.
 - 602 dwellings (net) were completed in 2025/26 in East Cambridgeshire, and this was the fifth highest completions in the period since 2011. The last seven years has seen consistently and considerably higher amounts of completions than was the case throughout the period 2011-2018.
 - 277 affordable dwellings were completed in this monitoring year. This is the highest number of affordable housing completions since 2011. This follows 4 years where the delivery of affordable housing has also been above the median seen since 2011.

Location

- 1.6 East Cambridgeshire is a predominantly rural district located to the north-east of Cambridge. The district covers an area of 65,172ha and has a population of 87,700¹. The district contains the city of Ely, two market towns, and approximately 50 other villages and hamlets varying in size, including the fringe areas of Newmarket.

¹ 2021 Census

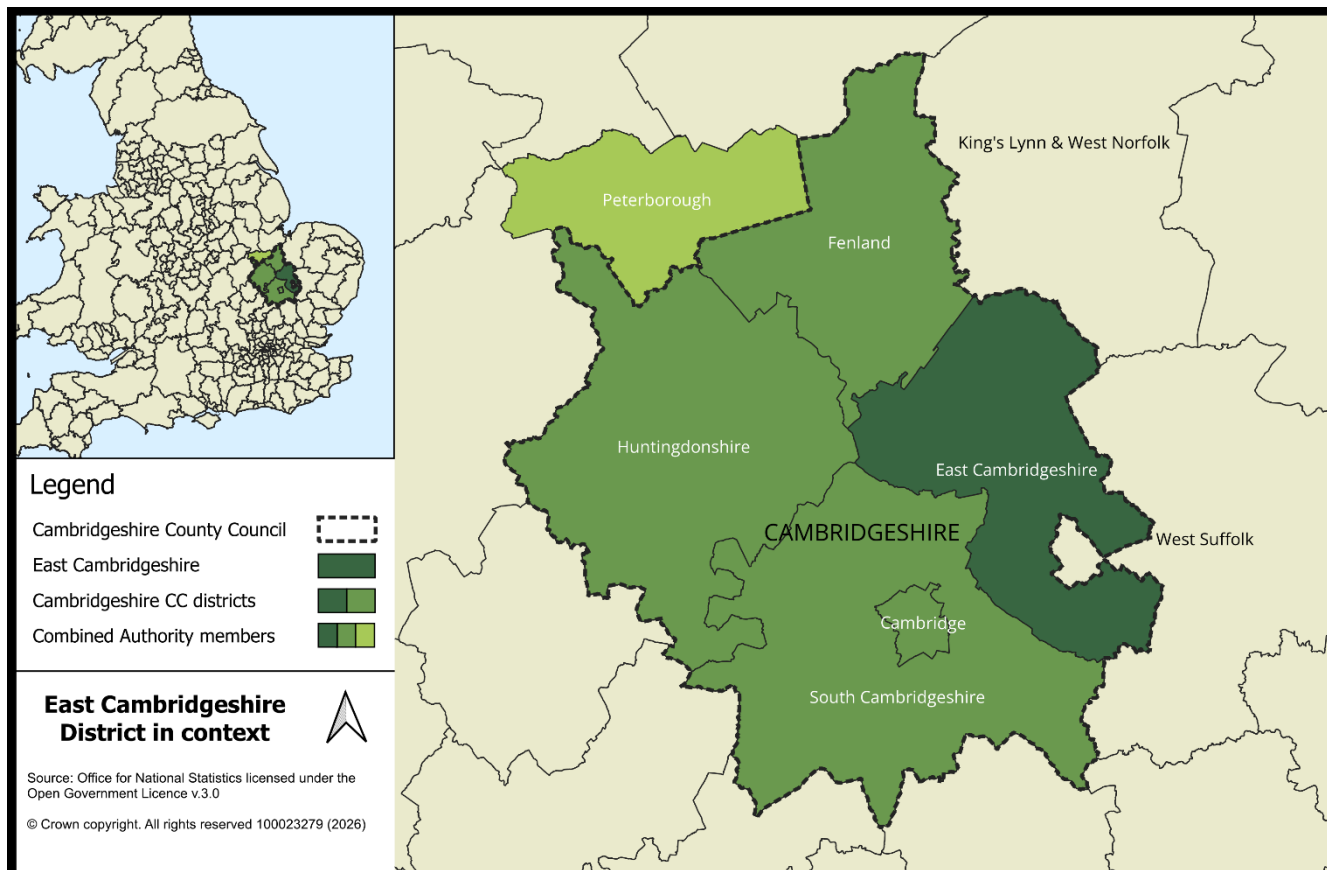


Figure 1: East Cambridgeshire District in context

Detailed spatial portrait of East Cambridgeshire

- 1.7 The northern part of the district is characterised by low-lying intensively farmed fenland – with many settlements located on higher ground on the old ‘islands’ in the fen. Flood risk in the area is a key issue, with much of the land at or below sea-level. The area contains the cathedral city of Ely, the market town of Soham and Littleport town. It also contains a range of scattered villages and hamlets. Compared to the south of the district, incomes are lower and deprivation is more marked. Although the northern part is predominantly an area of fertile agricultural land, it contains the majority of the district’s industry and manufacturing.
- 1.8 The towns have also been a focus for most of the housing growth in the district over the last 20 years, with large new estates built in the market towns. Table 1 below shows that the population of East Cambridgeshire has increased by 4.7% between the 2011 Census and the 2021 Census. The main service and commercial centre is Ely (population 20,573), whilst Soham (population 13,242) and Littleport (population 9,910) both serve more local catchments and have lower scales of commercial and retail provision².
- 1.9 The nearby city of Cambridge (population 145,700³) exerts a significant influence over the whole district as a major economic, social and cultural centre. The success of the Cambridge economy has caused the district to experience considerable pressure for housing growth. Rapid population growth has also placed pressure on local infrastructure and service provision – for example, education, transport, health services, recreation and utility services.
- 1.10 Unemployment in the district remains low by regional and national standards. This can be seen by consulting the Economic Indicators Dashboard provided by the Cambridgeshire and

² Population figures from Census 2021

³ Census 2021

Peterborough Insight team at: [Cambridgeshire & Peterborough Insight – Economy – Economic Indicators Dashboard](#) . A screen shot taken from the employment overview is shown below:

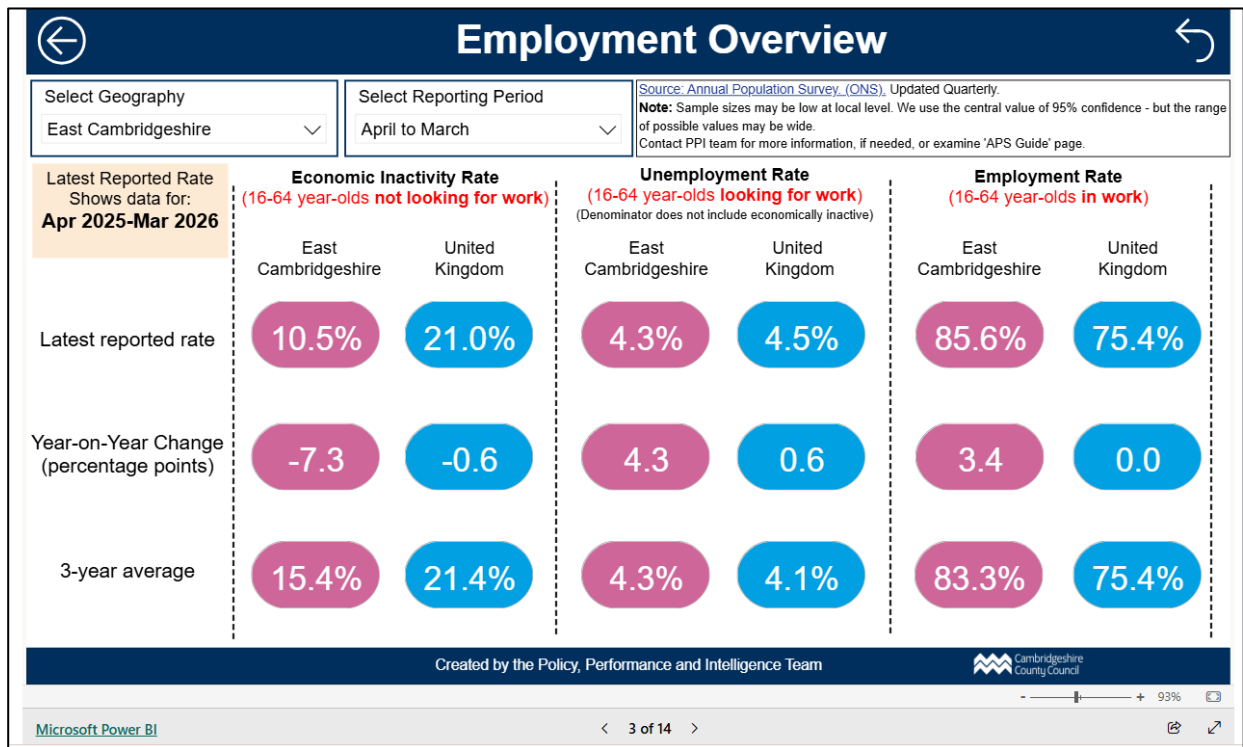


Figure 2: East Cambridgeshire Employment Overview April 2026 to March 2026

- 1.11 Figure 3 shows important sectors, including public admin, education and health; business services; manufacturing; wholesale and haulage. Agriculture is still significant relative to the national average, and stud farming is a key industry in the south of the district around Newmarket. Most of the main settlements in East Cambridgeshire have industrial estates, although the largest concentrations of industrial and commercial operations are in Ely, Littleport and close to the A14 at Snailwell.
- 1.12 Figure 4 shows the different employment rates of these East Cambridgeshire-based industries.

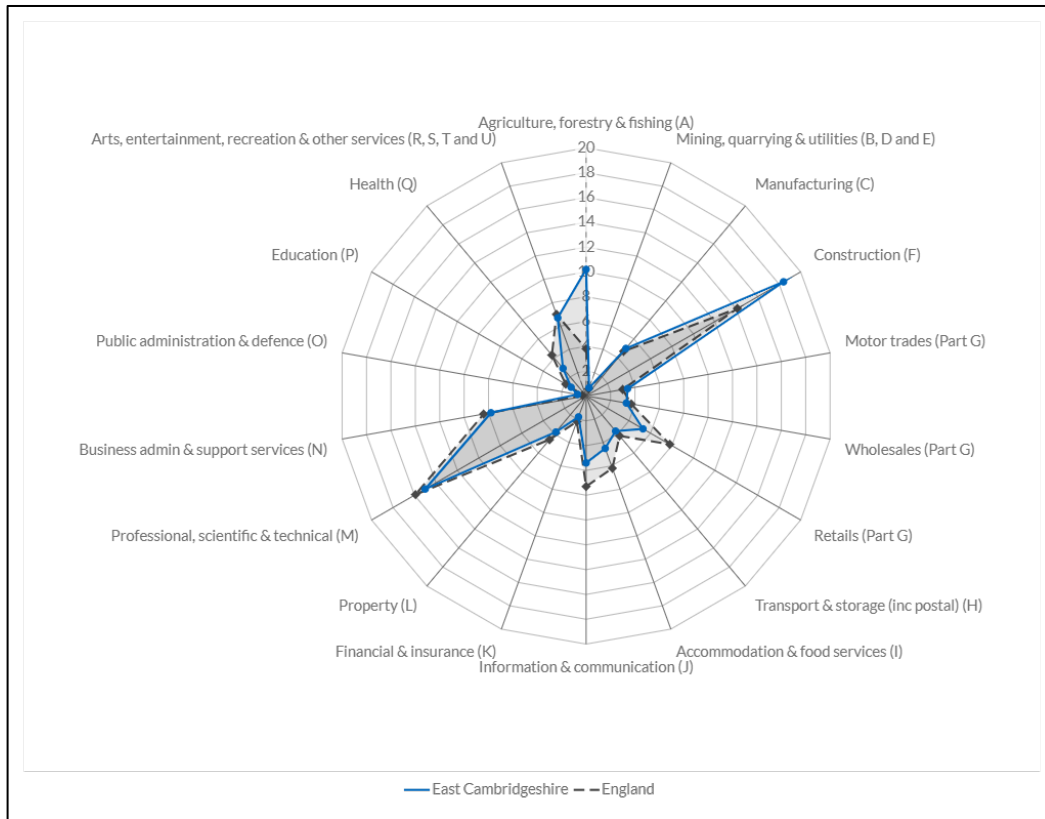


Figure 3: Percentage of enterprises by industry for East Cambridgeshire (2025)⁴

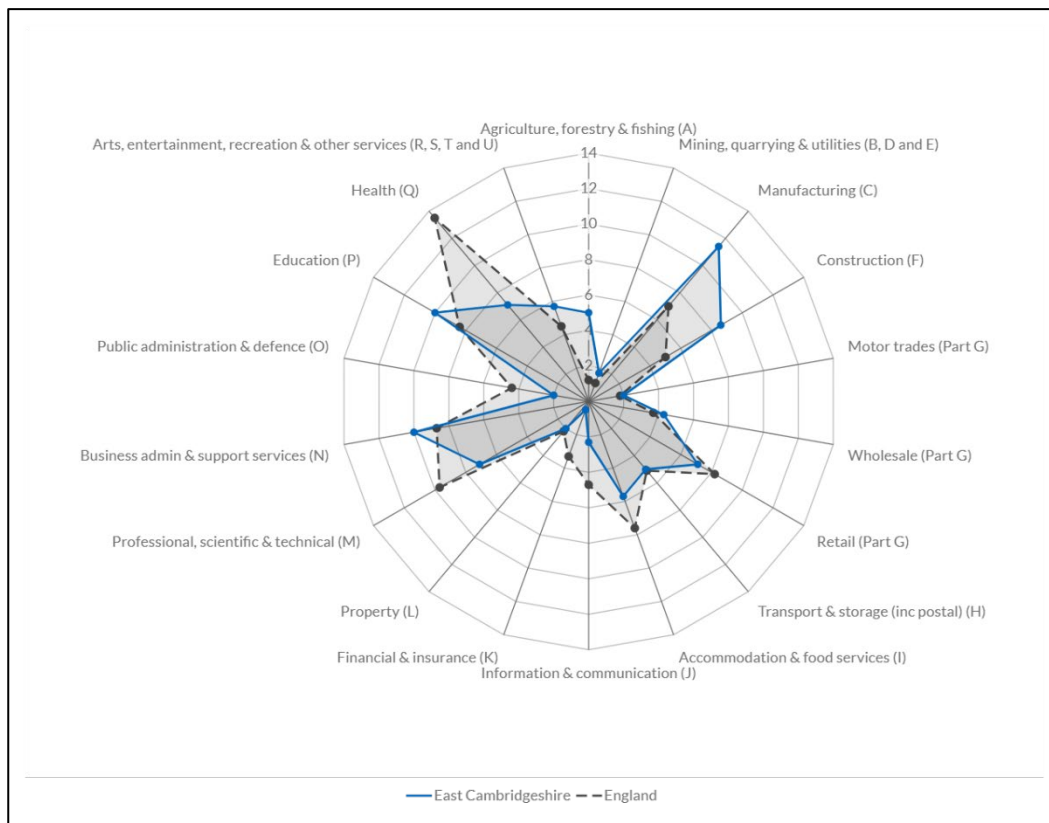


Figure 4: Employment rate by industry for East Cambridgeshire 2024⁵

⁴ source: www.cambridgeshireinsight.org.uk, extracted October 2026

⁵ source: www.cambridgeshireinsight.org.uk, extracted October 2026

- 1.13 The district contains a number of sites of particular importance for biodiversity, including five internationally important wildlife sites at the Ouse Washes, Wicken Fen, Devil's Dyke, Chippenham Fen and Breckland SAC/SPA (not physically located within East Cambridgeshire, but part of the buffer zones around it are). There are also 20 Sites of Special Scientific Interest and 81 County Wildlife Sites. Many of these wildlife areas also provide opportunities for outdoor recreation and sport – particularly boating and fishing on the Fenland Rivers and waterways.

Population

- 1.14 The table below sets out district and county-wide information on population. Cambridgeshire County is made up of the 5 district councils of Cambridge, East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire. The combined authority is made up of those 5 councils, together with Peterborough.

Local Authority Area	Census 2011	Census 2021	Percentage increase 2011-2021	Mid-2025 estimate
Cambridge	123,900	145,700	17.6%	149,872
East Cambridgeshire	83,800	87,700	4.7%	94,599
Fenland	95,300	102,500	7.6%	105,930
Huntingdonshire	169,500	180,800	6.7%	191,941
South Cambridgeshire	148,800	162,000	8.9%	174,641
Cambridgeshire sub-total:	621,300	678,700	9.2%	716,983
Peterborough	183,631	215,670	17.4%	224,757
Cambridgeshire and Peterborough Combined Authority area total:	804,931	894,370	11.1%	941,740

Table 1: Usual resident population in district and wider area⁶

East Cambridgeshire Local Plan 2015 (as amended 2023)

- 1.15 To be effective, plans need to be kept up to date. Previously, the National Planning Policy Framework stated policies in local plans should be reviewed at least once every 5 years in order to assess whether they need updating⁷. In April 2020 the council determined that its Local Plan 2015 required revision, but only partially and only in respect of its strategic housing policy, GROWTH 1, and some of its supporting text. The rest of the Local Plan was considered to not, at that time, need updating.
- 1.16 Over the period 2020 to 2023, a process of updating the Local Plan therefore took place, and focussed on the issue of updating policy GROWTH 1. Consultation on the Proposed Submission version of the Single-Issue Review of the Local Plan was carried out between 3 May and 13 June 2022. Two earlier consultations also took place on a draft document, during 2021. On 19 July 2022, the Council submitted its proposed Single-Issue Review Local Plan to the Planning Inspectorate, so that an independent examination of the proposal could take place. In October

⁶ source: ONS - Census 2011; Census 2021; Mid-Year Population Estimates, England and Wales, June 2025

⁷ This does not apply under the plan making system introduced through secondary legislation in March 2026. See paragraph 1.20

2023, the Council received an Inspector's Report, and the Local Plan was adopted on 19 October 2023. For more information on this process, please see our webpage at

<https://eastcambs.gov.uk/planning-and-building-control/planning-policy-and-guidance/adopted-local-plan/local-plan>

- 1.17 As at the monitoring period ending 31 March 2026, it is the Local Plan 2015 (as amended 2023) that is used in decision-making process.

Supplementary Planning Documents

- 1.18 Listed below are the extant SPDs, as at the end of the monitoring period (31 March 2026).

- Cambridgeshire Flood and Water SPD
- Climate Change SPD
- Community-Led Development SPD
- Contaminated Land SPD
- County Wildlife Sites SPD
- Custom and Self- Build Housing SPD
- Design Guide SPD
- Developer Contributions SPD
- Hedgehog Recovery Design Guidance SPD
- Natural Environment SPD
- North Ely SPD
- Renewable Energy (Commercial Scale) SPD
- Shop Fronts Design Guide SPD

And 12 Conservation Area Appraisal SPDs

- 1.19 An up-to-date status of SPDs can be found on our website at:

<https://eastcambs.gov.uk/planning-and-building-control/planning-policy-and-guidance/supplementary-planning-documents>

Planning Reform

- 1.20 Following the Levelling Up and Regeneration Act 2023 (the 'LURA'), a new plan-making system was introduced in England through secondary legislation that came into force in March 2026, via the Town and Country Planning (England) Regulations 2026, referred to as the '2026 plan-making regulations'.
- 1.21 The 2026 plan-making regulations will apply for local planning authorities (LPAs) who are progressing new local plans (excluding those LPAs who are at the very advanced plan-making stage under the previous system), whilst provisions contained within the previous plan-making regulations, the 'Town and Country Planning (Local Planning) (England) Regulations 2012' continue to apply, in so far as they are relevant, to local plans that are adopted under the previous system.
- 1.22 Regulation 34 in the "Town and Country Planning (Local Planning) (England) Regulations 2012 applied to the preparation of Authority's Monitoring Reports. The scope of the '2026 plan-making regulations' do not include provision for monitoring requirements although this provision is expected to be brought forward via separate secondary legislation. In the meantime, this AMR is structured around the requirements set out in Regulation 34 of the 2012 Regulations as far as they are relevant this authority.

2 Key Indicators of development monitoring

Dwelling completions in East Cambridgeshire

Regulation 34(3)

34. (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

- (a) in the period in respect of which the report is made, and
- (b) since the policy was first published, adopted or approved.

- 2.1 The delivery of new dwellings is a key focus for the council. For the reporting period April 2024-March 2026, the adopted Local Plan 2015 (as amended 2023) is the most recent plan which specifies housing requirements. The Local Plan sets a target for 5,400 dwellings to be delivered within East Cambridgeshire between 2022 and 2031 (or 600 dwellings per annum).
- 2.2 The figures reported in this AMR for some previous years differ to previous editions of the AMR. This is due to corrections that were made upon review of the council's historic data in preparation for this edition. The figures reported in the most up to date AMR should be taken as definitive.
- 2.3 Table 2 shows net completions during the monitoring year ending 31 March 2026, compared to previous years since 2011, with progress from 2022 onwards highlighted (the relevant plan period as far as housing supply is concerned and as expressed in Policy GROWTH 1). During this monitoring year, there have been 612 gross housing completions, 10 losses (primarily via demolition), resulting in net housing completions at 602.
- 2.4 In line with government guidance, an allowance for older people's accommodation (Use-class C2) has been included in the housing completion figure since 2018/19. See Appendix A for further information. Years with added C2 completions are indicated with an asterisk (*).

Monitoring Year	Completions (net)	Cumulative
2011-12	369	369
2012-13	287	656
2013-14	191	847
2014-15	162	1009
2015-16	181	1190
2016-17	234	1424
2017-18	289	1713
2018-19	386*	2099
2019-20	516*	2615
2020-21	405	3020
2021-22	619	3639
2022-23	809*	4448
2023-24	611	5059

Monitoring Year	Completions (net)	Cumulative
2024-25	670*	5729
2025-26	602	6331

Table 2: East Cambridgeshire net housing completions⁸

- 2.5 The average net number of dwellings delivered per year in the whole dataset is 422 dwellings. The average number of dwellings delivered per year in the current planning period (starting 2022-2023) is 673.

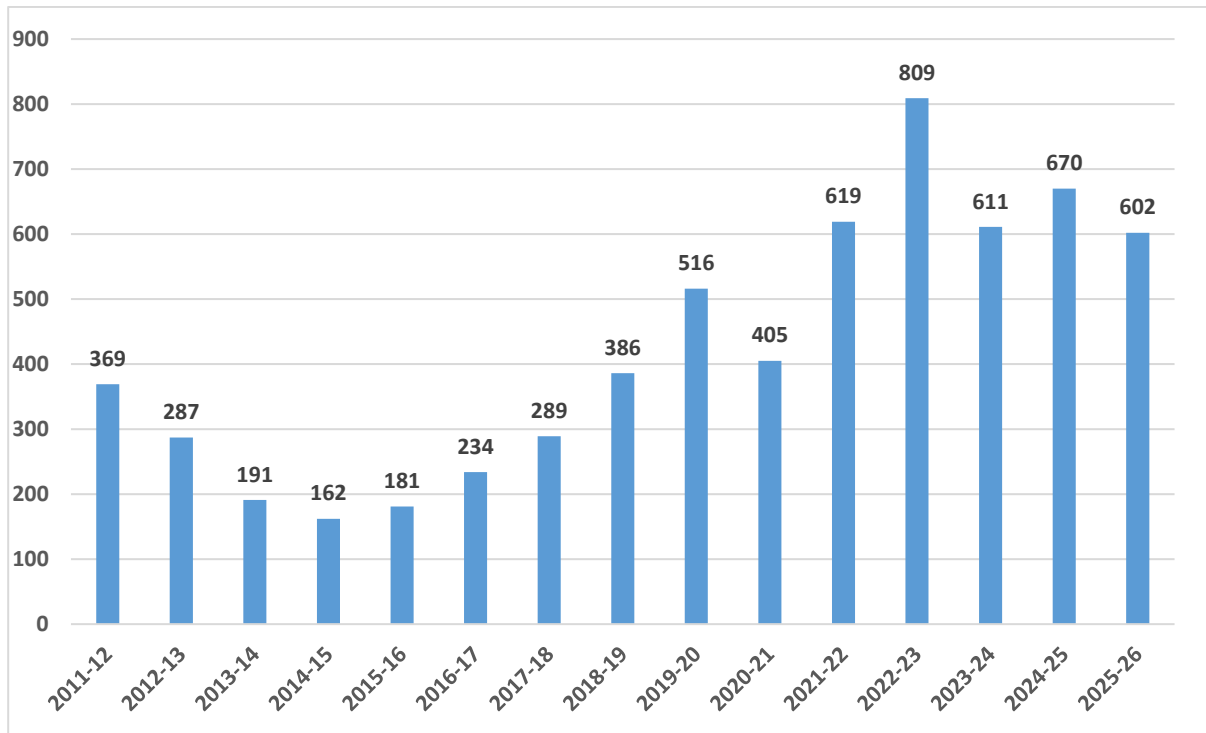


Figure 5: Net completions per year 2011-26

- 2.6 For information purposes, the total **gross** completions (e.g. it makes no allowance for demolitions or replacement dwellings, plus excludes C2 equivalent) were as follows:

Monitoring Year	Completions (gross)	Cumulative
2011-12	394	394
2012-13	307	701
2013-14	208	909
2014-15	181	1090
2015-16	203	1293
2016-17	246	1539
2017-18	300	1839

⁸ Completion figures for previous years have been updated and corrected since publication of previous 5YHLS report.

Monitoring Year	Completions (gross)	Cumulative
2018-19	381	2220
2019-20	493	2713
2020-21	415	3128
2021-22	626	3754
2022-23	785	4539
2023-24	616	5155
2024-25	646	5801
2025-26	612	6413

Table 3: East Cambridgeshire gross housing completions (excluding C2 equivalent)

- 2.7 Table 4 below demonstrates that 340 net dwellings, or around 56% of total net completions in 25/26, have come forward in the three primary settlements in the district (Ely, Soham and Littleport). This is in line with the Local Plan policies which direct growth to these towns. However, the new Garden Village at Kennett also made a significant contribution.

	Dwellings		
Parish	Gains	Losses	Net Total
Ashley	0	0	0
Bottisham	0	0	0
Brinkley	0	0	0
Burrough Green	0	0	0
Burwell	11	1	10
Cheveley	18	2	16
Chippenham	0	0	0
Coveney	0	0	0
Dullingham	1	1	0
Ely	121	1	120
Fordham	4	0	4
Haddenham	76	0	76
Isleham	24	1	23
Kennett	108	0	108
Kirtling	1	0	1
Little Downham	2	0	2
Little Thetford	0	0	0
Littleport	155	0	155
Lode	5	0	5
Mepal	3	0	3
Reach	2	0	2

	Dwellings		
Parish	Gains	Losses	Net Total
Snailwell	0	0	0
Soham	68	3	65
Stetchworth	0	0	0
Stretham	0	0	0
Sutton	2	0	2
Swaffham Bulbeck	0	0	0
Swaffham Prior	1	0	1
Wentworth	0	0	0
Westley Waterless	2	0	2
Wicken	3	0	3
Wilburton	2	0	2
Witcham	0	0	0
Witchford	2	0	2
Woodditton	1	1	0
Total	612	10	602

Table 4: Net dwellings completions by parish (including C2 equivalent)

Gypsy and traveller pitches and plots

- 2.8 This monitoring information relates to the delivery of pitches for gypsy and traveller families. For the purposes of monitoring, a pitch means a pitch on a gypsy and traveller site and 'plot' means a pitch on a travelling showpeople site. The terminology differentiates between residential pitches for gypsies and travellers and mixed-use plots for travelling showpeople, which may/will need to incorporate space or to be split to allow for the storage of equipment (NPPF 2026).
- 2.9 Table 5 details the net total number of pitches that have been completed in each monitoring period since 2011. For a pitch to be considered completed it must be available for use. For the 2025/26 monitoring period there was one additional pitch and three additional plots (showpeople pitches) completed in East Cambridgeshire district.

11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	Total
0	9	0	12	6	1	8	0	0	6	3	0	0	0	4	45

Table 5: Additional pitches: gypsies, travellers and travelling showpeople (NET)

Affordable housing completions (gross)

- 2.10 Table 6 sets out affordable housing completions over the past 15 years.
- 2.11 Affordable housing is monitored as gross completions. Between 1 April 2025 and 31 March 2026, there were 277 affordable dwelling completions which represent approximately 45% of gross dwelling completions in that year. This is the highest gross number of affordable dwellings completed in the district in the plan period.

Year	Gross completions	Affordable (Gross)	Percentage Affordable
2011-12	394	82	21%
2012-13	307	14	5%
2013-14	208	24	12%
2014-15	181	19	10%
2015-16	203	54	27%
2016-17	246	11	4%
2017-18	300	88	29%
2018-19	381	63	17%
2019-20	493	67	14%
2020-21	415	57	14%
2021-22	626	154	25%
2022 -23	785	181	23%
2023-24	616	154	25%
2024-25	646	210	33%
2025-26	612	277	45%

Table 6: Affordable housing completions (gross) 2011 to 2025/26

2.12 Table 7 shows the number of affordable housing completed in each parish during the 2025/26 reporting period.

Parish	Affordable housing completions in 2025/26 reporting period
Littleport	83
Haddenham	74
Kennett	46
Ely	35
Isleham	20
Soham	18
Cheveley	1

Table 7: Affordable housing completions by parish in 2025/26

2.13 Table 8 reports on the bedroom sizes of the completed affordable housing units across the district during the 2025/26 monitoring period.

Bedroom number	Affordable housing completions in 2025/26 reporting period	Percentage proportion of total
1	44	16%
2	103	37%
3	111	40%
4	19	7%
Total	277	100%

Table 8: Affordable housing completions by bedroom number in 2025/26

Dwelling size

2.14 The table below illustrates the breakdown of bedroom sizes of completed homes of all tenures since 2011 (excludes C2 dwellings).

Year	1 Bed	2 Beds	3 Beds	4+ Beds	No record	Total
2011-12	35	131	123	101	4	394
2012-13	14	98	105	82	8	307
2013-14	10	42	86	70	0	208
2014-15	32	36	48	56	9	181
2015-16	22	68	43	63	7	203
2016-17	12	51	81	101	1	246
2017-18	17	99	98	86	0	300
2018-19	68	111	120	82	0	381
2019-20	32	97	170	184	10	493
2020-21	31	72	130	182	0	415
2021-22	23	155	243	203	2	626
2022-23	48	196	293	248	0	785
2023-24	35	141	243	197	0	616
2024-25	30	150	262	193	11	646
2025-26	53	144	269	146	0	612
Total	462	1591	2314	1994	52	6413
% Total	7%	25%	36%	31%	1%	100%

Table 9: Dwelling sizes (based on gross completions)

Housing land supply in East Cambridgeshire

2.15 The council publishes a separate report entitled East Cambridgeshire's 'Five-year housing land supply report'. This shows how East Cambridgeshire is able or not able to meet its five-year land supply requirements. The latest report is made available on our website, and shows the authority's current position regarding the five-year land supply as at 1 April 2026.

Self-build housing in East Cambridgeshire

- 2.16 Whilst self-build housing is not strictly required to be reported on in the AMR, it is considered helpful to do so. The 'Self-build and Custom Housebuilding Act 2015 (as amended)' obliges a local authority to maintain a list of people and groups interested in building their own homes, on a 'register'. The Government has issued the 'Self-Build and Custom Housebuilding Regulations 2016' to assist in implementing the Act.
- 2.17 As set out in the regulations, cited above, Regulations, Part 1 of a register comprises those people and organisations who meet all of the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to *'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area'*⁹ (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3-year period, post the end of the base period. If the register is not split into a Part 1 and Part 2 by a local authority, then all on the register are assumed to be qualifying as if within a Part 1.
- 2.18 There is a different time frame for monitoring self-build data compared with most other data recorded in this AMR. A 'self-build monitoring year' ends on 30 October each year, and the new year commences on 31 October (these dates being prescribed in legislation). On 31st October 2017, Councils were allowed to charge a fee for entering names on to the 'register' and this has likely been the cause of a reduced number on the register, possibly because people will no longer put their name on several registers (i.e. several local authorities) and pay a fee each time. The data collected that corresponds to this AMR period (1 April 2025 to 31 March 2026) includes the self-build monitoring year 31 October 2024 to 30 October 2025. At the end of that monitoring period, the following statistics applied:

Base Period	Number on Part 1 at end of base period	Number on Part 2 at end of base period
31 October 2015 – 30 October 2016	60	0
31 October 2016 – 30 October 2017	90	0
31 October 2017 – 30 October 2018	8	1
31 October 2018 – 30 October 2019	3	1
31 October 2019 – 30 October 2020	7	2
31 October 2020 – 30 October 2021	8	2
31 October 2021 – 30 October 2022	8	2

⁹ see the S&CH Act, as amended by the Housing and Planning Act, section 2(A)(2)

Base Period	Number on Part 1 at end of base period	Number on Part 2 at end of base period
31 October 2022 – 30 October 2023	5	1
31 October 2023 – 30 October 2024	6	1
31 October 2024 – 30 October 2025	7	0
31 October 2025 – 30 October 2026	Out of AMR monitoring year	Out of AMR monitoring year

Table 10: Self-build register table

3 year period	31 Oct 2022 – 30 Oct 2025
Permissions Required (doesn't apply to anyone on Part 2)	5
Permissions Granted to date in period	23
Requirement met	Yes

Table 11: Self-build requirement 2021-2024

Description of permissions for period 31 Oct 2022 – 30 Oct 2025	Date approved	Plots
22/00599/FUL- Plot 1 Field House Stud Whitecross Road Wilburton Cambridgeshire CB6 3QB	31 January 2023	1
22/00345/FUL - Site South East Of 91 The Row Sutton Cambridgeshire CB6 2PB	13 April 2023	1
22/01021/OUT - Site North Of 44 Camel Road Littleport Cambridgeshire	28 April 2023	2
23/00350/FUL - 1 Second Drove Queen Adelaide Ely Cambridgeshire CB7 4UD	12 June 2023	1
22/00996/FUL Hithertree House, Nornea Lane Stuntney Cambridgeshire CB7 5TT	7 July 2023	1
21/00291/OUM - Downfield Farm Fordham Road Soham Ely Cambridgeshire CB7 5AH	31 October 2023	11
24/01294/FUL - Barn At Spinney Abbey 33 Stretham Road Wicken Cambridgeshire	28 February 2025	1
24/01314/FUL - Land South Of 9 Limes Close Wilburton Cambridgeshire	6 March 2025	1
25/00115/FUL - Banstead Farm Bradley Road Kirtling Newmarket Suffolk CB8 9JB	3 June 2025	1

Description of permissions for period 31 Oct 2022 – 30 Oct 2025	Date approved	Plots
25/00126/FUL - 26 High Street Stretham Ely Cambridgeshire CB6 3JQ	18 June 2025	2
25/00181/FUL - Site To North Of 4 Main Street Wardy Hill Cambridgeshire	7 July 2025	1
Total		23

Table 12: Self-build permissions 2022-2025.

Note: For earlier periods, please see previous AMRs.

- 2.19 It should also be noted that an exemption from the CIL is available to anybody who is building their own home or has commissioned a home from a contractor, house builder or sub-contractor ('self-build exemption'). Individuals benefiting from the exemption must own the property and occupy it as their principal residence for a minimum of 3 years after the work is completed. The table below shows how many CIL exemptions were claimed in ECDC per self-build monitoring period. Further information on CIL matters are included later in this document.

	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
Self-Build CIL Exemptions	93	78	94	58	69	30	23	24	TBC

Table 13: Self-build completions per self-build monitoring year

Neighbourhood Planning

Regulation 34(4)

34. (4) Where a local planning authority has/have made a neighbourhood development order or a neighbourhood development plan; the local planning authority's monitoring report must contain details of these documents.

- 2.20 To meet Regulation 34(4), East Cambridgeshire District Council confirms that, during the monitoring period of April 2025 to 31 March 2026, the following Neighbourhood Plans were made:

- Witcham Neighbourhood Plan, 24 February 2026

- 2.21 Latest information on neighbourhood planning in East Cambridgeshire can be found on the website at <https://eastcambs.gov.uk/planning-and-building-control/planning-policy-and-guidance/neighbourhood-planning>

Community Infrastructure Levy Report

Regulation 34(5)

34. (5) Where a local planning authority has prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010(b), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.

- 2.22 East Cambridgeshire District Council adopted a CIL Charging Schedule (see below) on 10 December 2012. For details see <https://eastcambs.gov.uk/planning-and-building-control/community-infrastructure-levy>

Development Type	CIL base rate per square metre
Residential Zone A – Littleport and Soham	£40
Residential Zone B - Ely	£70
Residential Zone C – Rest of District	£90
Retail development Use Class E (previously (A1/A2/A3/A4/A5) and sui generis uses akin to retail (e.g. petrol filling stations, motor sales units)	£120
All other uses (unless stated above in this table)	£0

- 2.23 Regulation 62 of The Community Infrastructure Levy Regulations 2010 requires East Cambridgeshire District Council as a charging authority to prepare a report for the financial year. Section 4 of this regulation outlines information that should be included in the report. The report for the 2025/26 financial year (which aligns with this AMR monitoring period) is expected to be published in November 2026. This will then be available on the council's website along with more details on CIL and how it has been spent.

Appendix A – Counting housing supply from communal accommodation

Planning Practice Guidance (PPG) establishes that student accommodation and other communal accommodation (including old people's accommodation) can count towards an authority's housing land supply. PPG sets out key principles to be followed, and states published census data can be used to calculate to what extent communal accommodation releases accommodation in the wider housing market.

In August 2026, the government updated the Housing Delivery Test measurement rule book¹⁰. This explains how MHCLG calculates the amount of housing released in the housing market when student and other communal accommodation comes forward:

- The ratio applied to student accommodation is calculated by dividing the total number of students living in student-only households by the total number of student-only households in England. The current ratio is 2.4.
- The ratio applied to other communal accommodation (including old people's accommodation) is based on the national average number of adults in all households i.e. the total number of adults living in all households divided by the total number of households in England. The current ratio is 1.9.

In calculating the extent to which communal accommodation coming forward in East Cambridgeshire releases accommodation in the wider housing market, we will follow the same methodology and ratios as used by MHCLG from this point forwards.

The following provides a worked example to show the amount of accommodation released, expressed as number of dwellings, by a hypothetical 50-bed care home.

Bed spaces	50
Ratio	1.9
Accommodation released (to nearest whole dwellings)	26

Table 14: Example of 50-bed care scheme and C3 accommodation released

¹⁰ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book#fn:4>