

HMO Article 4(1) Direction - Appendix C

- 1.1 Within the report that has been prepared for the Planning Committee is a table detailing how each ward compares in respect of a number of indicators that have been identified to have a relevance to the current and potential future supply of HMOs. In preparing that table, wards have been ranked from 1 to 24 with 1 being the rank given to the characteristic that is more likely to make the ward attractive to HMO development and 24 being the rank given to the ward where the indicator would be likely to make HMO development less likely.
- 1.2 Those rankings have been based on various sources of evidence which are detailed more fully below. This Appendix provides the source of the data, clarification of the approach to ranking where required, the original data, statistics or values and the ranking.

Crime and Anti-Social Behaviour Statistics

- 1.3 Source – Kent Police website (covering a period from February 2025 to January 2026).
- 1.4 Note – The wards with the highest numbers of reported crimes and incidents of anti-social behaviour have been ranked 1 and the lowest 24.

Ward	Crimes Reported	Crime Report Rank	Anti Social Behaviour Incidents	Anti Social Behaviour Rank
Abbey	714	9	6	10
Bobbing, Iwade and Lower Halstow	381	19	4	16
Borden and Grove Park	440	16	8	9
Boughton and Courtenay	291	20	0	20
Chalkwell	1271	3	29	2
East Downs	116	24	0	20
Hartlip, Newington and Upchurch	428	18	3	18
Homewood	684	10	12	7
Kemsley	438	17	5	13
Milton Regis	825	5	0	20
Minster	509	14	2	19
Murston	795	6	25	3
Priory	482	15	0	20
Queenborough & Halfway	951	4	4	16
Roman	785	7	11	8
Sheerness	2621	1	45	1
Sheppey Central	761	8	14	5
Sheppey East	1402	2	0	20
St Ann's	574	12	15	4
Teynham and Lynsted	548	13	14	5
The Meads	277	21	5	13
Watling	596	11	6	10
West Downs	226	23	5	13
Woodstock	241	22	6	10

Household Deprivation

1.5 Source – Office Of National Statistics - 2021 "Households by deprivation dimensions" dataset - 15 January 2024.

1.6 Note – Ward with highest proportion of households with 1 or more dimensions of deprivation ranked 1.

Ward	0 Dimensions		1 Dimension		2 Dimensions		3 Dimensions		4 Dimensions		% 1-4 Dimensions	Rank
	Total	%	Total	%	Total	%	Total	%	Total	%		
Abbey	1174	48	873	35.7	321	13.1	73	3	6	0.2	52	15
Bobbing, Iwade and Lower Halstow	1332	55.9	745	31.2	254	10.7	47	2	6	0.3	44.2	23
Borden and Grove Park	1201	47	927	36.2	353	13.9	67	2.6	8	0.3	53	12
Boughton and Courtenay	1209	50.1	833	34.5	303	12.6	58	2.4	8	0.3	49.8	19
Chalkwell	755	48.1	525	34.1	209	13.8	54	3.8	5	0.2	51.9	16
East Downs	566	48.6	414	35.6	142	12.2	39	3.3	3	0.3	51.4	18
Hartlip, Newington and Upchurch	1342	51.6	821	31.6	348	13.4	80	3.1	7	0.3	48.4	20
Homewood	1194	46.4	899	34.9	374	14.7	93	3.7	7	0.3	53.6	10
Kemsley	1210	47.7	900	35.6	330	13	92	3.6	3	0.1	52.3	14
Milton Regis	981	40.3	849	35	435	17.9	155	6.4	11	0.4	59.7	5
Minster	1372	42.7	1296	37	507	16.3	124	3.9	1	0.1	57.3	7
Murston	1139	42.9	908	34.2	450	16.9	149	5.6	8	0.3	57	8
Priory	475	40.1	401	33.8	226	19.1	80	6.7	3	0.2	59.8	4
Queenborough & Halfway	1360	40.7	1215	36.3	616	18.4	146	4.4	7	0.2	59.3	6
Roman	1063	36.2	1122	38.2	570	19.4	177	5.9	7	0.2	63.7	3
Sheerness	1528	29.1	1953	37.2	1217	23.2	516	9.8	34	0.6	70.8	1
Sheppey Central	1623	44.5	1261	34.6	606	16.7	150	4.1	5	0.1	55.5	9
Sheppey East	851	31.8	983	36.8	629	23.6	192	7.2	16	0.6	68.2	2
St Ann's	1166	48	870	35.8	324	13.3	69	2.8	4	0	51.9	17
Teynham and Lynsted	1253	46.5	943	34.9	403	14.9	96	3.5	6	0.2	53.5	11
The Meads	795	55.8	435	30.7	142	9.9	41	3	8	0.6	44.2	22
Watling	1306	47.3	924	33.5	409	14.8	115	4.2	6	0.2	52.7	13
West Downs	652	56.6	383	33.1	99	8.5	20	1.7	1	0.1	43.4	24
Woodstock	1272	52.8	818	34	274	11.2	41	1.7	4	0.2	47.1	21

Tenure

1.7 Source – Office Of National Statistics - 2021 "Tenure" dataset - 28 March 2023.

1.8 Note – Excludes the 16 households who answered "live rent free." The ward with the highest proportion of households renting property is ranked 1 and the lowest is 24.

Ward	Owns Outright	Owns (With Mortgage or Load)	Shared Ownership	Rented (Social and Private)	Total Properties	% Rented	Rank
Abbey	871	682	36	856	2445	35.01	6
Bobbing, Iwade and Lower Halstow	740	1165	66	413	2384	17.32	23
Borden and Grove Park	1085	814	19	637	2555	24.93	18
Boughton and Courtenay	1053	764	7	586	2410	24.32	19
Chalkwell	371	644	16	507	1538	32.96	8
East Downs	504	319	6	333	1162	28.66	15
Hartlip, Newington and Upchurch	1055	980	25	539	2599	20.74	20
Homewood	909	789	17	851	2566	33.16	7
Kemsley	638	1118	30	749	2535	29.55	13
Milton Regis	693	782	18	935	2428	38.51	4
Minster	1605	1049	9	638	3301	19.33	21
Murston	643	914	36	1060	2653	39.95	3
Priory	427	310	8	439	1184	37.08	5
Queenborough & Halfway	1210	1082	41	1014	3347	30.30	12
Roman	885	785	28	1241	2939	42.23	2
Sheerness	1094	1040	29	3082	5245	58.76	1
Sheppey Central	1133	1352	88	1071	3644	29.39	14
Sheppey East	1201	687	19	764	2671	28.60	16
St Ann's	948	710	23	750	2431	30.85	11
Teynham and Lynsted	829	911	111	846	2697	31.37	9
The Meads	234	731	67	392	1424	27.53	17
Watling	979	875	51	854	2759	30.95	10
West Downs	538	394	5	219	1156	18.94	22
Woodstock	1142	834	63	371	2410	15.39	24

House Prices

1.9 Source – Swale Borough Council Whole Plan Viability Appraisal 2024.

1.10 Note – Lowest Average House Price is Ranked 1, Highest is Ranked 24

Ward	Average Non-New Build Sale Value 2020-2022 – All (£)	Rank
Abbey	289,092	11
Bobbing, Iwade and Lower Halstow	340,373	18
Borden and Grove Park	332,956	17
Boughton and Courtenay	417,946	22
Chalkwell	220,211	2
East Downs	496,961	24
Hartlip, Newington and Upchurch	399,858	21
Homewood	292,988	12
Kemsley	271,895	9
Milton Regis	257,489	6
Minster	314,240	15
Murston	233,987	4
Priory	315,113	16
Queenborough & Halfway	254,505	5
Roman	226,192	3
Sheerness	189,695	1
Sheppey Central	271,917	10
Sheppey East	271,364	8
St Ann's	304,814	13
Teynham and Lynsted	311,487	14
The Meads	270,684	7
Watling	340,811	19
West Downs	491,035	23
Woodstock	375,595	20

Accommodation Type

1.11 Source – Office Of National Statistics - 2021 "Accommodation Type" dataset – 5 January 2023.

1.12 Note – Highest proportion of terraced dwellings is ranked 1, the lowest is ranked 24.

Ward	Number Detached	Detached (%)	Number Semi-Detached	Semi-Detached (%)	Number Terraced	Terraced (%)	Number Others	Others (%)	Total Properties	Terraced Rank
Abbey	118	4.82	526	21.50	1155	47.20	648	26.48	2447	3
Bobbing, Iwade and Lower Halstow	832	34.90	920	38.59	456	19.13	176	7.38	2384	18
Borden and Grove Park	630	24.65	1137	44.48	606	23.71	183	7.16	2556	16
Boughton and Courtenay	870	36.10	927	38.46	439	18.22	174	7.22	2410	19
Chalkwell	109	7.09	377	24.51	641	41.68	411	26.72	1538	5
East Downs	552	47.50	379	32.62	187	16.09	44	3.79	1162	21
Hartlip, Newington and Upchurch	946	36.40	862	33.17	575	22.12	216	8.31	2599	17
Homewood	332	12.93	1034	40.28	789	30.74	412	16.05	2567	10
Kemsley	757	29.86	806	31.79	745	29.39	227	8.95	2535	12
Milton Regis	341	14.03	1159	47.68	633	26.04	298	12.26	2431	14
Minster	1850	56.06	958	29.03	280	8.48	212	6.42	3300	24
Murston	149	5.62	694	26.16	1376	51.87	434	16.36	2653	1
Priory	177	14.94	449	37.89	460	38.82	99	8.35	1185	7
Queenborough & Halfway	757	22.64	1272	38.04	1138	34.03	177	5.29	3344	8
Roman	266	9.05	811	27.59	1167	39.71	695	23.65	2939	6
Sheerness	210	4.00	1306	24.88	2556	48.69	1177	22.42	5249	2
Sheppey Central	1166	31.99	1261	34.60	893	24.50	325	8.92	3645	15
Sheppey East	1118	41.86	693	25.95	454	17.00	406	15.20	2671	20
St Ann's	245	10.07	832	34.21	1035	42.56	320	13.16	2432	4
Teynham and Lynsted	592	21.92	1144	42.35	801	29.66	164	6.07	2701	11
The Meads	422	29.66	347	24.39	393	27.62	261	18.34	1423	13
Watling	627	22.72	912	33.04	917	33.22	304	11.01	2760	9
West Downs	633	54.71	394	34.05	108	9.33	22	1.90	1157	23
Woodstock	779	32.34	1208	50.15	237	9.84	185	7.68	2409	22