

**A Broad Rental Market Area is an area** *'within which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel, by public and private transport, to and from those facilities and services.'*

**A BRMA must contain** *'residential premises of a variety of types, including such premises held on a variety of tenures', plus 'sufficient privately rented residential premises, to ensure that, in the rent officer's opinion, the LHA for the area is representative of the rents that a landlord might reasonably be expected to obtain in that area'.*

[Legislation - Rent Officers (Housing Benefit Functions) Amendment (No.2) Order 2008]

# INNER EAST LONDON

**Broad Rental Market Area (BRMA) implemented on 1<sup>st</sup> March 2011**

## Map of the BRMA



## **Overview of the BRMA**

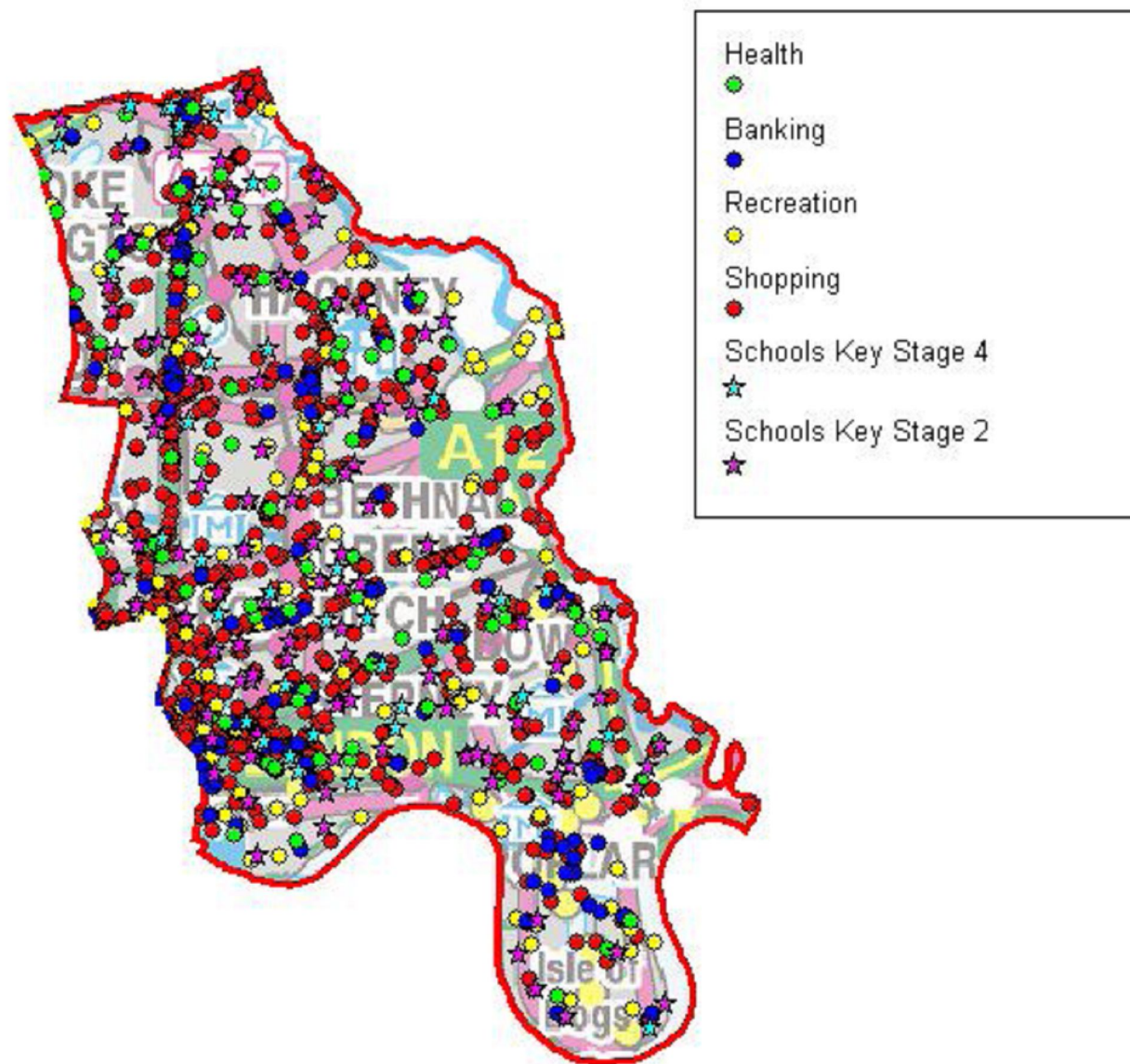
The above map shows Bethnal Green, Stepney, Poplar, Hackney and Stoke Newington within a boundary marked in red. Mostly comprising the London Boroughs of Tower Hamlets and Hackney, the area measures about seven miles from north to south and four miles from east to west.

Predominantly residential, densely populated and culturally diverse, the area was formally known for its shipping and manufacturing industries. Due to heavy bombing during the Second World War and post-war slum clearance, much of the area is characterised by large scale housing estates. Docklands has been redeveloped and contains many of the world's key financial organisations while Shoreditch, Hoxton, Wapping and Isle of Dogs are characterised by high grade housing developments. The area has numerous points of interest ranging from Victoria Park and places of religious worship both historic and new, to street markets and famous pubs.

Situated in Transport for London Zone 2, the BRMA is served by a rail network as well as several underground lines and the Docklands Light Railway in the south. The road network is comprehensive, notable examples being the A1206 serving Isle of Dogs and the A12 connecting Bow to Hackney. Mile End Road, Commercial Road and Stoke Newington Road are significant thoroughfares and buses operate throughout the area.



## Identification of Health, Education, Recreation, Banking and Shopping (HERBS)



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The above map shows how the facilities and services (HERBS) are distributed. They mainly cluster in and around Bethnal Green, Whitechapel, Hackney and Stoke Newington.

## Accessibility to facilities and services

(Information sourced from publicly available websites)

From	To	Distance By Car (based on the quickest rather than the shortest route)	Time by Car	Time By Bus	Time By Train	Remarks (where applicable)
Stamford Hill	Stoke Newington	0.5	2	-	2	
Upper Clapton	Stoke Newington	3	13	17	19	
Hackney Wick	Hackney Central	1.6	8	29	4	
Stamford Hill	Hackney Central	2.4	7	33	18	
Kingsland	Hackney Central	1.1	4	10	2	
Clapton	Hackney Central	1	7	26	16	
Old Ford	Bethnal Green	1.1	5	22	-	
Bow	Bethnal Green	2.3	7	28	6	
Poplar	Whitechapel	2.2	8	42	20	
Canary Wharf	Whitechapel	1.7	9	39	14	Docklands Light Railway
Millwall	Whitechapel	3.3	16	47	25	Docklands Light Railway
Kingsland	Whitechapel	3.7	12	39	20	
Wapping	Whitechapel	1.4	8	23	4	

The above table shows the approximate distances in miles and journey times in minutes between various locations. Journeys are under an hour, demonstrating the reasonableness of accessibility to the main facilities and services in the area. By implication the table also indicates that journeys to and from nearer destinations are also reasonable.

## Variety of Property Types and Tenures

<b>Variety of Property Types</b>	
<b>All Household Spaces (Total)</b>	<b>165779</b>
In an Unshared Dwelling	163329
<b>House or Bungalow (Subtotal)</b>	<b>34427</b>
Detached	2192
SD	5189
Terr or ET	27046
<b>Flat, Maisonette or Apartment (Subtotal)</b>	<b>128676</b>
Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats	104411
Flat, Maisonette or Apartment: Part of a Converted or Shared House	21300
Flat, Maisonette or Apartment: In a Commercial Building	2965
Caravan or Other Mobile or Temporary Structure	226
In a Shared Dwelling	2450
<b>Variety of Tenure Types</b>	
<b>All Households (Total)</b>	<b>161209</b>
<b>Owned (Subtotal)</b>	<b>49222</b>
Owned: Owns outright	14389
Owned: Owns with a mortgage or loan	32348
Owned: Shared ownership	2485
<b>Social rented (Subtotal)</b>	<b>83520</b>
Social rented: Rented from Council (Local Authority)	54930
Social rented: Other social rented	28590
<b>Private rented (Subtotal)</b>	<b>25674</b>

The figures in bold in the above table show the number of houses and flats in the BRMA and how many of them are owned, socially rented and privately rented. The other figures show sub categories. The table demonstrates that the BRMA contains a variety of types of residential premises and that they are held on a variety of tenures. Note: The table was compiled by matching the Office of National Statistics 2001 Census data as closely as possible to the BRMA map boundary.

## Sufficient Privately Rented Premises

The table shows 25,674 privately rented premises in the BRMA. We would expect to collect approximately 20% of the private rented sector market; this would be about 5,134 pieces of lettings information to include on our list of rents. This is considered sufficient privately rented residential premises to ensure that, in the Rent Officer's opinion, the Local Housing Allowance for tenancies in the area is representative of the rents that a landlord might reasonably be expected to obtain in that area.