

**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.'*

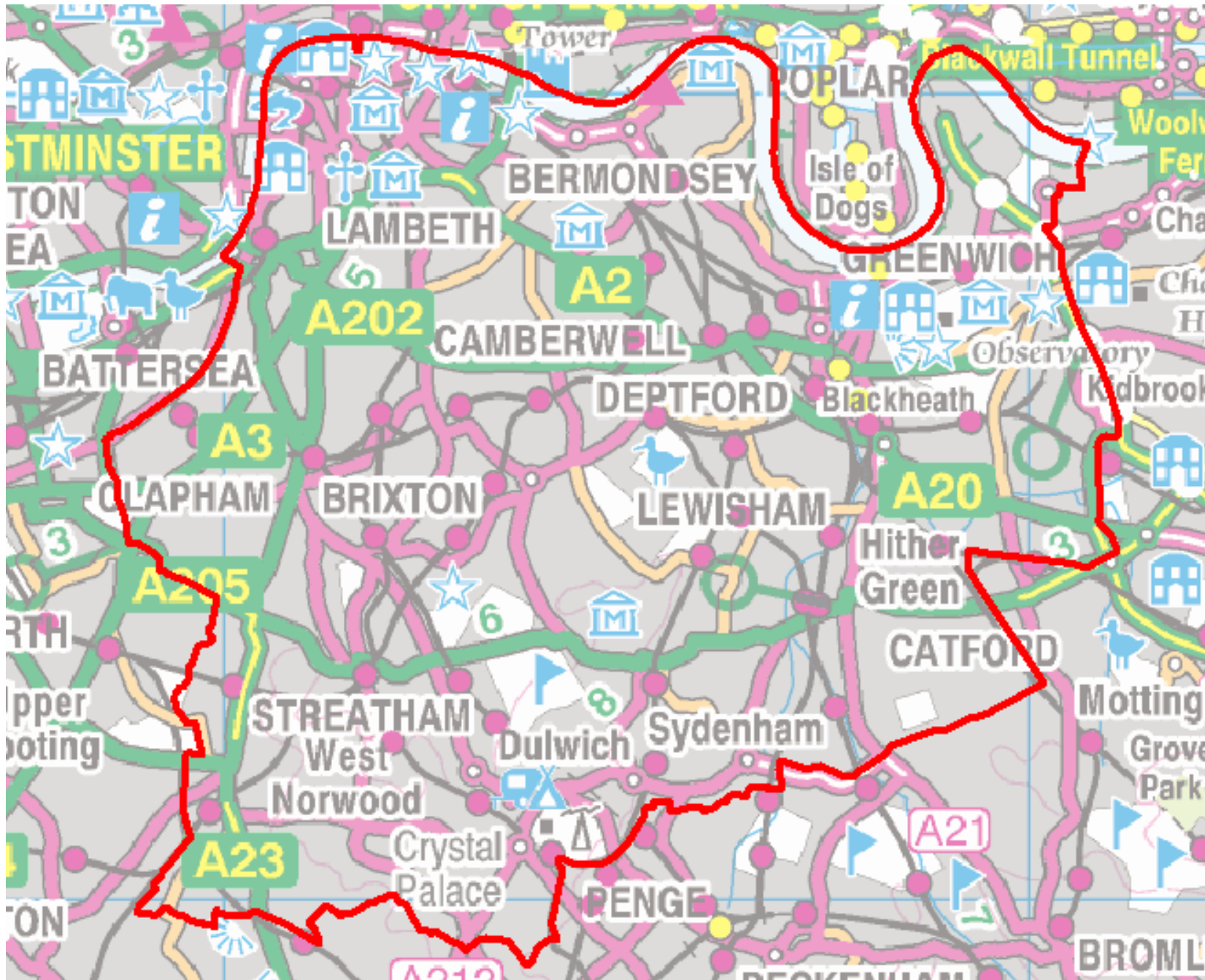
**A BRMA must contain** *'residential premises of a variety of types, including such premises held on a variety of tenures', plus 'sufficient privately rented residential premises, to ensure that, in the rent officer's opinion, the LHA for the area is representative of the rents that a landlord might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

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

# INNER SOUTH EAST LONDON

**Broad Rental Market Area (BRMA) implemented on 1<sup>st</sup> November 2010**

# Map of the BRMA



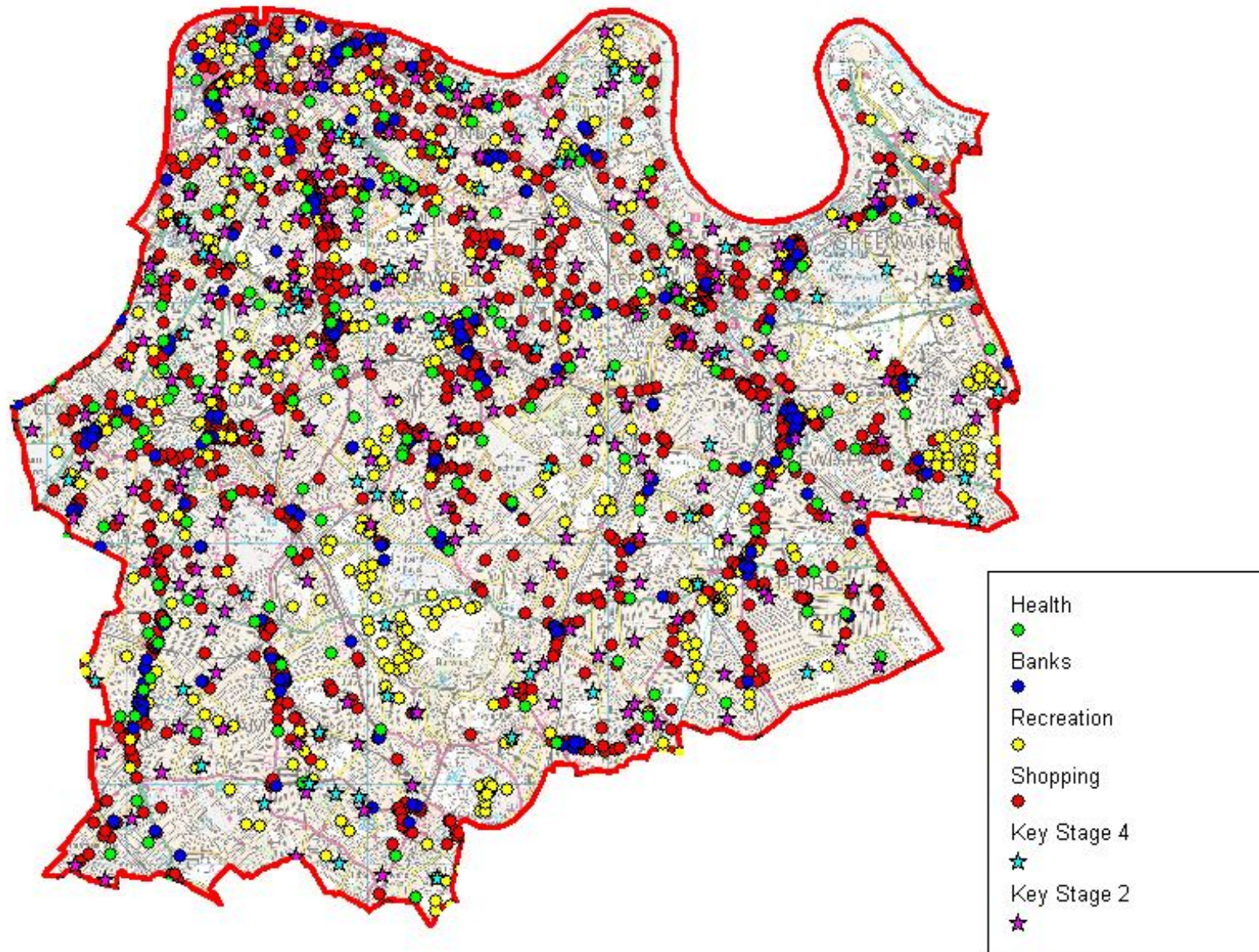
## **Overview of the BRMA**

The map shows Lewisham, Brixton, Streatham and Lambeth together with Camberwell, Catford, West Norwood, Bermondsey and Sydenham within a boundary marked in red. Situated south of the river Thames, the area measures approximately seven miles from north to south and eight miles from east to west.

It is a densely populated and urban area, becoming gradually more suburban in the south. It is a diverse and developing part of London and contains many notable points of interest such as the Southbank, Oval Cricket Ground, Surrey Quays, King's College Hospital, Dulwich Village and the Royal Greenwich Observatory.

Located mainly in Transport for London zones 2 and 3, the area is served by numerous overground rail connections and an extensive bus network – plus some tube services. The main roads provide links between most destinations.

## 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 are mainly grouped in Lewisham, Southwark and Lambeth.

## 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)
Greenwich	Lewisham	1.2	7	19	26 - 32	
Catford	Lewisham	1.6	8	8	13 - 25	
Sydenham	Lewisham	3.9	16	29	8	
Bermondsy	Lewisham	3.8	17	40	24 - 28	
Bermondsey	Peckham	3.6	18	33	3	
Dulwich	Peckham	4.6	23	29	5 - 29	
Dulwich	Brixton	3	15	26	5	
Dulwich	Lewisham	5.5	25	49	17 - 33	
Crystal Palace	Peckham	5.5	23	38	19 - 46	
Vauxhall	Brixton	2.6	13	24	5	
Streatham	Brixton	2.4	9	27	17	
Upper Norwood	Brixton	4.6	18	43	35	
Kennington	Brixton	2	9	20	9	
Clapham	Brixton	1.3	7	14 - 24	34	

The above table shows the approximate distances in miles and journey times in minutes to Lewisham, Brixton and Peckham. 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>Total</b>
<b>All Household Spaces (Total)</b>	<b>208278</b>
In an Unshared Dwelling	206362
<b>House or Bungalow (Subtotal)</b>	<b>77409</b>
Detached	6299
SD	20095
Terr or ET	51015
<b>Flat, Maisonette or Apartment (Subtotal)</b>	<b>128752</b>
Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats	83745
Flat, Maisonette or Apartment: Part of a Converted or Shared House	41687
Flat, Maisonette or Apartment: In a Commercial Building	3320
Caravan or Other Mobile or Temporary Structure	202
In a Shared Dwelling	1916
<b>Variety of Tenure Types</b>	
<b>All Households (Total)</b>	<b>203861</b>
<b>Owned (Subtotal)</b>	<b>89419</b>
Owned: Owns outright	28814
Owned: Owns with a mortgage or loan	57997
Owned: Shared ownership	2608
<b>Social rented (Subtotal)</b>	<b>79683</b>
Social rented: Rented from Council (Local Authority)	58259
Social rented: Other social rented	21425
<b>Private rented (Subtotal)</b>	<b>31942</b>
<b>Total</b>	<b>31941</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 31,942 privately rented premises in the BRMA.

We would expect to collect approximately 20% of the private rented sector market; this would be about 6,388 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.