

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.'*

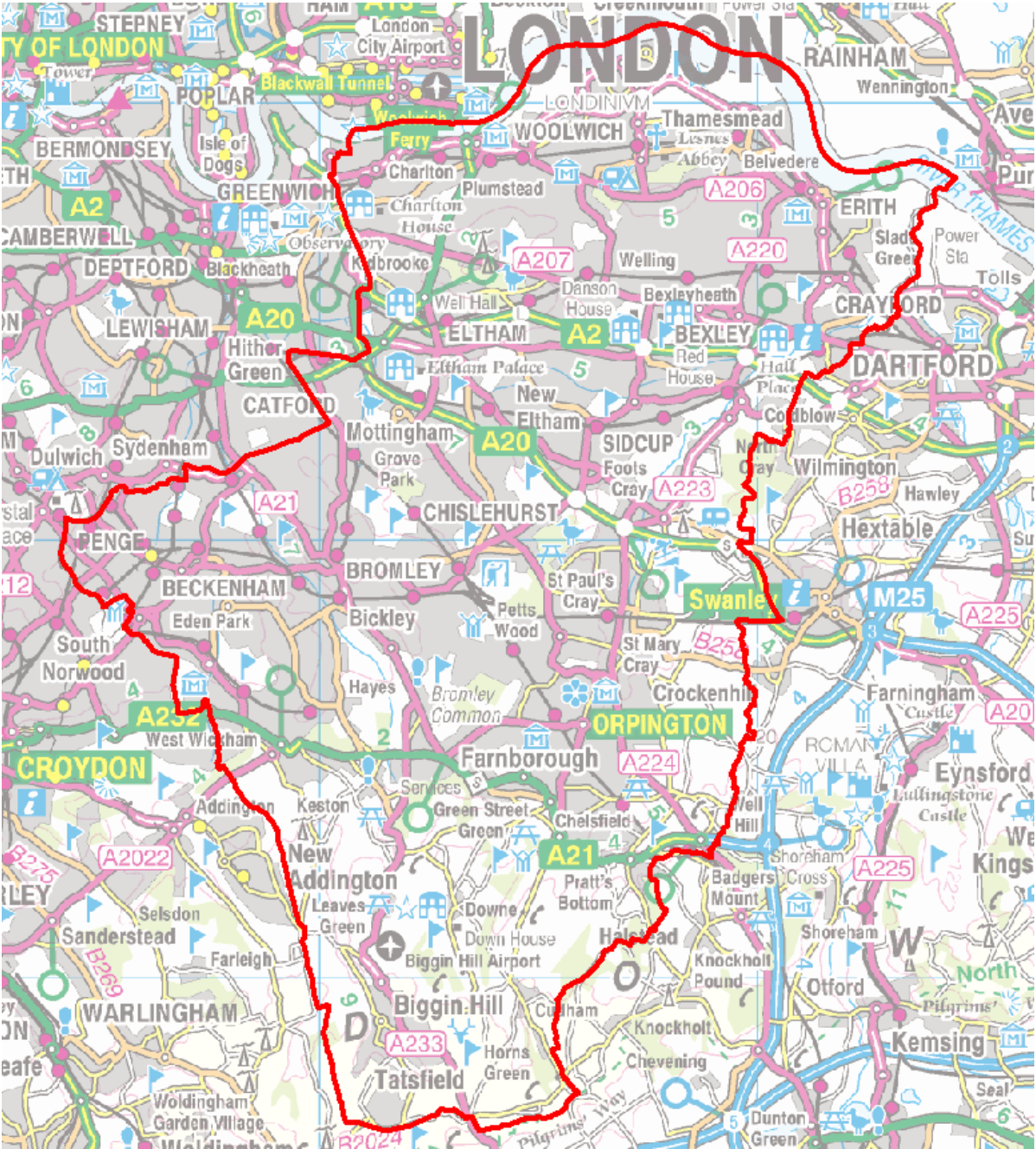
A BRMA must contain *'residential premises of a variety of types, including such premises held on a variety of tenures', plus 'sufficient privately rented residential premises, to ensure that, in the rent officer's opinion, the LHA for the area is representative of the rents that a landlord might reasonably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

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

OUTER SOUTH EAST LONDON

Broad Rental Market Area (BRMA) implemented on 1st November 2010

Map of the BRMA



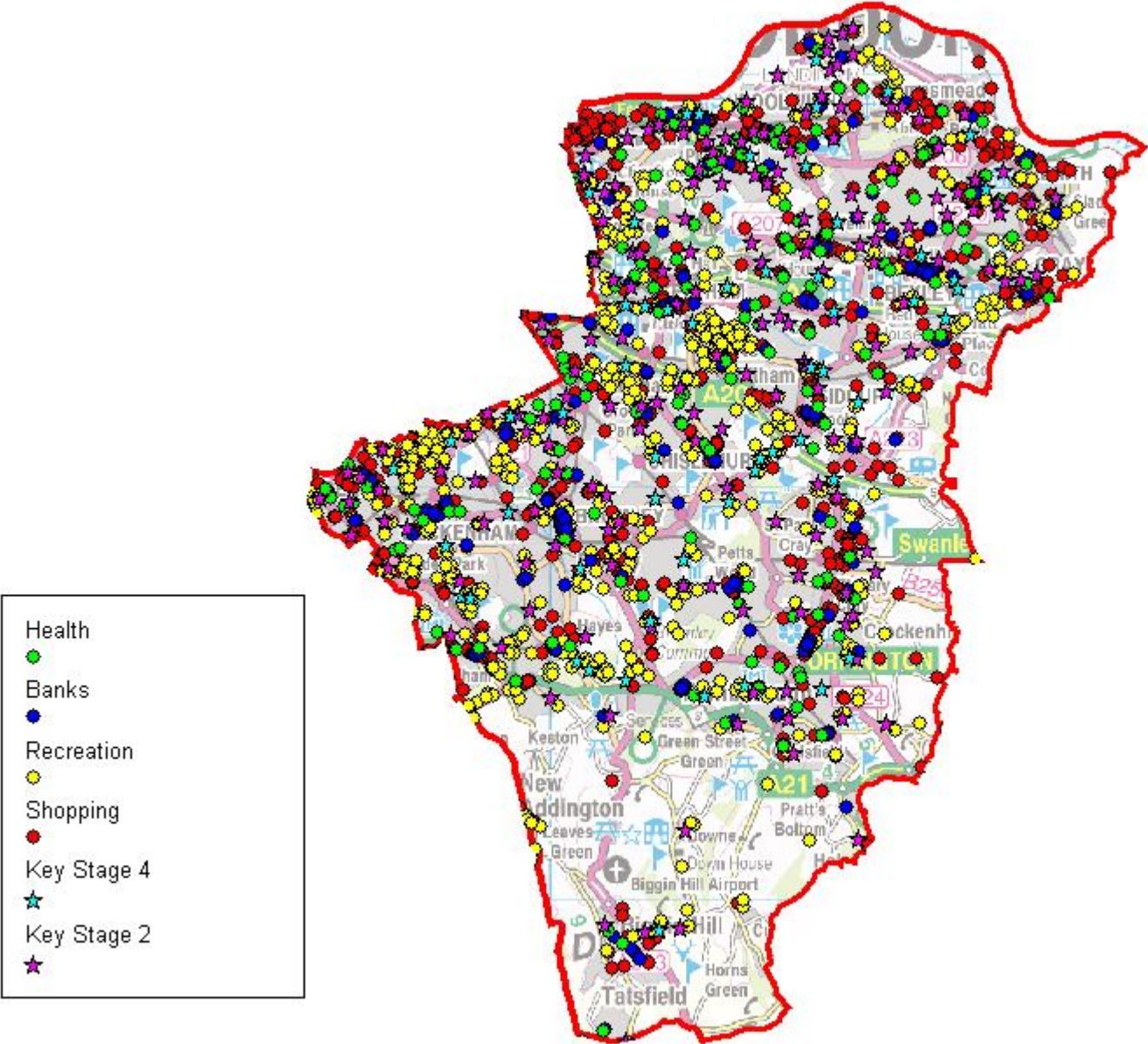
Overview of the BRMA

The map shows the metropolitan centre of Bromley together with Bexleyheath, Woolwich, Eltham, Orpington and their surroundings within a boundary marked in red. The area measures approximately sixteen miles from north to south and nine and a half miles from east to west.

Situated south of the river Thames, the area has an urban and suburban character in the north and centre before becoming rural in the south. It contains several places of interest such as Biggin Hill Airport, Eltham Palace, Danson House and the Royal Arsenal

Mostly situated in Transport for London Zones 4, 5 and 6, the area is served by overground rail connections and an extensive bus network, as well as the Docklands Light Railway in the north. 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 around Bromley, Woolwich and Bexleyheath.

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)
Orpington	Bromley	5.4	17	28 - 35	10	
Swanley	Bromley	8.1	33	48 - 62	10	
Tatsfield	Bromley	9.6	38	45		
Penge	Bromley	3.4	12	31	10	
Lee	Bromley	3.5	14	34	40	2 changes by train
Eltham	Bexley	5.4	17	39	8	
Crayford	Bexley	1.8	6	26-36	3	
Erith	Bexley	3.7	12	38	17-23	
Charlton	Woolwich	2	14	7 - 27	6	
Belvedere	Woolwich	5.6	16	32 - 44	9	
Biggin Hill	Bromley	7.6	23	24 - 31		

The table shows the approximate distances in miles and journey times in minutes to selected destinations within the BRMA. 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

Variety of Property Types	Total
All Household Spaces (Total)	208441
In an Unshared Dwelling	207867
House or Bungalow (Subtotal)	150456
Detached	26021
SD	68658
Terr or ET	58468
Flat, Maisonette or Apartment (Subtotal)	57683
Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats	44261
Flat, Maisonette or Apartment: Part of a Converted or Shared House	10428
Flat, Maisonette or Apartment: In a Commercial Building	2993
Caravan or Other Mobile or Temporary Structure	156
In a Shared Dwelling	575
Variety of Tenure Types	
All Households (Total)	207768
Owned (Subtotal)	150244
Owned: Owns outright	61726
Owned: Owns with a mortgage or loan	86890
Owned: Shared ownership	1628
Social rented (Subtotal)	39158
Social rented: Rented from Council (Local Authority)	18133
Social rented: Other social rented	21025
Private rented (Subtotal)	15856

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 15,856 privately rented premises in the BRMA.

We would expect to collect approximately 20% of the private rented sector market; this would be about 3,171 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.