

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.'*

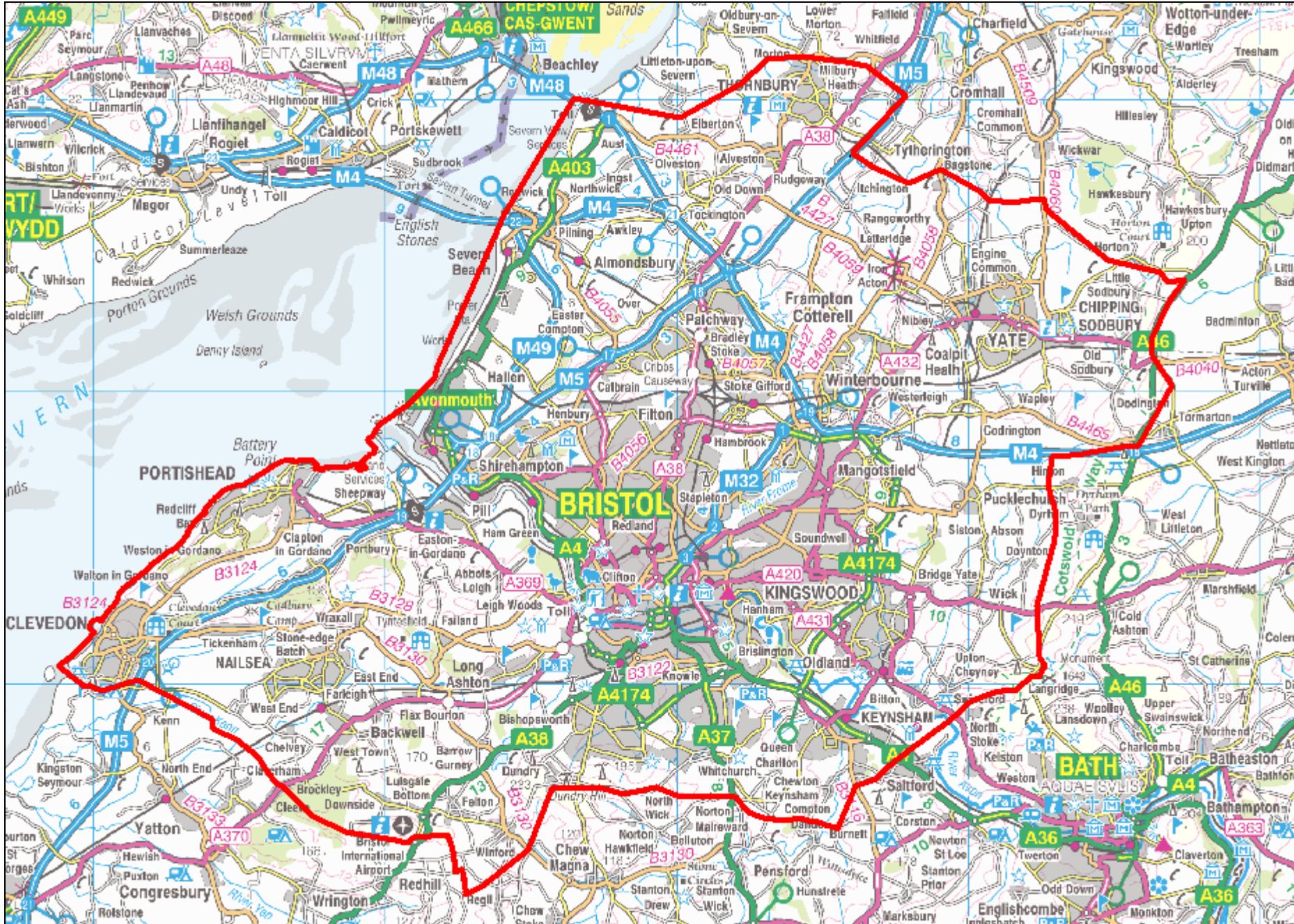
A BRMA must contain *'residential premises of a variety of types, including such premises held on a variety of tenures', plus* *'sufficient privately rented residential premises, to ensure that, in the rent officer's opinion, the LHA for the area is representative of the rents that a landlord might reasonably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

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

BRISTOL

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

Map of the BRMA



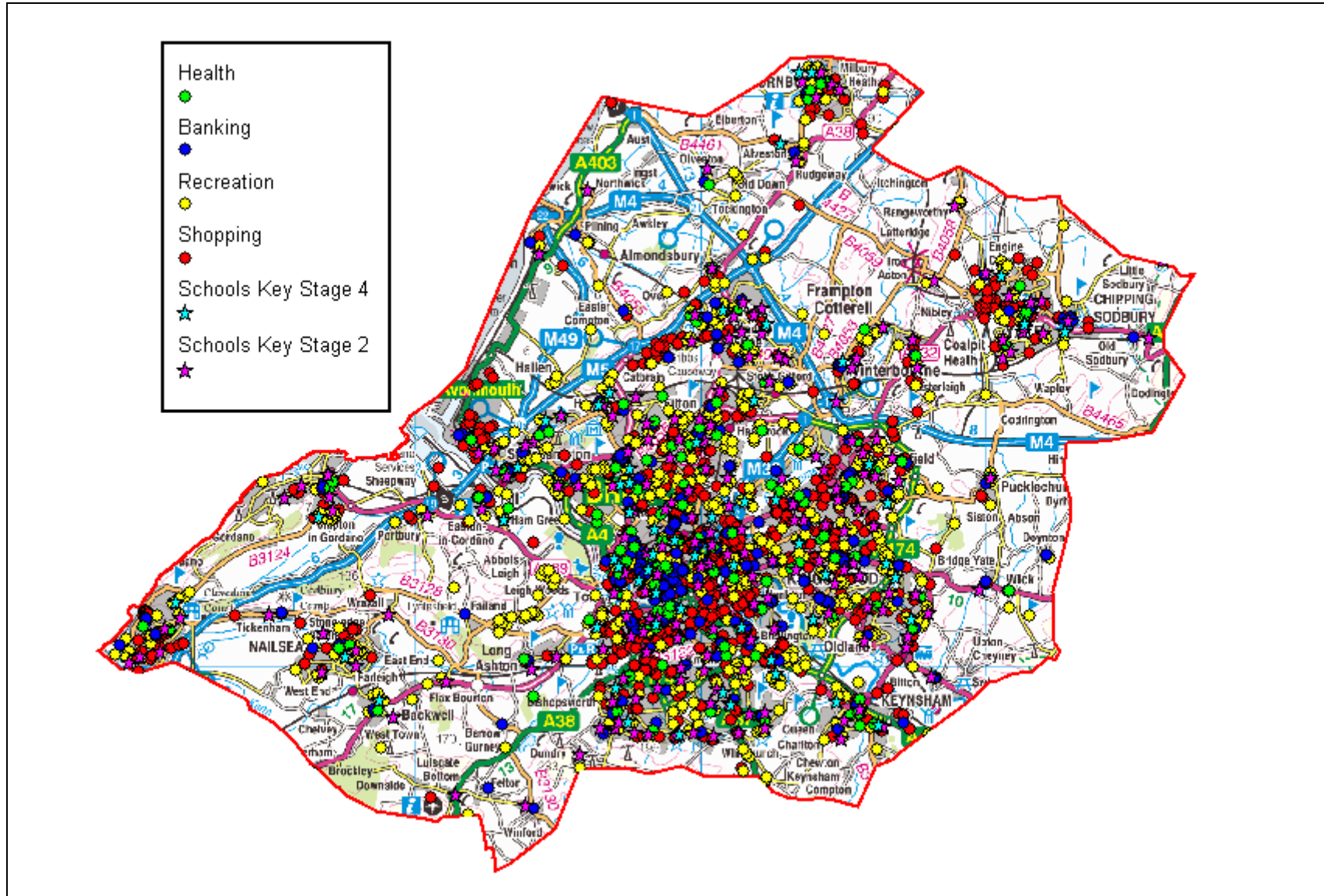
Overview of the BRMA

The above map shows the city of Bristol and the towns of Clevedon, Nailsea, Keynsham, Yate and Thornbury within a boundary marked in red. The BRMA encompasses numerous villages and extensive rural surroundings. As a result, the BRMA measures approximately 19 miles from north to south and 14 miles from east to west.

The city contains Bristol Royal Infirmary, shopping and recreation venues and many points of interest. It is steeped in history with its historic maritime connections and aeronautical industry and with the River Avon flowing through its centre.

The M5 runs north to south from Clevedon around Bristol to Thornbury. The M32 gives access into Bristol from the M4 which runs east to west through the BRMA. The A38 links Thornbury, Filton and Patchway and other northern suburbs from the north to the city centre, and Lulsgate Airport, Bishopsworth and the southern suburbs from the south to the city centre. The A370 links Nailsea, Backwell and Long Ashton to the City. The A369 is an alternative link from Portishead and Clevedon and the surrounding hamlets to Bristol. The A4 links Avonmouth and the suburbs to the west to the city centre, and to the east links Keynsham, Brislington and the surrounding area to the city. A main railway line passes through the city from north to south, while a bus network emanates out from the city to circulate around 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 close to, the city of Bristol. Smaller clusters can be seen in the towns of Clevedon, Nailsea, Keynsham, Yate and Thornbury.

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)
Thornbury	Bristol	14.5	27	41		3 per hour
Yate	Bristol	11	22	30	25	4 per hour/ 1 train per hour
Clevedon	Bristol	17	25	32		2 per hour
Nailsea	Bristol	10.2	24	28	15	3 per hour
Portishead	Bristol	12.5	21	40		3 per hour
Keynsham	Bristol	5.3	10	20	12	7 per hour
Wick	Bristol	19.7	35	35		2 per hour
Felton	Bristol	8.1	16	33		every 2 hrs approx
Winford	Bristol	7.5	15	29		1 per hour
Lulsgate Bottom	Bristol	7.7	14	36		every 2 hours approx

The above table shows the approximate distances in miles and journey times in minutes to Bristol city from peripheral 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

Variety of Property Types	Total
All Household Spaces (Total)	284725
In an Unshared Dwelling	283555
House or Bungalow (Subtotal)	223804
Detached	44836
Semi Detached	89650
Terrace or End Terrace	89318
Flat, Maisonette or Apartment (Subtotal)	58634
Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats	34506
Flat, Maisonette or Apartment: Part of a Converted or Shared House	20433
Flat, Maisonette or Apartment: In a Commercial Building	3695
Caravan or Other Mobile or Temporary Structure	1116
In a Shared Dwelling	1170
Variety of Tenure Types	
All Households (Total)	277490
Owned (Subtotal)	196663
Owned: Owns outright	80700
Owned: Owns with a mortgage or loan	114458
Owned: Shared ownership	1506
Social rented (Subtotal)	45978
Social rented: Rented from Council (Local Authority)	36088
Social rented: Other social rented	9890
Private rented (Subtotal)	28722

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 28,722 privately rented premises in the BRMA.

We would expect to collect approximately 20% of the private rented sector market; this would be about 5744 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.