

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]

CENTRAL GREATER MANCHESTER

Broad Rental Market Area (BRMA) implemented on 1st March 2011

Overview of the BRMA

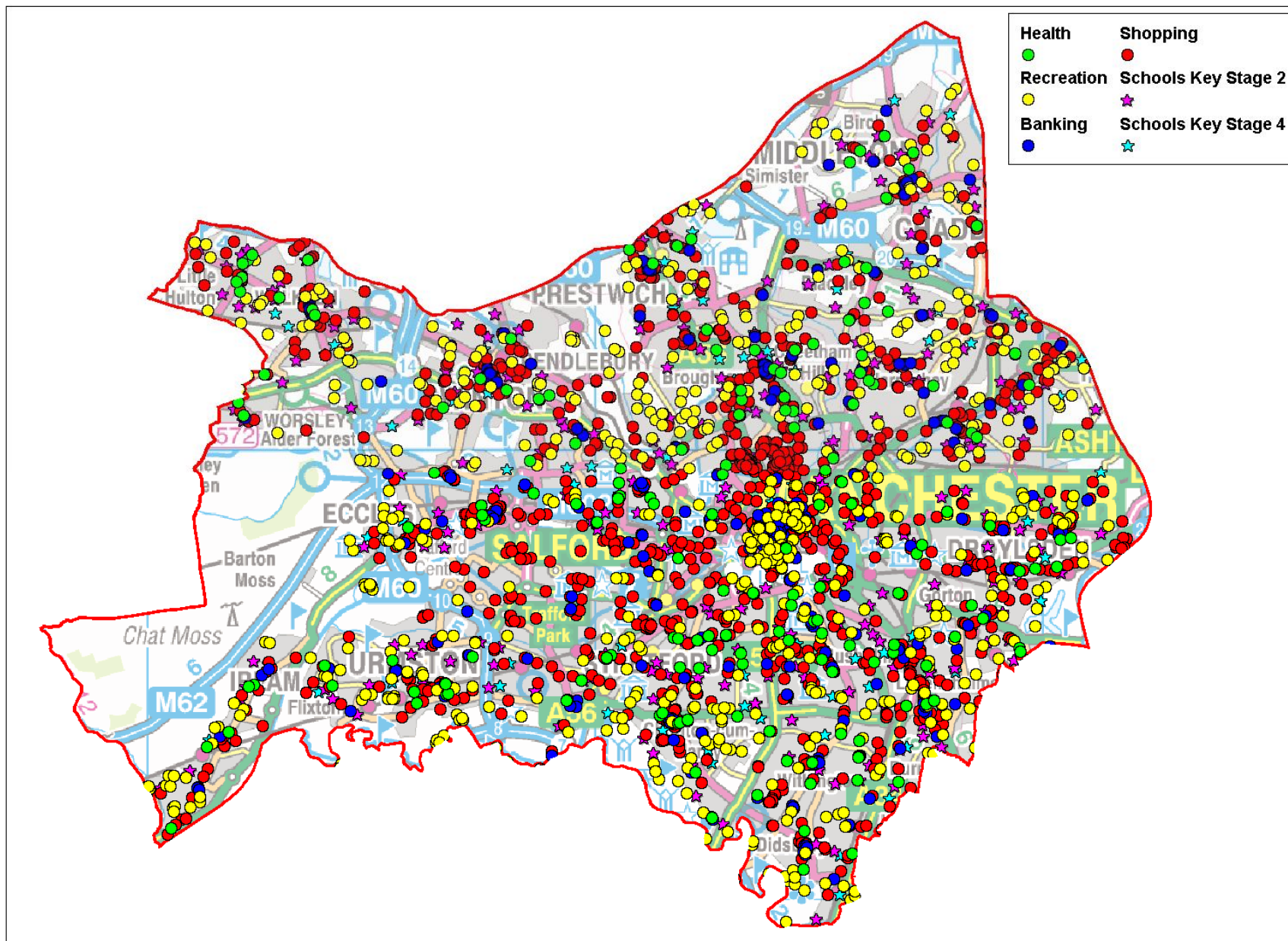
The above map shows the adjoining cities of Manchester and Salford and towns including Irlam, Urmston, Stretford, Droylsden, Middleton, Walkden, Swinton and Eccles within a boundary marked in red.

The Central Greater Manchester BRMA covers a conurbation roughly 13 miles north to south by 12 miles east to west at its maximum extent. It is bounded by the M60 and M61 to the north; by a railway line and the M60 to the east; by the River Mersey and the Manchester Ship Canal to the south; and in part by Glaze Brook and Whitehead Brook to the west.

The M602 links westwards to the M60. The A road network focuses on central Manchester linking Worsley via A580, Walkden and Swinton via A6, Prestwich via A56, Middleton via A576, Failsworth via A62, Droylsden via A662, Gorton via A57, Levenshulme via A6, Didsbury via A34, Chorlton via A5103, Stretford via A56 and Irlam via A57. A bus network provides regular links between Manchester and the surrounding suburbs and villages. Quality Bus Corridors radiate out from Manchester and Salford city centres. A Ring & Ride minibus service operates throughout Greater Manchester; whilst Local Link schemes operate in defined areas within the BRMA. Three Metroshuttle bus routes link Manchester city centre with the main rail stations – Victoria, Piccadilly, Oxford Road, Deansgate and Salford Central.

The rail network connects Walkden, Moorside, Swinton, Clifton, Salford, Mills Hill, Moston, Fairfield, Gorton, Ashburys, Ardwick, Ryder Brow, Belle Vue, Levenshulme, East Didsbury, Burnage, Mauldeth Road, Irlam, Flixton, Chassen Road, Urmston, Humphrey Park, Trafford Park, Patricroft and Eccles to the centre of Manchester. The Metrolink light rail network currently has three lines within the BRMA, with 28 stops, which run from Prestwich, Stretford and Eccles into Manchester city centre. The Eccles line extends to Media City (Salford Quays). Work is under way on a multi-million pound expansion scheme.

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 adjoining cities of Manchester and Salford and other towns including Urmston, Stretford, Droylsden, Middleton, Walkden, Swinton and Eccles.

Accessibility to facilities and services

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)
Walkden	Manchester	9.6	21	37 - 41		
Swinton	Manchester	6.0	18	28 - 32	28*	*Train to Victoria then Metrolink
Pendlebury	Manchester	4.5	15	24 - 26		
Besses o' th' Barn	Manchester	5.9	16	n/a	17*	*Metrolink (tram)
Prestwich	Manchester	4.6	15	13 - 22	15*	*Metrolink (tram)
Middleton	Manchester	5.9	19	22		
Chadderton	Manchester	7.5	19	28 - 29		
Blackley	Manchester	3.3	11	13		
New Moston	Manchester	3.8	15	16 - 19		
Failsworth	Manchester	4.0	15	16		
Droylsden	Manchester	4.1	15	19		
Gorton	Manchester	3.3	11	19 – 20		
Levenshulme	Manchester	3.3	10	20	8	
Burnage	Manchester	4.6	16	22	12	
Withington	Manchester	5.1	18	23		
East Didsbury	Manchester	5.9	17	29 - 34	16	
Didsbury	Manchester	5.6	19	29		
Chorlton-cum-Hardy	Manchester	4.5	17	30		
Stretford	Manchester	4.8	16	27	12 – 14*	*Metrolink (tram)
Urmston	Manchester	6.6	21	29 – 32*	23**	*Change at Stretford. **Train & tram, change at Deansgate
Irlam	Manchester	10.4	23	21 – 24		
Eccles	Manchester	5.3	18	27 – 32	28*	*Metrolink (tram)
Worsley	Manchester	8	18	34 - 40		

(Information sourced from publicly available websites)

The above table shows the approximate distances in miles and journey times in minutes to Manchester city centre from peripheral locations. All the 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	
All Household Spaces (Total)	348,249
In an Unshared Dwelling	346,333
House or Bungalow (Subtotal)	267,444
Detached	22,999
SD	129,465
Terr or ET	114,979
Flat, Maisonette or Apartment (Subtotal)	78,561
Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats	62,702
Flat, Maisonette or Apartment: Part of a Converted or Shared House	12,277
Flat, Maisonette or Apartment: In a Commercial Building	3,582
Caravan or Other Mobile or Temporary Structure	329
In a Shared Dwelling	1,916
Variety of Tenure Types	
All Households (Total)	322,911
Owned (Subtotal)	174,482
Owned: Owns outright	71,637
Owned: Owns with a mortgage or loan	100,548
Owned: Shared ownership	2,296
Social rented (Subtotal)	98,806
Social rented: Rented from Council (Local Authority)	74,439
Social rented: Other social rented	24,367
Private rented (Subtotal)	41,200

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 41,200 privately rented premises in the BRMA.

We would expect to collect approximately 20% of the private rented sector market; this would be about 8,240 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.