

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.'*

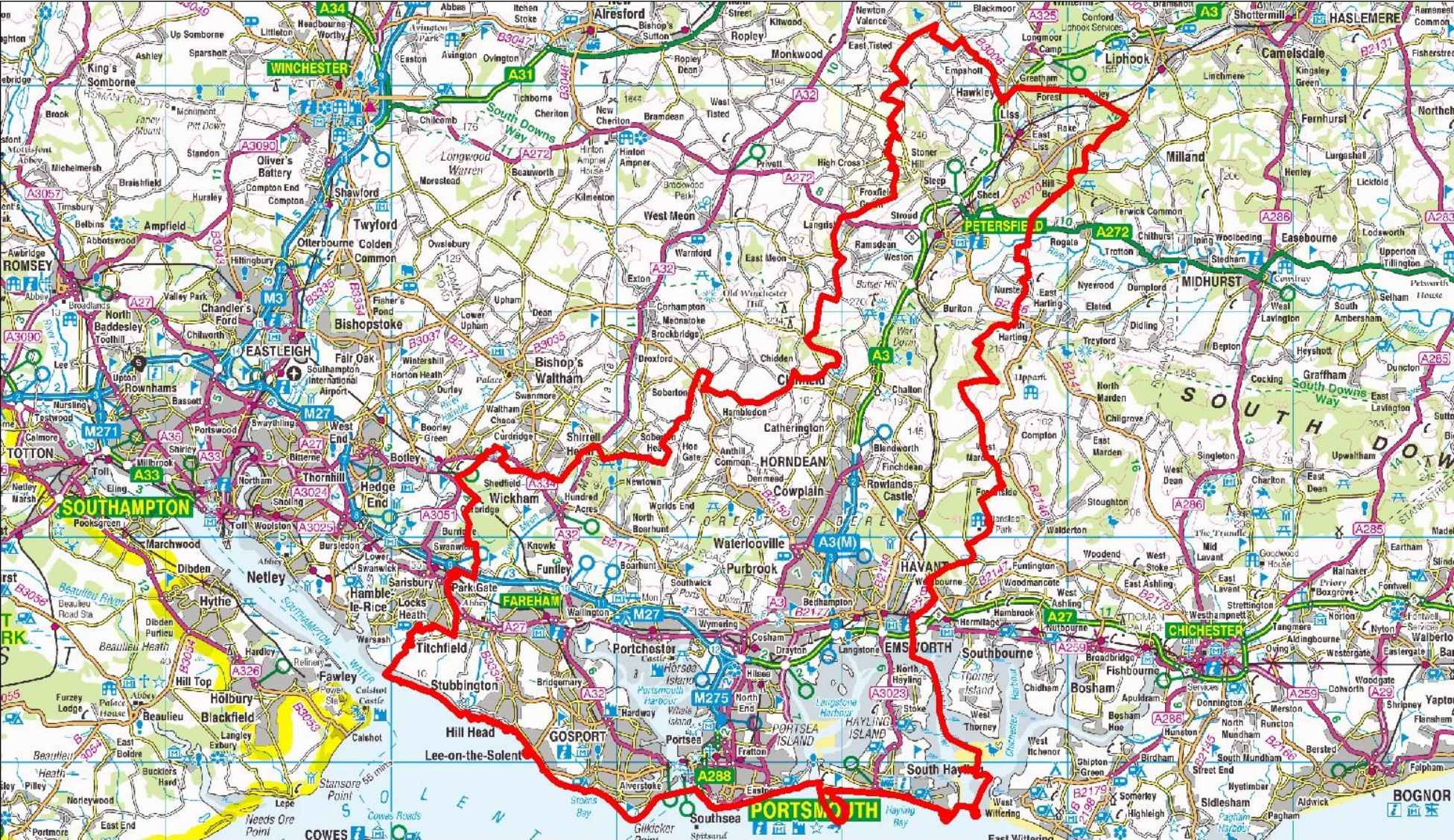
A BRMA must contain *'residential premises of a variety of types, including such premises held on a variety of tenures', plus 'sufficient privately rented residential premises, to ensure that, in the rent officer's opinion, the LHA for the area is representative of the rents that a landlord might reasonably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

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

PORTSMOUTH

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

Map of the BRMA



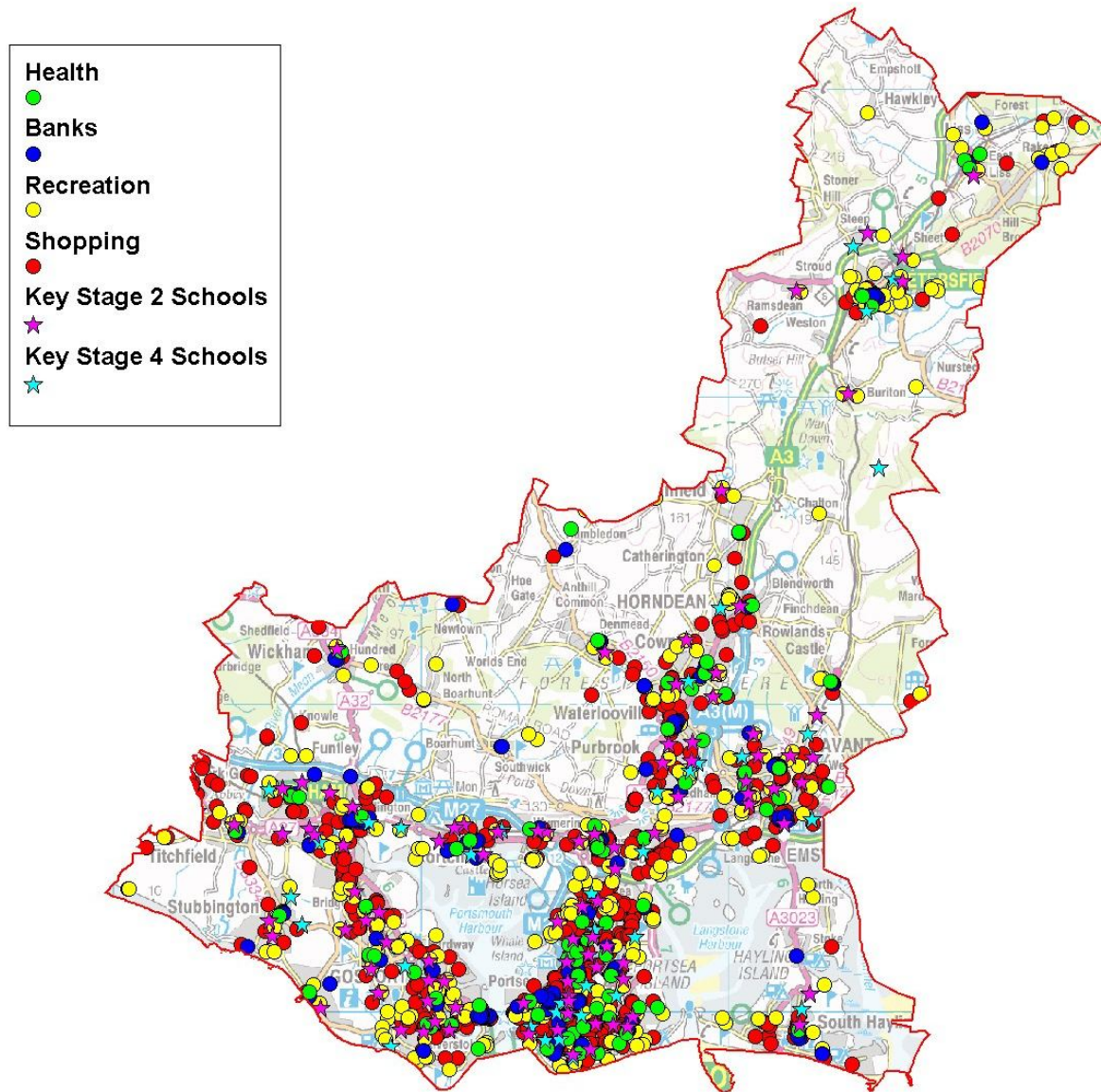
Overview of the BRMA

The above map shows the city of Portsmouth and the towns of Fareham, Gosport, Havant, Horndean and Petersfield within a boundary marked red. The BRMA encompasses other smaller towns and numerous villages. The south is more urban whereas the north, around Petersfield, becomes more rural. The BRMA measures approximately 14 miles east to west and 23 miles north to south.

Portsmouth city centre contains the Queen Alexandra Hospital, main shopping centres such as the Gunwharf Quays, recreational facilities and many points of interest. Portsmouth is the second biggest city in Hampshire and is known for being a significant naval port. In the last decade the local economy has developed and improvements have been made to transport links. Redevelopment has been evident in places such as the Gunwharf Quays which contains leisure facilities in addition to its shopping centre. Tourism continues to boost the local economy.

Arterial roads lead to the city from all parts of the BRMA: the A3 from Petersfield and Horndean; the M27 via Fareham connecting with the M275; and the A27 from Havant, which has a westbound exit from the A3. Access to the city from Gosport is either by ferry or the A32 via Fareham, while from South Hayling there is a ferry service. Trains to the city run from Petersfield, Havant and Fareham.

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 the city of Portsmouth and smaller clusters can be seen in the towns of Fareham, Gosport, Havant, Horndean and Petersfield.

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)
Petersfield	Portsmouth	21	25	60	33	
Liss	Portsmouth	22.5	28		38	
Havant	Portsmouth	8.4	13	32	17	
Rowlands Castle	Portsmouth	13.2	21		28	
Fareham	Portsmouth	8.3	13	50	30	
Wickham	Portsmouth	10.5	16	52		2 buses required
Langrish	Portsmouth	20	25			Public transport is available but limited due to rural location
Clanfield	Portsmouth	15.4	23			Public transport is available but limited due to rural location
Gosport	Portsmouth	13.4	24			Ferry takes 4 minutes
South Hayling	Eastney	12.2	22			Ferry is every 20 minutes

(Information sourced from publicly available websites)

The above table shows the approximate distances in miles and journey times in minutes to Portsmouth 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	
All Household Spaces (Total)	215767
In an Unshared Dwelling	214793
House or Bungalow (Subtotal)	168196
Detached	41323
SD	53437
Terr or ET	73437
Flat, Maisonette or Apartment (Subtotal)	45582
Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats	34959
Flat, Maisonette or Apartment: Part of a Converted or Shared House	7773
Flat, Maisonette or Apartment: In a Commercial Building	2849
Caravan or Other Mobile or Temporary Structure	1015
In a Shared Dwelling	974
Variety of Tenure Types	
All Households (Total)	208520
Owned (Subtotal)	150958
Owned: Owns outright	62054
Owned: Owns with a mortgage or loan	87720
Owned: Shared ownership	1183
Social rented (Subtotal)	34182
Social rented: Rented from Council (Local Authority)	22111
Social rented: Other social rented	12072
Private rented (Subtotal)	19919

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 19,919 privately rented premises in the BRMA. We would expect to collect approximately 15% of the private rented sector market; this would be about 2988 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.