

**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.'*

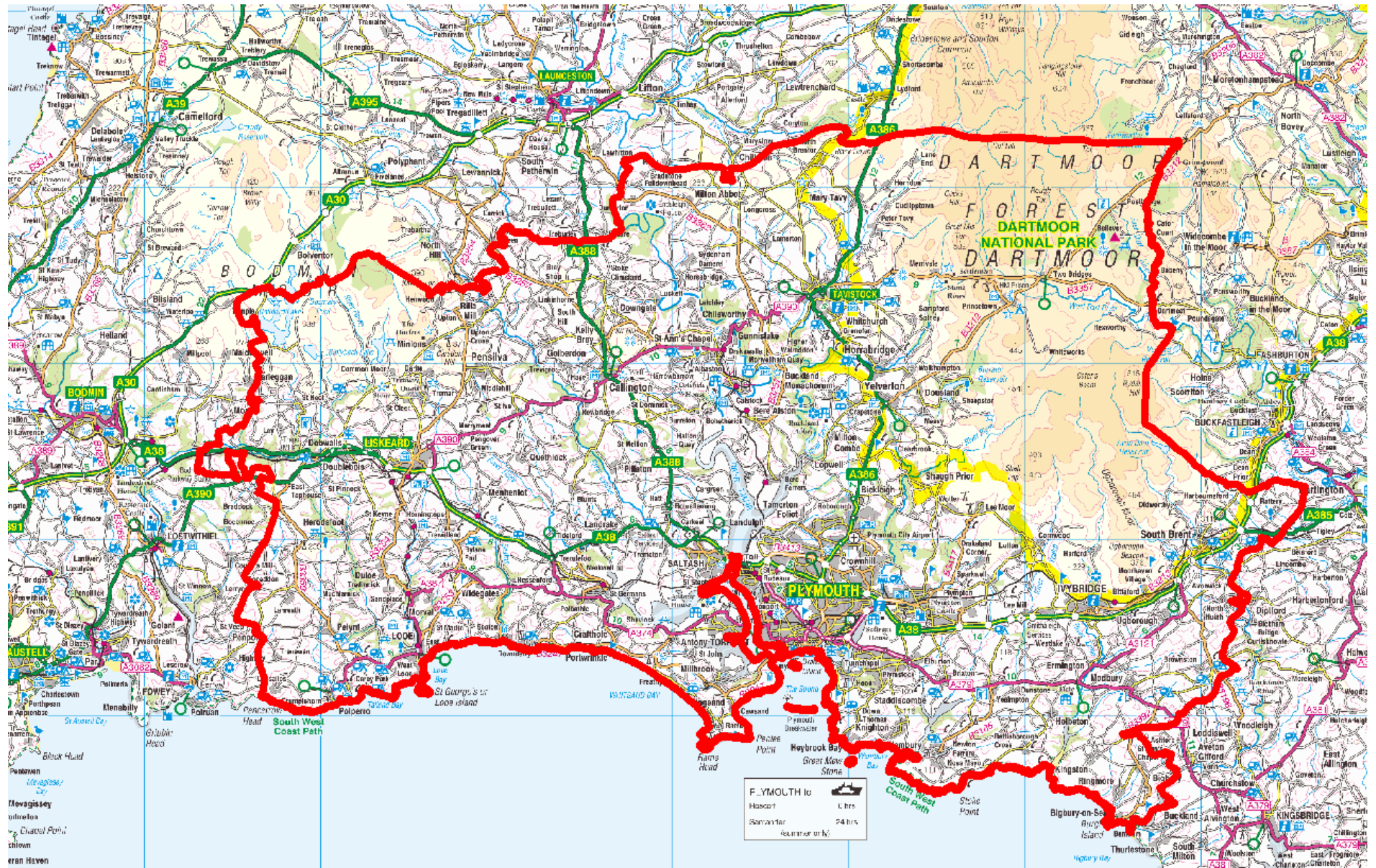
**A BRMA must contain** *'residential premises of a variety of types, including such premises held on a variety of tenures', plus 'sufficient privately rented residential premises, to ensure that, in the rent officer's opinion, the LHA for the area is representative of the rents that a landlord might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

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

# PLYMOUTH

**Broad Rental Market Area (BRMA) implemented on 1<sup>st</sup> November 2009**

# Map of the BRMA



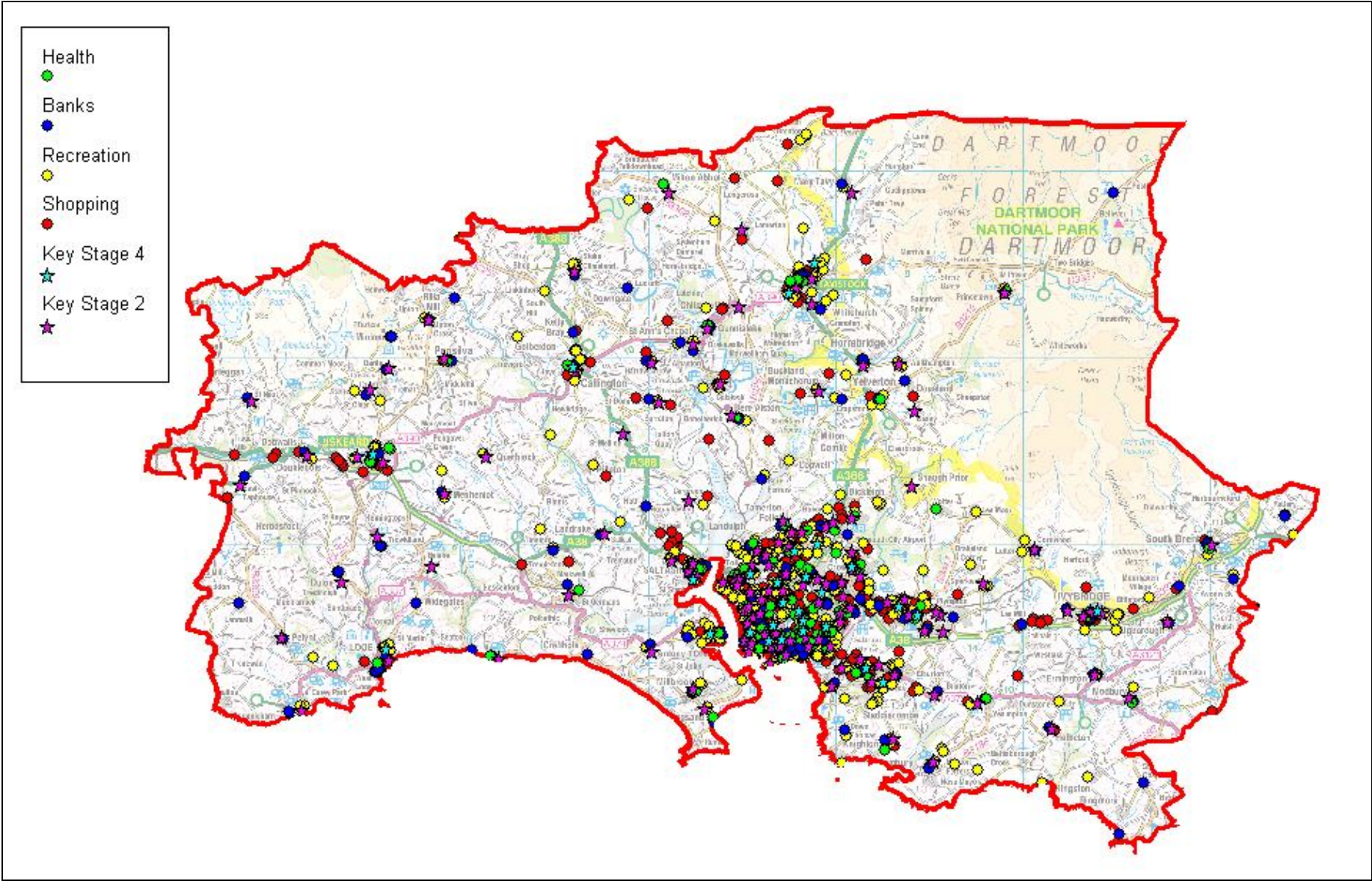
## **Overview of the BRMA**

The above map shows the city of Plymouth and the towns of Liskeard, Looe, Ivybridge and Tavistock within a boundary marked in red. Mostly situated in the county of Devon, with an overlap into the county of Cornwall, the BRMA encompasses numerous villages and extensive rural surroundings. As a result, the BRMA measures approximately 20 miles from north to south and 36 miles from east to west.

The city contains Derriford General Hospital, shopping and recreation venues and points of interest along the docks. The city has had a long association with the Royal Navy and ship building at the dockyards in Devonport. Since the long term decline in these industries it has seen a growing diversification towards a service based economy. Plymouth University is now one of the largest employers in the city.

The A38 runs across the south of the locality, parallel to the coastline, linking Ivybridge with Plymouth and Liskeard. The A386 runs north from Plymouth linking with Tavistock. A main railway line passes through the city from east to west, whilst a bus network emanates out from the city to circulate around the area. A large portion in the east of the BRMA is covered by Dartmoor National Park which is remote and as such has limited access routes.

### 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 Plymouth. Smaller clusters can be seen in the towns of Liskeard, Looe, Saltash, Torpoint, Callington, Tavistock and Ivybridge.

## Accessibility to facilities and services

(Information sourced from publicly available websites)

| From       | To       | Distance By Car<br>(based on the<br>quickest rather than<br>the shortest route) | Time by Car | Time By Bus | Time By<br>Train | Remarks (where applicable) |
|------------|----------|---|-------------|-------------|------------------|----------------------------|
| Ivybridge  | Plymouth | 11  | 21          | 24          | 14               |                            |
| Modbury    | Plymouth | 12  | 27          | 39          |                  |                            |
| Gunnislake | Plymouth | 20  | 34          | 60          | 45               |                            |
| Tavistock  | Plymouth | 16  | 26          | 53          |                  |                            |
| Callington | Plymouth | 15  | 27          | 47          |                  |                            |
| Saltash    | Plymouth | 6   | 14          | 27          | 11               |                            |
| Liskeard   | Plymouth | 20  | 34          | 48          | 42               |                            |
| Looe       | Plymouth | 23  | 44          | 73          | 55               |                            |

The above table shows the approximate distances in miles and journey times in minutes to Plymouth city from peripheral locations. Most 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>169191</b> |
| In an Unshared Dwelling  | 168671        |
| <b>House or Bungalow (Subtotal)</b>                                | <b>138121</b> |
| Detached   | 37468         |
| Semi Detached  | 48830         |
| Terrace or End Terrace   | 51823         |
| <b>Flat, Maisonette or Apartment (Subtotal)</b>                    | <b>29702</b>  |
| Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats   | 18147         |
| Flat, Maisonette or Apartment: Part of a Converted or Shared House | 9699          |
| Flat, Maisonette or Apartment: In a Commercial Building            | 1855          |
| Caravan or Other Mobile or Temporary Structure                     | 848           |
| In a Shared Dwelling   | 520           |
| <b>Variety of Tenure Types</b>                                     |               |
| <b>All Households (Total)</b>                                      | <b>161609</b> |
| <b>Owned (Subtotal)</b>  | <b>110829</b> |
| Owned: Owns outright   | 47604         |
| Owned: Owns with a mortgage or loan                                | 62050         |
| Owned: Shared ownership  | 1175          |
| <b>Social rented (Subtotal)</b>                                    | <b>27880</b>  |
| Social rented: Rented from Council (Local Authority)               | 19826         |
| Social rented: Other social rented                                 | 8054          |
| <b>Private rented (Subtotal)</b>                                   | <b>19590</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 19,590 privately rented premises in the BRMA.

We would expect to collect approximately 15% of the private rented sector market; this would be about 2,939 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.