

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.’*

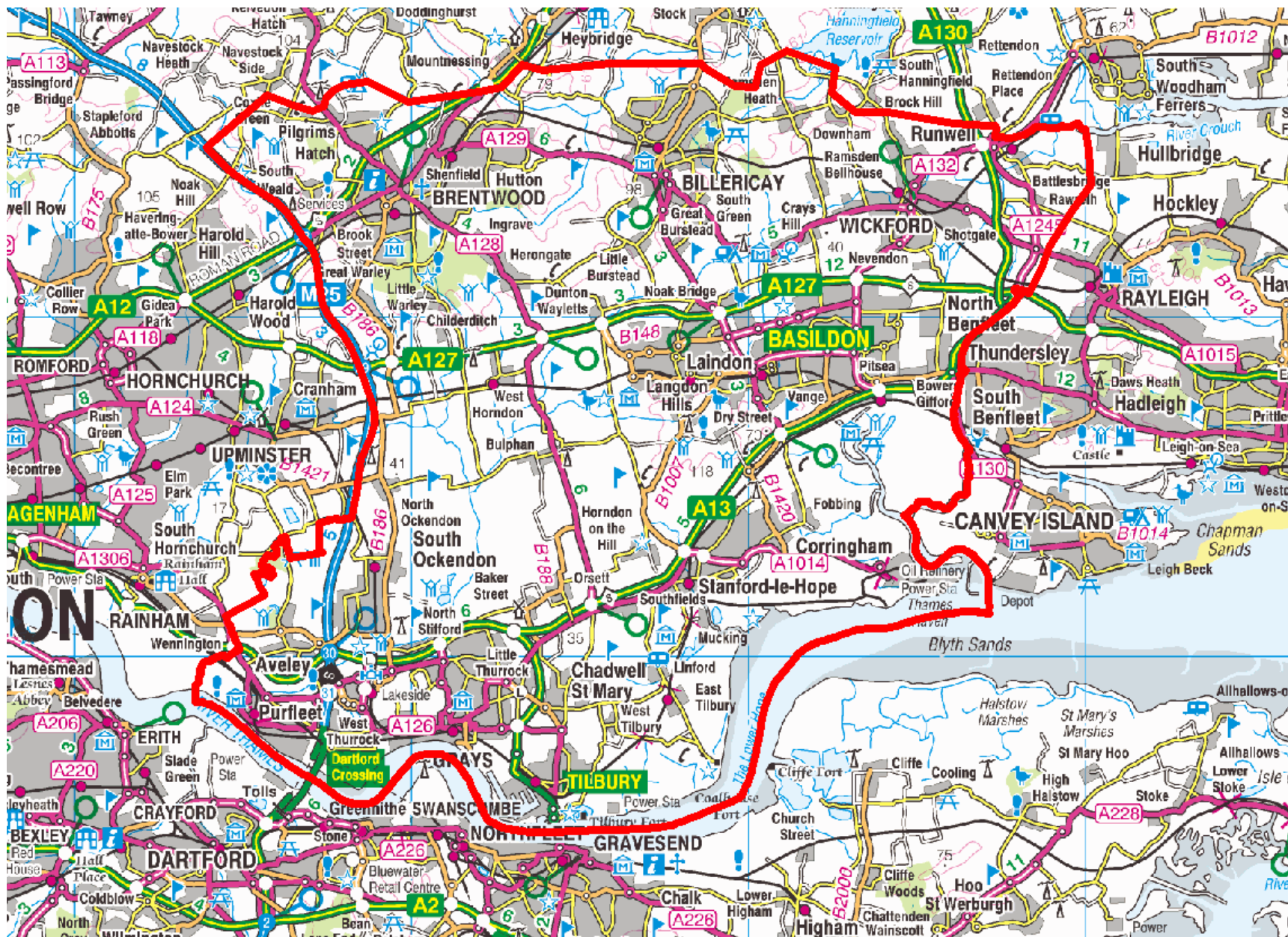
A BRMA must contain *‘residential premises of a variety of types, including such premises held on a variety of tenures’, plus ‘sufficient privately rented residential premises, to ensure that, in the rent officer’s opinion, the LHA for the area is representative of the rents that a landlord might reasonably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

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

SOUTH WEST ESSEX

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

Map of the BRMA



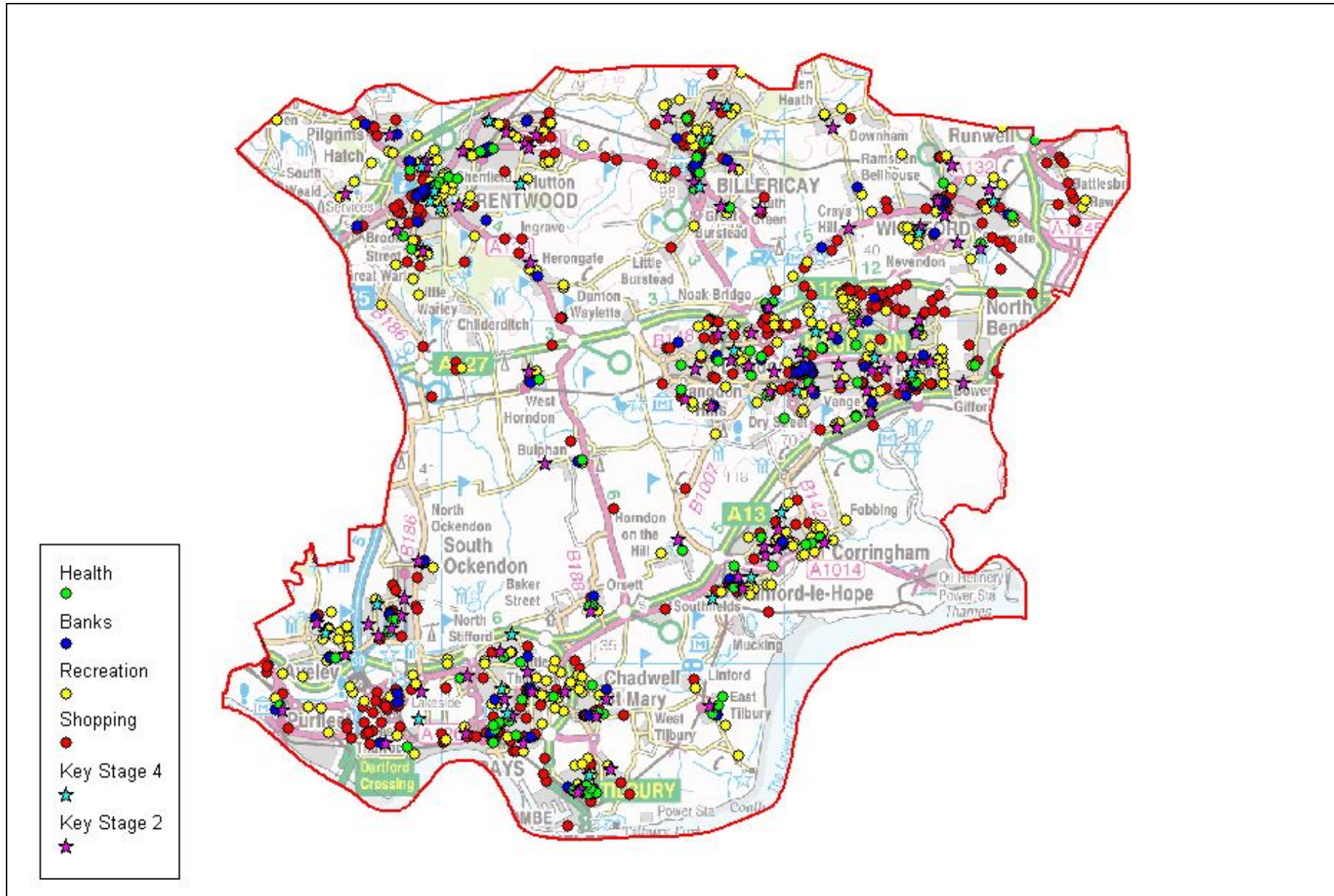
Overview of the BRMA

The above map shows the town of Basildon and the smaller towns of Brentwood, Billericay, Wickford, Grays, Tilbury and Stanford-le-Hope within a boundary marked in red. Situated in the county of Essex, the BRMA also encompasses numerous villages and some rural surroundings. The BRMA measures approximately 14 miles from north to south and 16 miles from east to west.

Basildon contains a hospital, shopping and recreation venues. The BRMA is bounded to the south by the River Thames and includes Tilbury docks. The majority of the BRMA is within the Thames Gateway area, Europe's largest regeneration programme.

The A127 and the A13 are the main roads through the BRMA from the M25 on the western border to Basildon. There is a railway line that connects Grays to Basildon via Tilbury and Stanford-le-Hope; a separate line that connects Horndon and Pitsea to Basildon; and another line that connects Brentwood, Billericay and Wickford. There are also bus services emanating from Basildon to the surrounding towns and villages.

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 Basildon and smaller clusters can be seen in the towns of Brentwood, Billericay, Wickford, Grays and Stanford-le-Hope .

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) |
|------------------|----------|---|-------------|-------------|------------------|----------------------------|
| Brentwood | Basildon | 9.2 | 18 | 59 | | |
| Purfleet | Basildon | 16.5 | 26 | 64 | | |
| Grays | Basildon | 11.3 | 25 | 37 | 31 | |
| Tilbury | Basildon | 11.3 | 22 | 44 | 35 | |
| Stanford-le-Hope | Basildon | 6.4 | 15 | 20 | 24 | |
| Billericay | Basildon | 5.7 | 13 | 24 | | |
| Runwell | Basildon | 5.6 | 13 | 32 | | |
| Wickford | Basildon | 4.7 | 11 | 19 | | |
| Corringham | Basildon | 4.5 | 11 | 19 | | |
| North Benfleet | Basildon | 4.5 | 12 | 22 | | |

The above table shows the approximate distances in miles and journey times in minutes to Basildon. Most journeys are under an hour, demonstrating the reasonableness of accessibility to the main facilities and services in the area. 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) | 156358 |
| In an Unshared Dwelling | 156261 |
| House or Bungalow (Subtotal) | 128952 |
| Detached | 30878 |
| Semi Detached | 47366 |
| Terrace or End Terrace | 50708 |
| Flat, Maisonette or Apartment (Subtotal) | 26836 |
| Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats | 24066 |
| Flat, Maisonette or Apartment: Part of a Converted or Shared House | 1551 |
| Flat, Maisonette or Apartment: In a Commercial Building | 1219 |
| Caravan or Other Mobile or Temporary Structure | 473 |
| In a Shared Dwelling | 97 |
| Variety of Tenure Types | |
| All Households (Total) | 152898 |
| Owned (Subtotal) | 110974 |
| Owned: Owns outright | 40779 |
| Owned: Owns with a mortgage or loan | 69202 |
| Owned: Shared ownership | 992 |
| Social rented (Subtotal) | 30945 |
| Social rented: Rented from Council (Local Authority) | 25388 |
| Social rented: Other social rented | 5557 |
| Private rented (Subtotal) | 9061 |

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 9,061 privately rented premises in the BRMA. We would expect to collect approximately 15% of the private rented sector market; this would be about 1,359 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.