

**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'.*

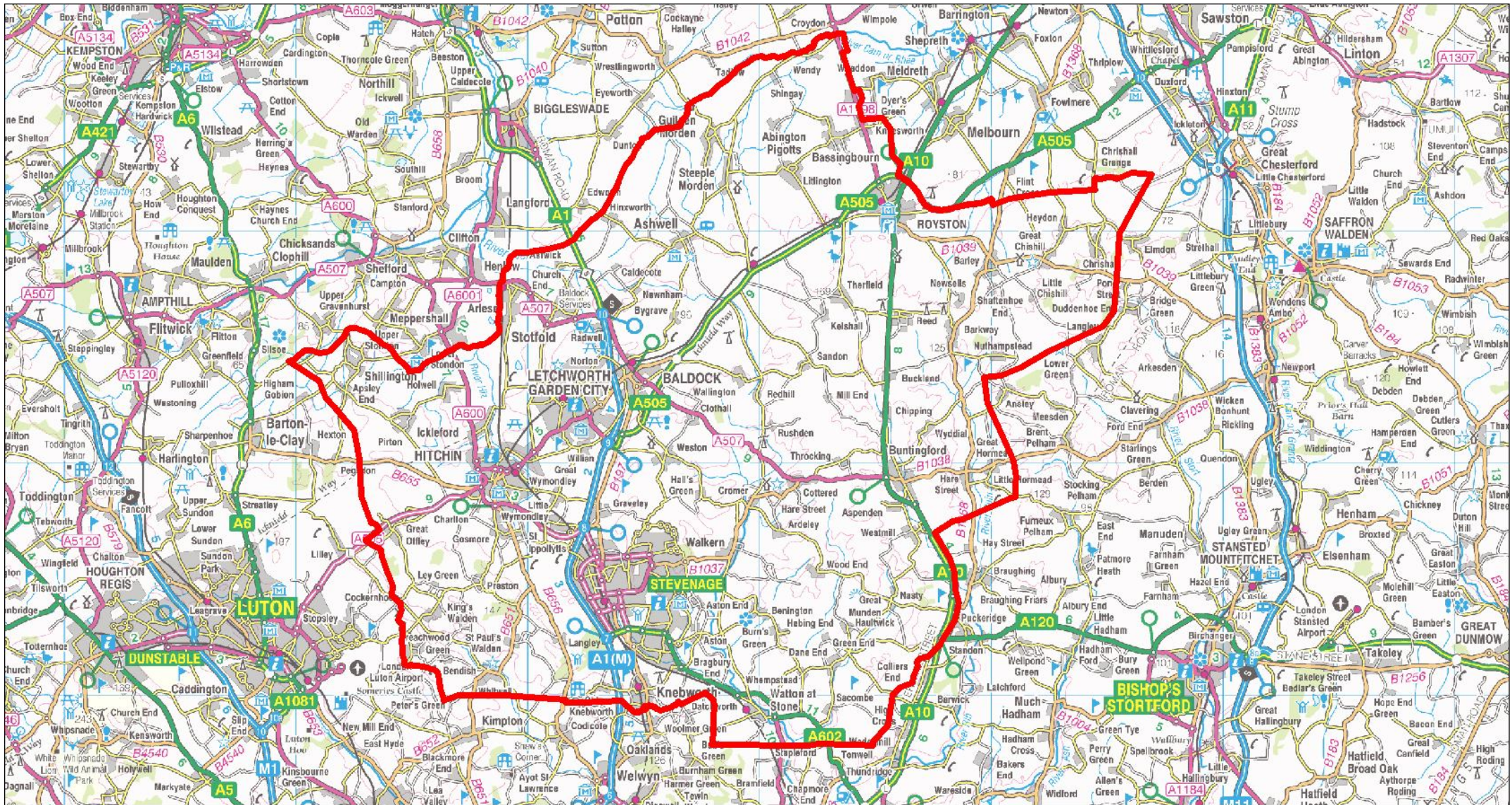
[Legislation - Rent Officers (Housing Benefit Functions) Amendment (No.2) Order 2008]

# STEVENAGE & NORTH HERTS

**Broad Rental Market Area (BRMA) implemented on 1<sup>st</sup> December 2010**



# Map of the BRMA





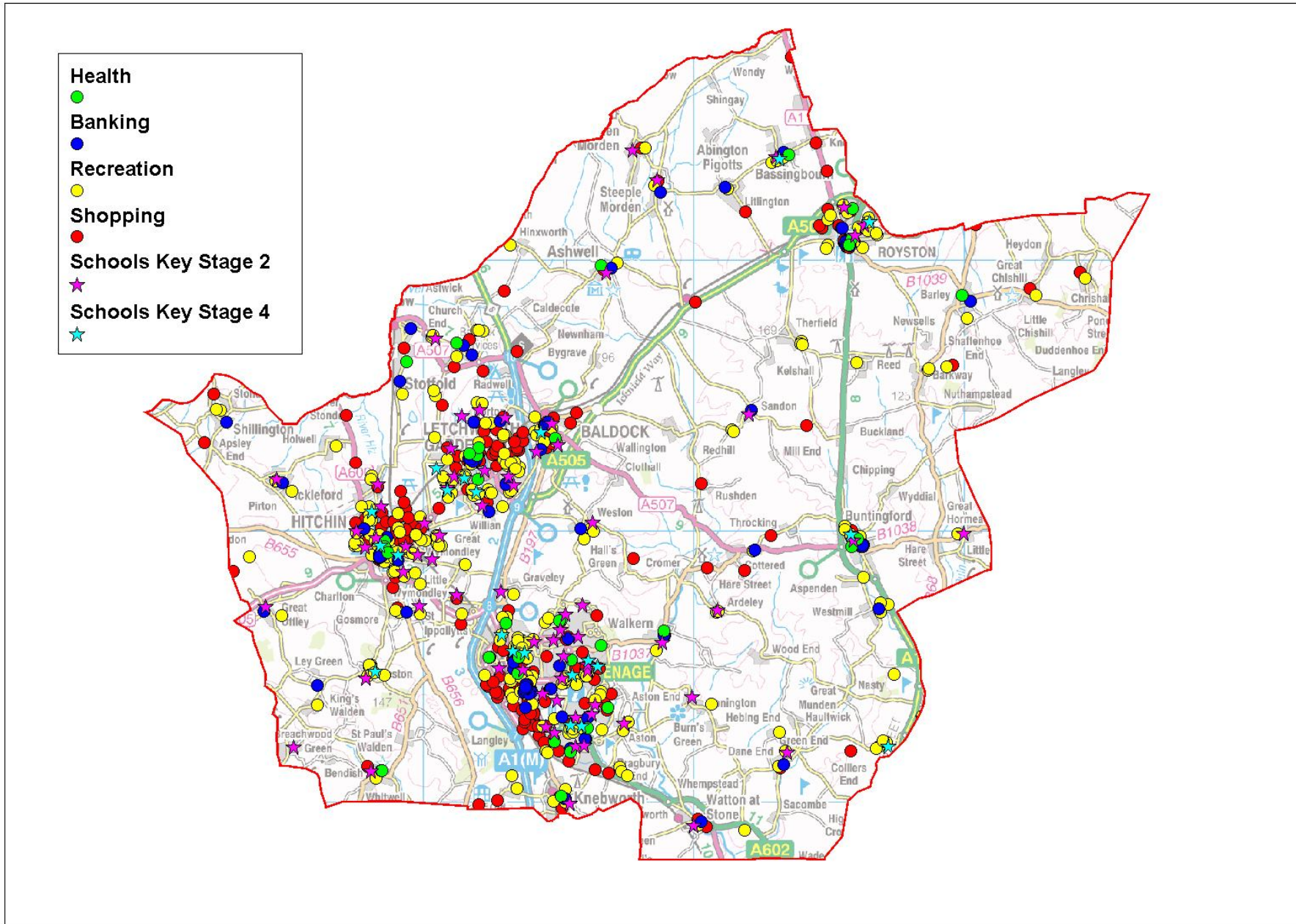
## Overview of the BRMA

The above map shows the towns of Stevenage, Letchworth Garden City and Hitchin and their surrounding villages within a boundary marked in red. The BRMA forms part of the county of Hertfordshire. The main towns are based in the west of the area which is more urban while the remainder is predominately rural, particularly in the east where the smaller market towns of Buntingford and Royston are situated. The BRMA measures approximately 19 miles north to south and 18 miles east to west.

The town of Stevenage was one of the first generation new towns under the New Town Act 1946 which saw a number of towns regenerated and rebuilt after World War II. Letchworth Garden City was also classed as a new town under the same act. Stevenage is the largest of the three towns Letchworth and Hitchin are similar in size. Stevenage has a large industrial area and also a number of business parks. Gunnels Way, the largest industrial area within the town, contains ICL and a research centre for GlaxoSmithKline.

The A1(M) runs north to south through the main population centres and provides north to south accessibility for towns and villages located by junctions 7, 8, 9 and 10. Junctions 7 & 8 connect with minor roads and provide access into Stevenage, whilst junction 9 connects with others that provide access into Letchworth. The A505 runs from east to west providing access from Royston and Great Offley. The A507 and A600 link the northern and north western villages to the main towns. The A602 provides access from the south east into Stevenage and the A507 provides access from Buntingford into Letchworth (and then access into Stevenage via the A1(M)). The A10 connects with minor roads from surrounding villages and provides access to the A505 and the A507. A number of bus routes serve Stevenage, Hitchin and Letchworth. Main train stations can be found in Stevenage and Letchworth Garden City.

# 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 are mainly concentrated in the town of Stevenage and close by in Letchworth and Hitchin. Smaller clusters can be seen in Royston and Buntingford.

## 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)             |
|------------------|------------|--|-------------|-------------|---------------|--|
| Breachwood Green | Stevenage  | 10.1   | 33          | 55          |               | 2 buses required                       |
| Breachwood Green | Hitchin    | 5.9  | 23          | 22          |               |  |
| Great Offley     | Stevenage  | 9  | 24          | 33          |               |  |
| Great Offley     | Hitchin    | 3.2  | 11          | 12          |               |  |
| St Paul's Walden | Stevenage  | 8.2  | 22          | 46          |               |  |
| St Paul's Walden | Hitchin    | 5.3  | 15          | 14          |               |  |
| Shillington      | Hitchin    | 5.6  | 21          | 23          |               |  |
| Shillington      | Stevenage  | 13.1   | 30          | 54          |               | 2 buses required                       |
| Royston          | Stevenage  | 15.1   | 26          |             | 23            |  |
| Royston          | Letchworth | 12.1   | 22          |             | 14            |  |
| Buntingford      | Stevenage  | 10.8   | 28          | 60          |               |  |
| Buntingford      | Letchworth | 11.2   | 21          | 28          |               |  |
| Great Hormead    | Letchworth | 13   | 30          | 36          |               | 2 buses required. Infrequent services. |
| Astwick          | Stevenage  | 10.5   | 16          | 80          |               | 2 buses required                       |
| Astwick          | Letchworth | 7.5  | 12          | 28          |               |  |
| Hinxworth        | Stevenage  | 11.4   | 20          | 40          |               | Bus to Ashwell, then train from there. |
| Ashwell          | Stevenage  | 12.3   | 25          | 36          |               | Bus to Ashwell, then train from there. |
| Guilden Morden   | Stevenage  | 15   | 33          | 62          |               | Bus to Royston, then train from there. |
| Knebworth        | Stevenage  | 2.4  | 7           | 8           | 4             |  |

The above table shows the approximate distances in miles and journey times in minutes to Stevenage, Letchworth and Hitchin 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>97573</b> |
| In an Unshared Dwelling  | 97446        |
| <b>House or Bungalow (Subtotal)</b>                                | <b>81777</b> |
| Detached   | 21753        |
| Semi Detached  | 26365        |
| Terrace or End Terrace   | 33659        |
| <b>Flat, Maisonette or Apartment (Subtotal)</b>                    | <b>15202</b> |
| Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats   | 12165        |
| Flat, Maisonette or Apartment: Part of a Converted or Shared House | 1198         |
| Flat, Maisonette or Apartment: In a Commercial Building            | 839          |
| Caravan or Other Mobile or Temporary Structure                     | 466          |
| In a Shared Dwelling   | 127          |
| <b>Variety of Tenure Types</b>                                     |              |
| <b>All Households (Total)</b>                                      | <b>95546</b> |
| <b>Owned (Subtotal)</b>  | <b>64762</b> |
| Owned: Owns outright   | 22942        |
| Owned: Owns with a mortgage or loan                                | 41252        |
| Owned: Shared ownership  | 568          |
| <b>Social rented (Subtotal)</b>                                    | <b>22735</b> |
| Social rented: Rented from Council (Local Authority)               | 18651        |
| Social rented: Other social rented                                 | 4084         |
| <b>Private rented (Subtotal)</b>                                   | <b>6125</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 6125 privately rented premises in the BRMA.

We would expect to collect approximately 20% of the private rented sector market; this would be about 1225 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.