

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.'*

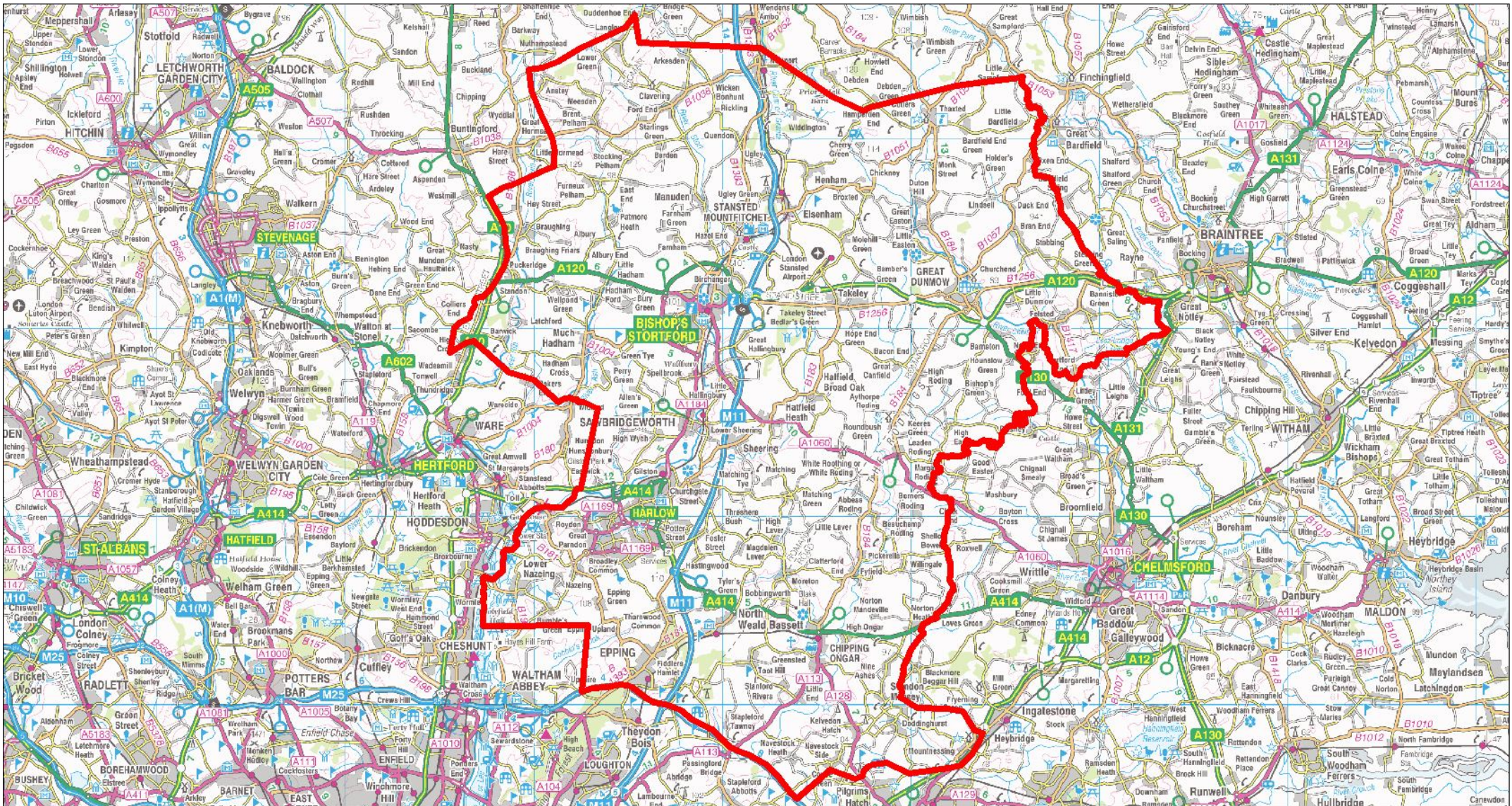
A BRMA must contain *'residential premises of a variety of types, including such premises held on a variety of tenures', plus 'sufficient privately rented residential premises, to ensure that, in the rent officer's opinion, the LHA for the area is representative of the rents that a landlord might reasonably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

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

HARLOW & STORTFORD

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

Map of the BRMA



Overview of the BRMA

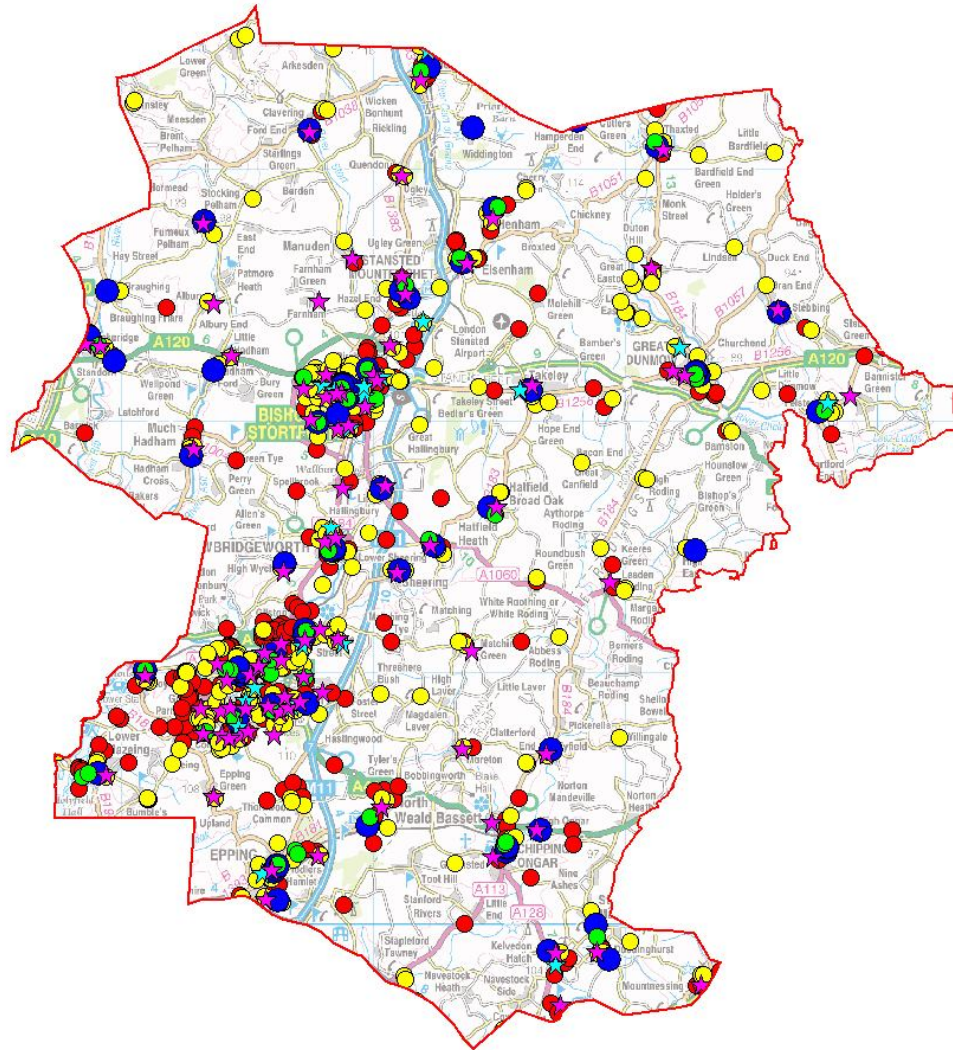
The above map shows the towns of Harlow and Bishop's Stortford and their surrounding villages within a boundary marked in red. The main towns are based in the west of the area while the remainder is predominately rural, particularly in the east and south east where the smaller market towns of Great Dunmow and Chipping Ongar are situated. The BRMA measures approximately 24 miles north to south and 13 miles east to west encompassing parts of Hertfordshire and Essex.

The town of Harlow was one of the new towns under the New Town Act 1946 which saw a number of towns regenerated and rebuilt after World War II. Today the town forms part of the London Commuter Belt and has undergone regeneration including a new Civic Centre, shopping complex and several restaurants. Bishop's Stortford is also part of the London Commuter Belt and is the closest town to London Stansted Airport. Bishop's Stortford has seen redevelopment in the form of new build city type apartments, houses and in the re-build of the Jackson Square Shopping Complex.

The M11 runs through the heart of the BRMA, north to south passing Epping, Harlow, Bishop's Stortford and Stansted Airport. The A414 connects the east of the area to Harlow, the A120 connects the east and west to Bishop's Stortford and the A1060 connects the south east to Bishop's Stortford. As well as the M11, the A1184 joins Harlow and Bishop's Stortford. A number of bus routes serve the area and train stations can be found in Harlow, Bishop's Stortford, Sawbridgeworth, Stansted Mountfitchet and Newport.

Identification of Health, Education, Recreation, Banking and Shopping (HERBS)

- Health ●
- Banks ●
- Recreation ●
- Shopping ●
- Schools Key Stage 2 ★
- Schools Key Stage 4 ★



Ordnance Survey © Crown copyright. All rights reserved. Valuation Office Agency. (100022374) 2009.

The above map shows how the facilities and services (HERBS) are distributed. They are mainly concentrated in the towns of Harlow and Bishop's Cleeve. Smaller clusters can be seen in Epping, Sawbridgeworth, Great Dunmow and Chipping Ongar.

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)
Furneux Pelham	Bishop's Stortford	6.5	20	34		Approx 6 buses a day
Anstey	Bishop's Stortford	14	31	55		2 buses a week on a Thursday
Brent Pelham	Bishop's Stortford	8.6	28	46		4 buses a week on a Thursday
Standon	Bishop's Stortford	6.5	9	15		Buses approx every 2 hours. There is an alternative service that takes 23 minutes
Standon	Harlow	15	23	55		Change of bus required
Waltham Abbey	Harlow	14	24	23		
Lower Nazeing	Harlow	6.9	22	12		
Sawbridgeworth	Harlow	4.2	10	14		
Epping	Harlow	6.5	17	22		
Kelevdon Hatch	Harlow	12.2	23	54		
Chipping Ongar	Harlow	9.3	18	50		
Roydon	Harlow	4.6	11	8		
Great Dunmow	Bishop's Stortford	11.7	21	42		Change of bus required
Leaden Roding	Harlow	10.1	25	29		
Thaxted	Bishop's Stortford	11.8	32	53		Change of bus required
Widdington	Bishop's Stortford	8.8	26	22		

The above table shows the approximate distances in miles and journey times in minutes to Bishop's Stortford and Harlow from peripheral locations. All 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	Total
All Household Spaces (Total)	91045
In an Unshared Dwelling	90888
House or Bungalow (Subtotal)	76586
Detached	25483
Semi Detached	23983
Terrace or End Terrace	27120
Flat, Maisonette or Apartment (Subtotal)	13886
Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats	12265
Flat, Maisonette or Apartment: Part of a Converted or Shared House	1013
Flat, Maisonette or Apartment: In a Commercial Building	608
Caravan or Other Mobile or Temporary Structure	416
In a Shared Dwelling	157
Variety of Tenure Types	
All Households (Total)	88743
Owned (Subtotal)	63126
Owned: Owns outright	23172
Owned: Owns with a mortgage or loan	39399
Owned: Shared ownership	554
Social rented (Subtotal)	18109
Social rented: Rented from Council (Local Authority)	15316
Social rented: Other social rented	2793
Private rented (Subtotal)	6311

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 6311 privately rented premises in the BRMA.

We would expect to collect approximately 20% of the private rented sector market; this would be about 1262 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.