

**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.'*

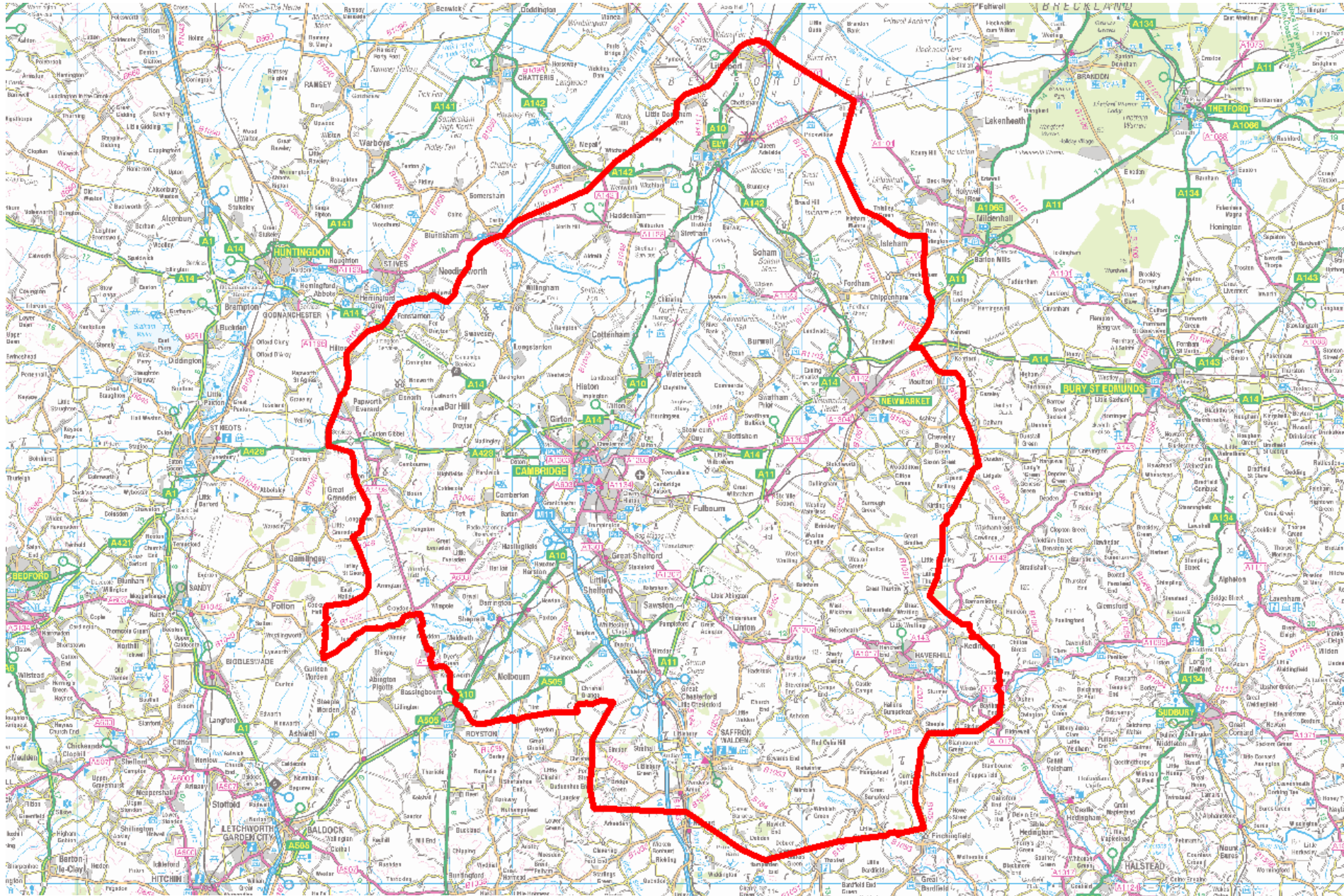
**A BRMA must contain** *'residential premises of a variety of types, including such premises held on a variety of tenures', plus* *'sufficient privately rented residential premises, to ensure that, in the rent officer's opinion, the LHA for the area is representative of the rents that a landlord might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

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

# CAMBRIDGE

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

# Map of the BRMA



## **Overview of the BRMA**

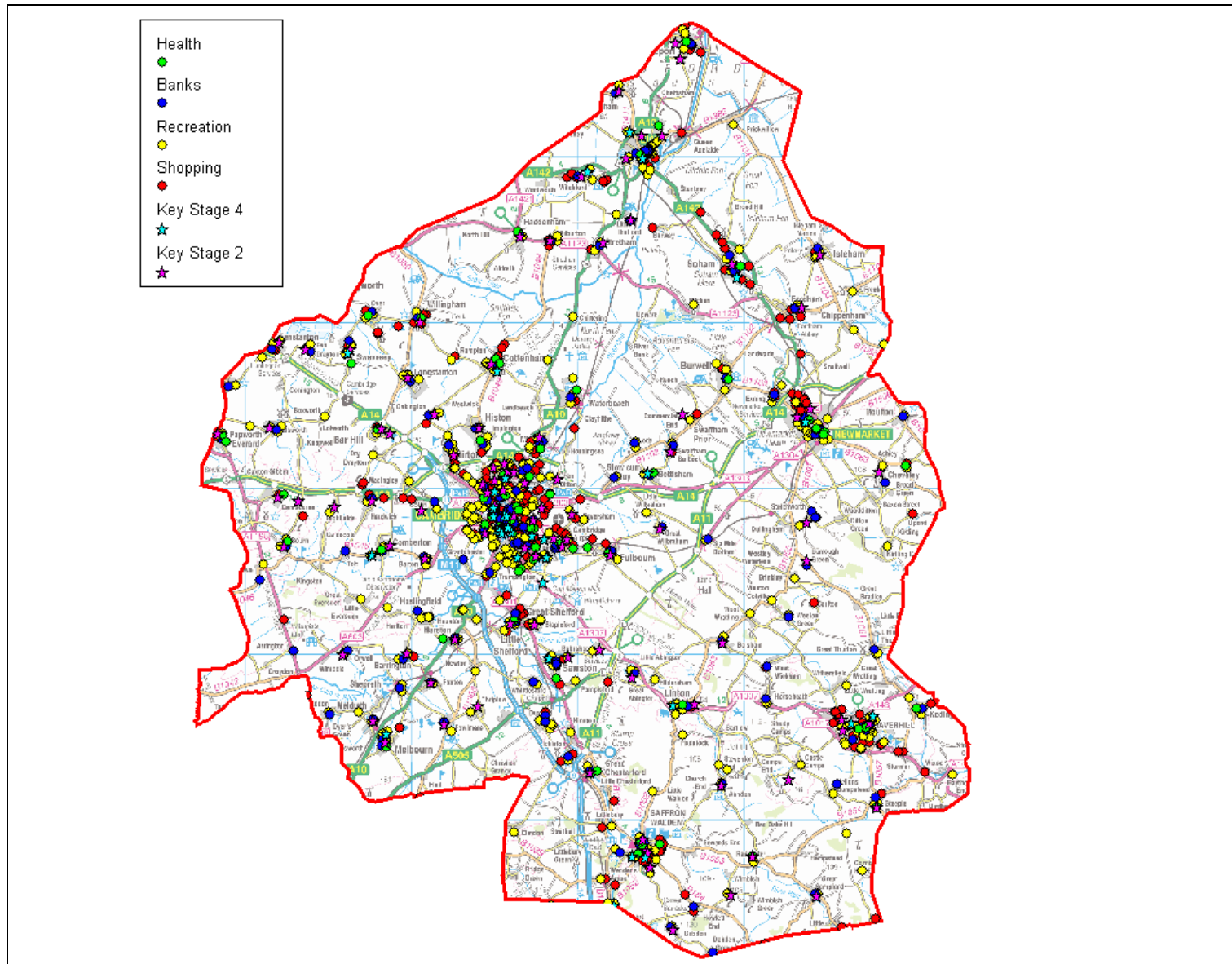
The above map shows the city of Cambridge and the towns of Ely, Haverhill, Newmarket, and Saffron Walden within a boundary marked in red. Mostly situated in the county of Cambridgeshire, with overlaps into the counties of Essex and Suffolk, the BRMA encompasses numerous villages and extensive rural surroundings. As a result, the BRMA measures approximately 35 miles from north to south and 27 miles from east to west.

The city contains Addenbrooke's Hospital, shopping and recreation venues and many points of interest. Steeped in history, world renowned for its University, and with the River Cam flowing through its centre, the city is a major tourist attraction. Over the last twenty years the city and its outskirts have benefited from major investment in the computer software industry.

The A10 runs north to south from Ely while the A14 runs from the east, around the north of the city of Cambridge, to Newmarket in the west. The M11 runs from the south, near Saffron Walden, to the west of the city of Cambridge while the A11 connects to the A14 east of the city. A main railway line passes through the city from north to south, while a bus network emanates out from the city to circulate around the area.



## 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 Cambridge. Smaller clusters can be seen in the towns of Newmarket, Haverhill, Saffron Walden and Ely, indicating their secondary role.

## Accessibility to facilities and services

(Information sourced from publically available websites)

From	To	Time by Car	Distance By Car (based on the quickest rather than the shortest route)	Time By Bus	Time By Train	Remarks (where applicable)
Arrington	Cambridge	35	11.7	44		
Caxton	Cambridge	40	13.2	67		
Chippenham	Cambridge	41	19.7	64		
Elmdon	Cambridge	44	14.4	72		
Ely	Cambridge	49	17.1	43		
Fenstanton	Cambridge	36	13.6	25		
Haddenham	Cambridge	43	15.2	54		
Haverhill	Cambridge	55	19.0	57		
Kirtling	Cambridge	60	19.0	74		
Little Downham	Cambridge	55	19.4	65		No PM service
Little Thulow	Cambridge	55	19.2	76		
Littleport	Cambridge	60	21.9	54	26	
Melbourn	Cambridge	37	10.9	33		
Moulton	Cambridge	44	19.1	48		
Newmarket	Cambridge	36	13.3	29		
Over	Cambridge	45	13.2	46		
Papworth Everard	Cambridge	38	13.2	29		
Saffron Walden	Cambridge	48	15.9	48		

The above table shows the approximate distances in miles and journey times in minutes to Cambridge 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

Variety of Property Types	Total
<b>All Household Spaces (Total)</b>	<b>152751</b>
In an Unshared Dwelling	151803
<b>House or Bungalow (Subtotal)</b>	<b>130934</b>
Detached	48299
Semi Detached	47067
Terrace or End Terrace	35569
<b>Flat, Maisonette or Apartment (Subtotal)</b>	<b>19870</b>
Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats	15703
Flat, Maisonette or Apartment: Part of a Converted or Shared House	2934
Flat, Maisonette or Apartment: In a Commercial Building	1233
Caravan or Other Mobile or Temporary Structure	999
In a Shared Dwelling	949
<b>Variety of Tenure Types</b>	
<b>All Households (Total)</b>	<b>148144</b>
<b>Owned (Subtotal)</b>	<b>99773</b>
Owned: Owns outright	42292
Owned: Owns with a mortgage or loan	56524
Owned: Shared ownership	958
<b>Social rented (Subtotal)</b>	<b>26327</b>
Social rented: Rented from Council (Local Authority)	17379
Social rented: Other social rented	8948
<b>Private rented (Subtotal)</b>	<b>17894</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 17,894 privately rented premises in the BRMA.

We would expect to collect approximately 15% of the private rented sector market; this would be about 2,684 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 are representative of the rents that a landlord might reasonably be expected to obtain in that area.