

**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.'*

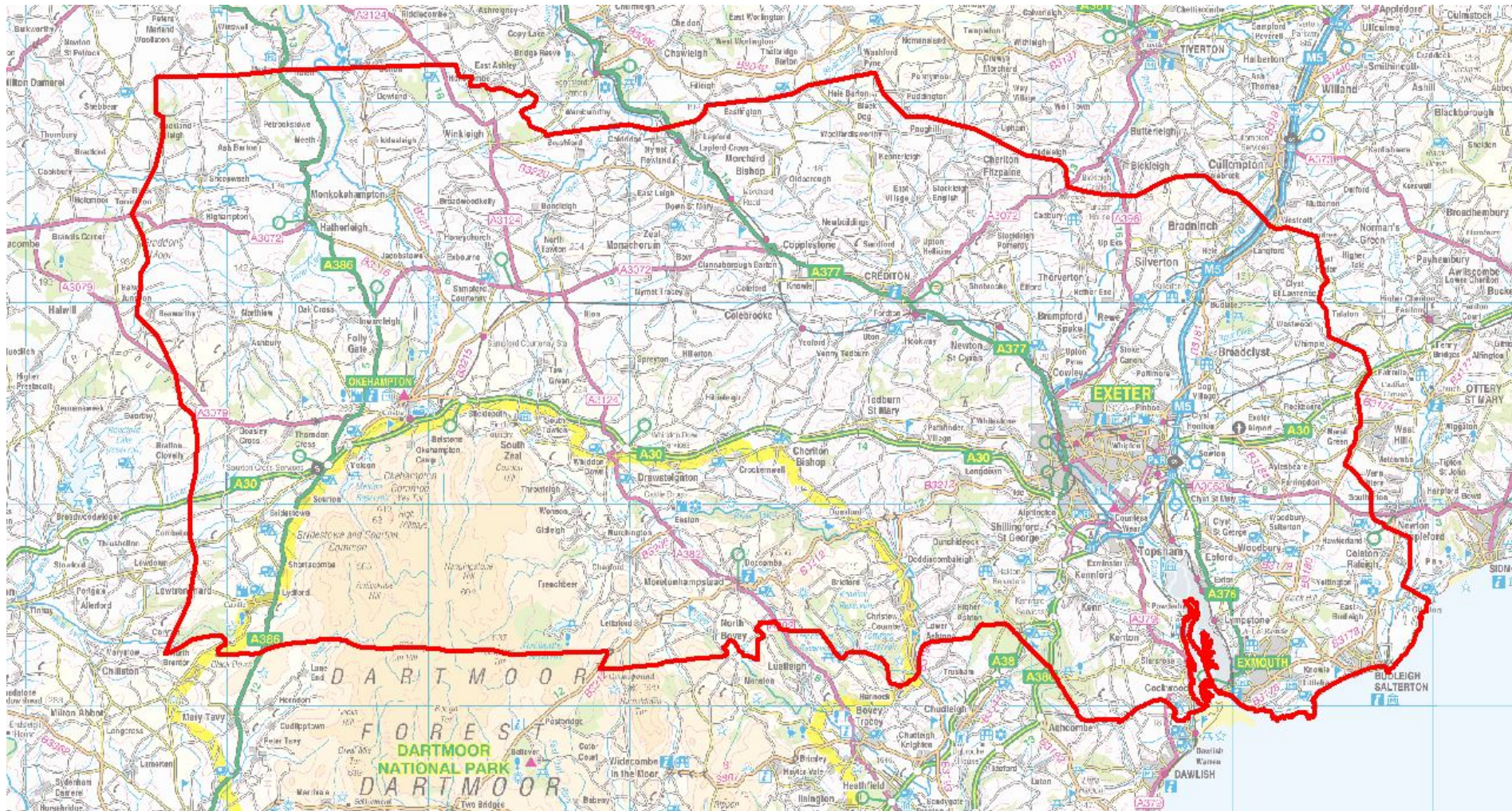
**A BRMA must contain** *'residential premises of a variety of types, including such premises held on a variety of tenures', plus* *'sufficient privately rented residential premises, to ensure that, in the rent officer's opinion, the LHA for the area is representative of the rents that a landlord might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

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

# EXETER

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

# Map of the BRMA



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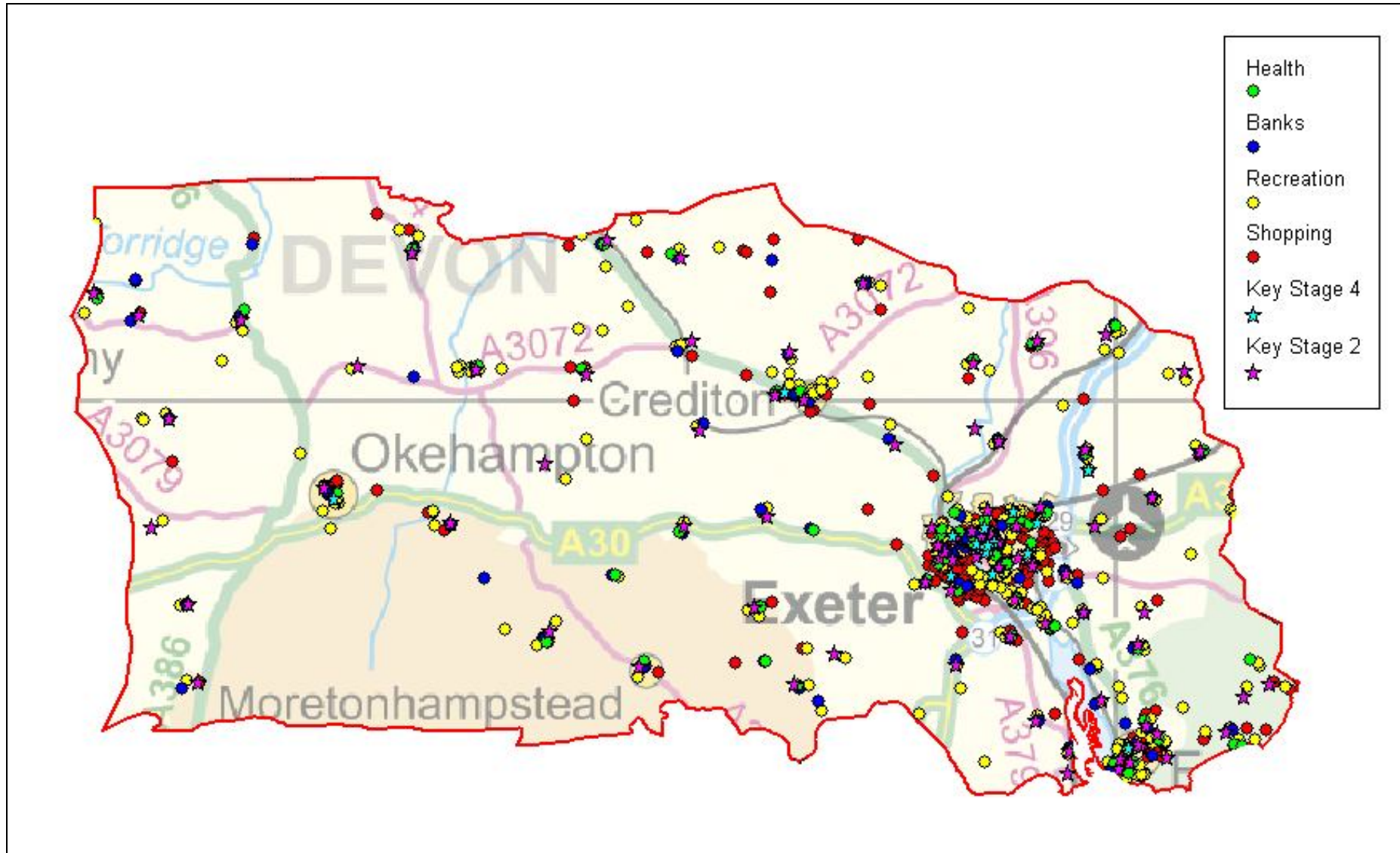
## **Overview of the BRMA**

The above map shows the city of Exeter and the towns of Exmouth, Okehampton and Crediton within a boundary marked in red. Entirely situated in the county of Devon, the BRMA encompasses numerous villages and extensive rural surroundings. As a result, the BRMA measures approximately 16 miles from north to south and 36 miles from east to west.

The city contains The Royal Devon & Exeter Hospital, shopping and recreation venues and many points of interest. It is home to Exeter University and Exeter Cathedral, the latter attracting tourism into the city. The Meteorological Office relocated to the outskirts of the city in 2004 and along with other companies in Exeter Business Park and the university, provides a large amount of employment.

The M5 runs south and skirts around the edge of the city of Exeter where it terminates and joins the A38. The A30 runs east to west via Exeter to Okehampton, whilst the A377 runs from Crediton to join the A30. Two main railway lines pass through the city, while a bus network operates around the city and into the surrounding 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 Exeter. Smaller clusters can be seen in the towns of Crediton, Exmouth and Okehampton.

## 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)
Okehampton	Exeter	24	38	47		
Hatherleigh	Exeter	32	52	80		
Winkleigh	Exeter	29	46	73		
Lapford	Exeter	17	40	40		
Morchard Bishop	Exeter	17	44	45		
Cheriton Fitzpaine	Exeter	13	35	59		Change buses at Bickleigh
Bradninch	Exeter	12	33	37		
Silverton	Exeter	9	24	27		
Whimble	Exeter	14	35	50	23	
East Budleigh	Exeter	19	40	98		Changes buses at Exmouth
Budleigh Salterton	Exeter	19	41	60		
Exmouth	Exeter	15	32	50	36	
Starcross	Exeter	10	26	40	24	
Kennford	Exeter	7	19	26		
Moretonhampstead	Exeter	14	30	46		
Chagford	Exeter	22	35	53		
Lydford	Exeter	33	47	70		Change buses at Okehampton
Northlew	Exeter	34	57	148		Change buses at Hatherleigh & Okehampton
Beaworthy	Exeter	37	56			
Crediton	Exeter	9	22	25	14	

The above table shows the approximate distances in miles and journey times in minutes to Exeter 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>96409</b>
In an Unshared Dwelling	95967
<b>House or Bungalow (Subtotal)</b>	<b>77359</b>
Detached	24470
Semi Detached	26862
Terrace or End Terrace	26027
<b>Flat, Maisonette or Apartment (Subtotal)</b>	<b>17471</b>
Flat, Maisonette or Apartment: In a Purpose-Built Block of Flats	11329
Flat, Maisonette or Apartment: Part of a Converted or Shared House	4912
Flat, Maisonette or Apartment: In a Commercial Building	1230
Caravan or Other Mobile or Temporary Structure	1137
In a Shared Dwelling	442
<b>Variety of Tenure Types</b>	
<b>All Households (Total)</b>	<b>92608</b>
<b>Owned (Subtotal)</b>	<b>65364</b>
Owned: Owns outright	31569
Owned: Owns with a mortgage or loan	33220
Owned: Shared ownership	576
<b>Social rented (Subtotal)</b>	<b>13724</b>
Social rented: Rented from Council (Local Authority)	9484
Social rented: Other social rented	4240
<b>Private rented (Subtotal)</b>	<b>11593</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 11,593 privately rented premises in the BRMA.

We would expect to collect approximately 15% of the private rented sector market; this would be about 1,739 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.