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## Neighbourhub Impact Assessment 2014/15

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Places for People's 'Neighbourhood Strategy' has evolved considerably over recent years and is now firmly embedded within the business. During 2014/15 it has been promoted to the wider housing sector as a specific product – Neighbourhub. The approach has proved to be so successful that it won the 'Product of the Year' at the Housing Excellence Awards 2014, was shortlisted for 'Innovation of the Year' at the UK Housing Awards 2015 and was Highly Commended for 'Most Innovative IT System' at Housing Innovation Awards. The Annual Assessment using 2014/15 data identified that over 70% of the Group's neighbourhoods had seen an improvement in Surplus per Property when compared with 2013/14.

The Homes Regions and Cotman saw an increase in overall profitability in 2014/15 compared to 2013/14 of 4.5% building upon previous annual increases of 15.2% and 10.9% – a total increase of almost 31% over a three year period. Increases at a regional level varied with the top performing region increasing the Surplus per Property by 12%.

The overall Group Surplus per Property increased by 8.4%. Surplus per property is used to define the profitability of a neighbourhood taking in to account the in year revenue and the related costs (including void costs).

Overall, the neighbourhood planning areas have seen an improvement in performance with an increase in Surplus per Property in 2013/14 of £2.6 m compared with 2012/13 and £ 1.1 m in 2014/15 compared with 2013/14

As a result of this improved performance twelve 'Amber' areas have seen such a significant improvement in performance that they no longer require the Neighbourhood Planning approach in 2014/15.

Thirteen areas still require targeted support in order to ensure that improvements are sustainable. In these areas the neighbourhood planning approach will continue in 2015/16. Three new areas have been identified as Amber and will also be the focus of neighbourhood planning in 2015/16.