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THE VALUE OF A GOOD NEIGHBOUR? £3,100

Britons are willing to pay an extra £3,100 for a home with good neighbours, according to a new study.

A national barometer developed by Lloyds TSB Insurance ranks Britain's biggest cities against five different objective measures of 'neighbourliness' - consideration, tolerance, friendliness, tidiness and vigilance¹.

According to the study, these attributes can affect how much people are prepared to pay for a house, with potential buyers willing to spend significantly more for the guarantee of agreeable neighbours².

The city of Bradford leads the national rankings with the most considerate and tolerant neighbours. Glasgow has the friendliest, Swansea hosts the tidiest and Manchester is home to the most vigilant locals.

The study also shows the effect of poor neighbourly relations. Stockport reports the most incidents of neighbour-inflicted damage³ and it is estimated that, nationally, neighbour actions and vandalism have cost homeowners more than £2.5 billion. These incidents typically cost £312 per job to put right.

The research results are published as Lloyds TSB Home Insurance launches its victims of crime excess waiver⁴, which removes the excess for new and renewing Lloyds TSB Home Solutions customers who need to claim for criminal damage. The offer runs until May 2011.

A positive step towards building a strong community is to join the local Neighbourhood Watch scheme. Figures show that nearly half (42 per cent) of Neighbourhood Watch members enjoy good community relations, compared to under a third (28 per cent) of non-members.

Commenting on the findings, Paula Llewellyn, spokesperson for Lloyds TSB Insurance said: "Good neighbours can have an invaluable impact on our wellbeing and can help keep our property safe while away from home.

"As we understand that we can't all have the perfect neighbours to keep an eye on our property, Lloyds TSB Home Solutions now waives the excess for victims of crime, so homeowners can rest assured that if the worst happens they won't be out of pocket."

Neighbourhood Watch spokesperson Roy Rudham added: "A Neighbourhood Watch scheme not only helps prevent crime but can also bring a community together and can provide peace of mind to everyone – young and old. If you don't have a scheme in your area, why not take the initiative and set something up? Neighbourhood Watch will give you all the help and advice you need."

For advice on how to set up a Neighbourhood Watch scheme in your area visit www.neighbourhoodwatch.net.

Best neighbours by region:

A representative sample of residents in each city was asked to score their neighbours from zero to 10 in the following categories:

- 'Friendliness' – refers to how friendly they are when you meet
- 'Consideration' – is a respect for your home in not being overly noisy or damaging your property
- 'Vigilance' – watching over the neighbourhood and offering to monitor your home when you're away
- 'Tidiness' – how tidy the property and surrounding area is
- 'Tolerance' – how patient and tolerant they are to your behaviour

A table of the results is below:

City	Friendliness	Consideration	Vigilance	Tidiness	Tolerance	Total
Bradford	8.16	8.22	7.4	7.94	8.3	40.02
Glasgow	8.18	8	7.36	7.72	7.84	39.1
Swansea	8.08	7.88	7.1	8.14	7.76	38.96
Bristol	7.94	7.9	6.96	8.1	7.94	38.84
Manchester	7.76	7.9	7.64	7.44	7.8	38.54
Sheffield	7.9	7.96	6.68	7.94	8.06	38.54
Nottingham	7.52	7.72	6.64	8.02	8.06	37.96
Kingston	7.7	7.58	6.88	7.72	7.84	37.72
Walsall	7.5	7.62	6.54	7.92	8.04	37.62
UK	7.61	7.65	6.77	7.64	7.81	37.48
Portsmouth	7.5	7.38	6.84	7.38	8.24	37.34
London	7.76	7.42	7.12	7.36	7.56	37.22
Newcastle	7.32	7.58	6.84	7.52	7.94	37.2
Coventry	7.66	7.92	5.98	7.72	7.7	36.98
Doncaster	7.26	7.52	6.5	7.9	7.6	36.78
Bolton	7.16	7.64	6.54	7.54	7.68	36.56
Leicester	7.16	7.58	6.48	7.68	7.58	36.48
Dudley	7.52	7.4	6.56	7.12	7.56	36.16
Birmingham	7.36	7.24	6.68	7.24	7.48	36
Cardiff	7.5	7.46	6.2	7.12	7.56	35.84
Stockport	7.18	7.02	6.38	7.22	7.6	35.4

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Methodology

ICM interviewed a random sample of 2018 GB adults aged 18+ via online in April 2010. Surveys were conducted across the country and the results have been weighted to the profile of all adults. ICM is a member of the British Polling Council and abides by its rules. Further information at www.icmresearch.co.uk

Footnotes

1. 'Friendliness' refers how friendly they are when you meet, 'Consideration' is a respect of your home in not being overly noisy or damaging your property, 'Vigilance' is watching over the neighbourhood and offering to monitor your home when you're off on holidays, 'Tidiness' is how tidy their property and their surrounding area is, and 'Tolerance' is if they are patient and tolerant with you when you're noisy
2. Hypothetically, people would be prepared to pay an average of £3,113 for the guarantee of good neighbours
3. Research conducted by ICM in March 2010 reveals that 8.1 million Brits have reported a neighbour caused damage to their property, costing an average of £312 per job to fix. 8.1 million multiplied by 312 = 2,527,200,000, or £2.5 billion.
4. From April 26 2010 until May 31st 2011 new and renewing Lloyds TSB Home Solutions customers will have the excess fee waived on any home insurance claims for crime.