**Summary**

Studies and investigation of urban management in concentrated and top-down forms have indicated this management method has lost its reputation among communities, facing with various practical and theoretical limitations. Inefficiency of such management method has been substantiated mostly due to different reasons including, no public and urban management beneficiaries' corporation, providing similar programs for different urban areas, neighborhoods and districts and other reasons of this kind (Sarrafi 1388, pp 32-33). On the other hand, increasing development of urbanism aspects and formation of new scales of urban development has caused contemporary cities and urban development come across new challenges (Hajipoor, 1385, p38). Hence, nowadays urban neighborhoods, as the smallest unit of urban landscape organization, are playing a crucial role in urban sustainability, in a way that formation of neighborhood identity, economy, safety, physical and spatial and strengthening social relations are related to urban neighborhood sustainability(Tavakoli Nia and Ostadi Sisi, 1388, 29). During recent tow decades various studies and investigations carried out, all of which examining urban planning and policy from the smallest unit, i.e. neighborhood in cities, aspect (Madanipour,2003,1996). This pattern is investigated in smallest level of urban sustainable development as neighborhood and tendency of neighborhood. Hence, Tehran Urban Management Association has proceeded on reviving neighborhood structure, relying its urban plans on urban neighborhoods, through setting forth issues such as respecting neighborhood, respecting Citizens rights, rule of law, Citizen Corporation, more than any other times. In this regard Tehran Municipality has proceeded on establishing Neighborhood Houses as executive body of neighborhoods. So in this study it was tried to evaluate and examine the efficiency of Neighborhood Houses in line with local management. Moreover research method of present study, by its nature, is descriptive-analytical. Data gathering method is documentary and survey. Needed data were gathered by questioner and observation. Cochran formula was used to estimate sample size. A total number of 210 questioners were distributed in three studied neighborhoods in simple random method and finally obtained data were elicited and classified. In this regard three bases including informing, awareness and residents' Participation in controlling neighborhood affairs and using studied neighborhoods capacities and capabilities were examined. SPSS statistical software was used for data analysis. Results obtained from this investigation indicated that all three Houses of Evin, Tajrish and Niavaran neighborhoods had different performances in three studied basis. In a way that regarding informing and awareness Evin Neighborhood Houses indicated better performance compared to Tajrish and Niavaran Neighborhood Houses. Generally, regarding Participation basis, non of Neighborhood Houses were successful in attracting residents' Participation, and the motto of "planning by people not for people" which is one of principles of respecting neighborhoods was not substantiated. It is, of course, worth mentioning that Evin Neighborhood Houses was relatively successful in attracting participation of residents. The reasons of such success involve appropriate informing, existence of active council in this neighborhood which acts as the main body of neighborhood Board of Trustees and monolithic social and cultural unity among residents and consequently residents sense of responsibility toward neighborhood. On the other hand ethnicity variety in Tajrish and being located at the center of Shemiranat and having no monolithic social and cultural unity diminishing residents' attention to neighborhood affairs and weak performance of Neighborhood management (including Board of Trustees) in Tajrish and Niavaran regarding informing and attracting participation of residents in neighborhood management activities are the main reasons of Houses less success at these two neighborhoods.

Hence to achieve a neighborhood-based planning and local congregation development, the main thing which should be considered by urban management and specially neighborhood management (Board of Trustees) is taking following four factors into consideration: relationship, information, trust and Participation. Trust and building trust issues are of great importance in preparing a bed for attracting Participation of residents. Building trust is a mechanism through which formation and sustainability of formal and informal interactions become possible, having a multi -step process. This issue is the foundation of social act forming gradually. This is while Loosing trust is excretory and momentary and its importance and consequences can be found at macro and micro levels respectively. In order to get closer to peoples' needs and demands first we should attract their trust. A considerable part of trust is built while informing. Making a communication to inform others in order to achieve goals including sensitization, informing, attracting Participation, social mobilization, clarification, accountability, building trust, helping to sustain plan, interaction in making decision, evaluation and receiving feedbacks all and all are to amend the plan.