

gentoo

Great homes Strong communities Inspired people for Sunderland

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2025-2026 investment plan

Who we are

We are a values-led, charitable community benefit society that provides more than 60,000 people in Sunderland with a place they call home. We own and manage around 28,500 properties with an asset base worth over £1 billion.

We have a clear vision and social purpose. We believe that everyone has the right to live in a good quality home that they can afford. Our core purpose is to provide warm, safe and decent homes for customers.

We invest millions of pounds annually to keep our existing homes warm, safe and decent. We play our part in helping to deal with the UK affordable homes shortage by building hundreds of new, modern homes for rent in Sunderland.

Every week, Gentoo spends more than £1million on our existing housing stock through planned investment and maintenance of customers' homes.

Planned investment is the work we carry out to ensure our properties meet the Government's Decent Homes Standard. This includes installing new kitchens, bathrooms, electrical rewires, heating systems, windows and roofs.



£44 million investment plan

More than 4,000 homes across Sunderland will benefit from home improvements as part of our multi-million-pound investment plan for 2025-26.

The £44 million plan will see thousands of customers benefit from home improvements, such as:

- Painting the outside of homes or communal areas
- Roof replacements and external improvements
- Installation of new boilers and heating systems
- Energy efficiency improvements including fitting loft insulation, cavity wall insulation, low energy lighting, solar photovoltaic (PV) panels, air source heat pumps, heating controls and work to improve ventilation and draughtproofing.
- Garage improvements
- Electrical rewires



As part of Gentoo's drive to reduce carbon emissions in Sunderland, this year's investment plan has a large focus on improving the energy efficiency of our customers' homes. The scheme, which is part funded through the government's Warm Homes Social Housing Fund, is part of Gentoo's continued effort to improve the energy efficiency rating of our properties. An improved EPC energy efficiency rating means properties will require less energy to heat and run.

Gentoo is committed to all properties having an Energy Performance Certificate (EPC) rating of at least C or better by 2030. More than 78% of our homes had an EPC rating of C by the end of March 2025.

25-26 Investment Plan

Central Sunderland

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Ashbrooke	123		 New kitchen, bathroom and electrical rewire* External door replacements Energy efficiency improvements*
Ford Estate	95		 Gas boiler replacement*
Grangetown	58		 Gas boiler replacement New kitchen, bathroom and full rewire Energy efficiency improvements
Hendon	69		 Gas boiler replacement External door replacement Energy efficiency improvements
Hill View	12		 Gas boiler replacement Energy efficiency improvements
Millfield	11		 New kitchen, bathroom and electrical rewire Energy efficiency improvements



Houghton and Hetton

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Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	
Burnside and Sunniside	22		•
Colliery Row	3		•
Easington Lane	246		• • •
East Rainton	14		•
Fencehouses	33		
Hetton-le-Hole	103		•
Hetton Road Estate	24		•
Newbottle	9		•
New Herrington	4		•
Peat Carr	3		•
Penshaw	469	8	• • •
Racecourse	32		•
Shiney Row	118		• •
Success	26		•
Villa	18		•

*Energy efficiency improvements subject to qualifying energy performance assessment

Work includes

•	Gas boiler replacement Energy efficiency improvements
•	Gas boiler replacement Energy efficiency improvements
• •	Gas boiler replacement New kitchen, bathroom and full rewire Energy efficiency improvements
•	Energy efficiency improvements
•	Gas boiler replacement Energy efficiency improvements
	Gas boiler replacement Energy efficiency improvements
•	Energy efficiency improvements
•	Gas boiler replacement Energy efficiency improvements
•	Energy efficiency improvements
•	Gas boiler replacement Energy efficiency improvements
•	Gas boiler replacement External decoration New kitchen, bathroom and electrical rewire Energy efficiency improvements
•	Gas boiler replacement Energy efficiency improvements
•	Gas boiler replacement New kitchen, bathroom and electrical rewire Energy efficiency improvements
	Gas boiler replacement New kitchen, bathroom and electrical rewire
•	New kitchen, bathroom and electrical rewire

• Energy efficiency improvements

North Sunderland

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Castletown	19		Gas boiler replacementEnergy efficiency improvements
Carley Hill	2		Energy efficiency improvements
Downhill	84		External door replacementsEnergy efficiency improvements
Fulwell	17		Gas boiler replacementEnergy efficiency improvements
Hylton Castle	97		Gas boiler replacementEnergy efficiency improvements
Marley Pots	58		Gas boiler replacementEnergy efficiency improvements
Monkwearmouth	77		External door replacementsEnergy efficiency improvements
Redhouse	372	11	 Gas boiler replacement New kitchen, bathroom and full rewire External improvements (roofing, brickwork repairs, canopies and external decoration) Energy efficiency improvements
Roker	3		Gas boiler replacementEnergy efficiency improvements
Southwick	672	18	 Gas boiler replacement External decoration External door replacements Energy efficiency improvements
Town End Farm	15		 Gas boiler replacement New kitchen, bathroom and electrical rewire Energy efficiency improvements
Witherwack	2		Energy efficiency improvements

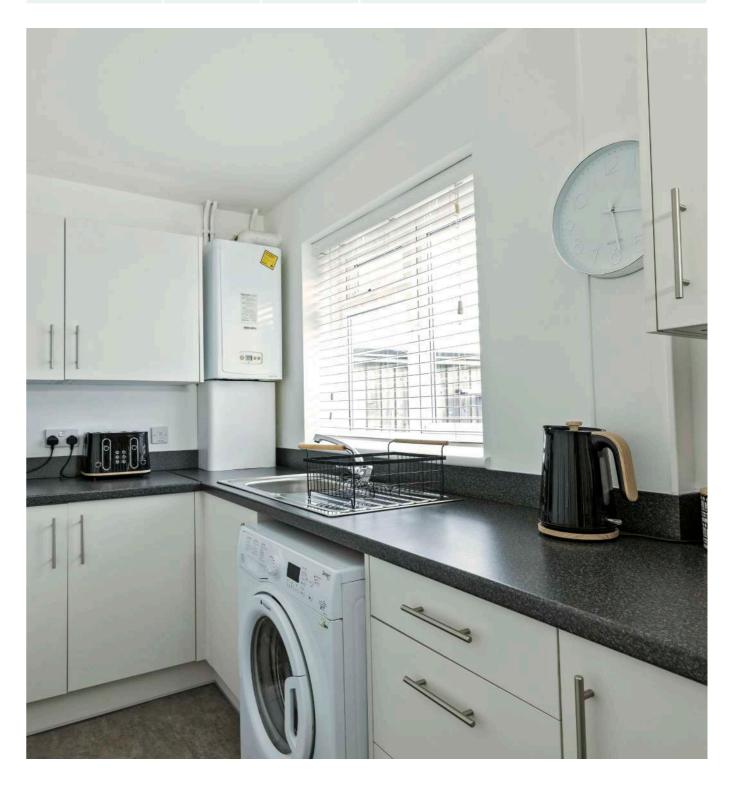


*Energy efficiency improvements subject to qualifying energy performance assessment

South Sunderland

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
East Herrington	4		Gas boiler replacementEnergy efficiency improvements
Farringdon	135		Gas boiler replacementEnergy efficiency improvements
Ford Estate	51		Gas boiler replacementEnergy efficiency improvements
Grindon	51		Gas boiler replacementEnergy efficiency improvements
Hall farm	3		Energy efficiency improvements
Hollycarrside	43		Gas boiler replacementEnergy efficiency improvements
Humbledon	146		 Gas boiler replacement New kitchen, bathroom and electrical rewire Energy efficiency improvements
Manorfields	1		Energy efficiency improvements
Mill Hill	30		New kitchen, bathroom and electrical rewire
Nookside	11		Gas boiler replacementEnergy efficiency improvements
Pennywell	93		Gas boiler replacementEnergy efficiency improvements
Plains Farm	9		 New kitchen, bathroom and electrical rewire Energy efficiency improvements
Ryhope	119		 Gas boiler replacement New kitchen, bathroom and electrical rewire Energy efficiency improvements
Silksworth	67		 Gas boiler replacement New kitchen, bathroom and electrical rewire Energy efficiency improvements
South Hylton	35		Gas boiler replacementEnergy efficiency improvements
Springwell	30		 Gas boiler replacement New kitchen, bathroom and electrical rewire Energy efficiency improvements

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	
Thorney Close	225		•
Lakeside Village		4	•



*Energy efficiency improvements subject to qualifying energy performance assessment

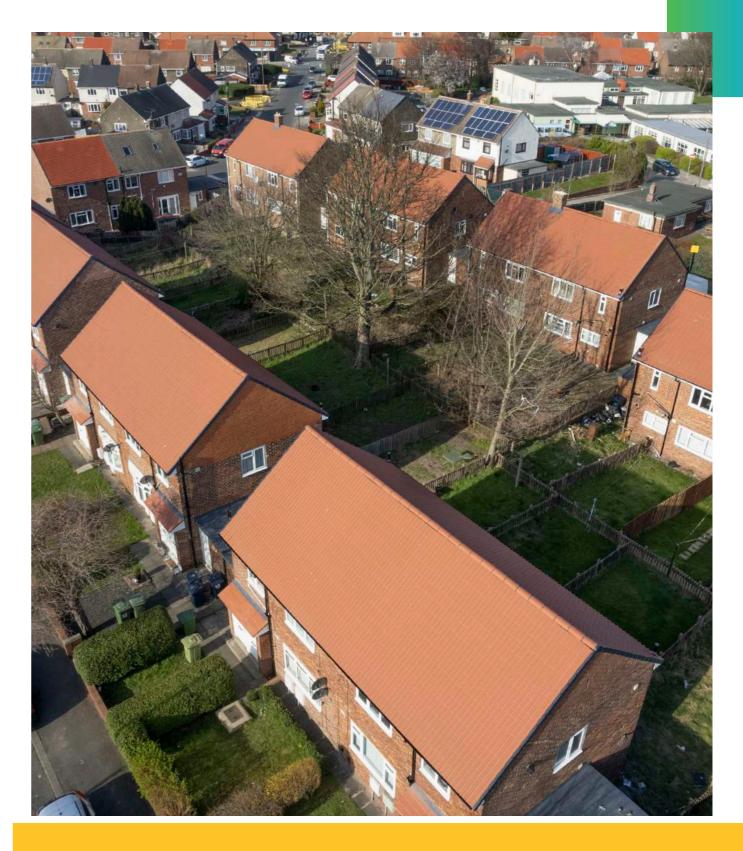
Work includes

- Gas boiler replacement New kitchen, bathroom and electrical rewire
- Energy efficiency improvements
- Lakeside boiler house heating upgrade

Washington

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Albany	3		Energy efficiency improvements
Ayton	5		Energy efficiency improvements
Barmston	26		Energy efficiency improvements
Blackfell	4		Energy efficiency improvements
Biddick	3		Energy efficiency improvements
Columbia	10		 Gas boiler replacement New kitchen, bathroom and electrical rewire Energy efficiency improvements
Concord	50		Gas boiler replacementEnergy efficiency improvements
Donwell	10		Gas boiler replacementEnergy efficiency improvements
Fatfield	5		Energy efficiency improvements
Glebe	34		 Gas boiler replacement Energy efficiency improvements
Harraton	44		Gas boiler replacementEnergy efficiency improvements
Lambton	49		External door replacementEnergy efficiency improvements
Oxclose	191	83	 Roofing and roofline replacements Energy efficiency improvements
Rickleton	2		Gas boiler replacement
Springwell	1		New kitchen, bathroom and electrical rewire
Sulgrave	37		Gas boiler replacementEnergy efficiency improvements
Usworth	24		 Gas boiler replacement New kitchen, bathroom and electrical rewire Energy efficiency improvements

*Energy efficiency improvements subject to qualifying energy performance assessment



*All kitchen, bathroom and electrical re-wire work is dependant on a property survey being carried out.

*Any customer receiving internal works such as kitchen replacements, electrical rewires, gas boiler replacement or energy efficency improvements will be given the option to remove their current gas or electric fire suite to improve the energy efficiency rating of their home.

*Homes recieving energy performance upgrades are only finalised following a survey to identify if a property has an energy performance under EPC C.

Thank you for expressing your interest in Gentoo's £44 million investment plan.

Find out more >>>



