

**gentoo**

Great homes  
Strong communities  
Inspired people  
for Sunderland

# 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		<ul style="list-style-type: none"><li>• New kitchen, bathroom and electrical rewire*</li><li>• External door replacements</li><li>• Energy efficiency improvements*</li></ul>
Ford Estate	95		<ul style="list-style-type: none"><li>• Gas boiler replacement*</li></ul>
Grangetown	58		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and full rewire</li><li>• Energy efficiency improvements</li></ul>
Hendon	69		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• External door replacement</li><li>• Energy efficiency improvements</li></ul>
Hill View	12		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Millfield	11		<ul style="list-style-type: none"><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>



## Houghton and Hetton

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Burnside and Sunnyside	22		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Colliery Row	3		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Easington Lane	246		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and full rewire</li><li>• Energy efficiency improvements</li></ul>
East Rainton	14		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Fencehouses	33		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Hetton-le-Hole	103		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Hetton Road Estate	24		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Newbottle	9		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
New Herrington	4		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Peat Carr	3		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Penshaw	469	8	<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• External decoration</li><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>
Racecourse	32		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Shiney Row	118		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>
Success	26		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and electrical rewire</li></ul>
Villa	18		<ul style="list-style-type: none"><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>

\*Energy efficiency improvements subject to qualifying energy performance assessment



# North Sunderland

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Castletown	19		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Carley Hill	2		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Downhill	84		<ul style="list-style-type: none"><li>• External door replacements</li><li>• Energy efficiency improvements</li></ul>
Fulwell	17		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Hylton Castle	97		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Marley Pots	58		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Monkwearmouth	77		<ul style="list-style-type: none"><li>• External door replacements</li><li>• Energy efficiency improvements</li></ul>
Redhouse	372	11	<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and full rewire</li><li>• External improvements (roofing, brickwork repairs, canopies and external decoration)</li><li>• Energy efficiency improvements</li></ul>
Roker	3		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Southwick	672	18	<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• External decoration</li><li>• External door replacements</li><li>• Energy efficiency improvements</li></ul>
Town End Farm	15		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>
Witherwack	2		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>



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South Sunderland

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
East Herrington	4		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Farringdon	135		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Ford Estate	51		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Grindon	51		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Hall farm	3		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Hollycarrside	43		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Humbledon	146		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>
Manorfields	1		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Mill Hill	30		<ul style="list-style-type: none"><li>• New kitchen, bathroom and electrical rewire</li></ul>
Nookside	11		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Pennywell	93		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Plains Farm	9		<ul style="list-style-type: none"><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>
Ryhope	119		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>
Silksworth	67		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>
South Hylton	35		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Springwell	30		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>

\*Energy efficiency improvements subject to qualifying energy performance assessment

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Thorney Close	225		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>
Lakeside Village		4	<ul style="list-style-type: none"><li>• Lakeside boiler house heating upgrade</li></ul>





Washington

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Albany	3		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Ayton	5		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Barmston	26		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Blackfell	4		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Biddick	3		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Columbia	10		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>
Concord	50		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Donwell	10		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Fatfield	5		<ul style="list-style-type: none"><li>• Energy efficiency improvements</li></ul>
Glebe	34		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Harraton	44		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Lambton	49		<ul style="list-style-type: none"><li>• External door replacement</li><li>• Energy efficiency improvements</li></ul>
Oxclose	191	83	<ul style="list-style-type: none"><li>• Roofing and roofline replacements</li><li>• Energy efficiency improvements</li></ul>
Rickleton	2		<ul style="list-style-type: none"><li>• Gas boiler replacement</li></ul>
Springwell	1		<ul style="list-style-type: none"><li>• New kitchen, bathroom and electrical rewire</li></ul>
Sulgrave	37		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• Energy efficiency improvements</li></ul>
Usworth	24		<ul style="list-style-type: none"><li>• Gas boiler replacement</li><li>• New kitchen, bathroom and electrical rewire</li><li>• Energy efficiency improvements</li></ul>

\*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 efficiency 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 >>>**



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