

2024-2025 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 safe and decent homes for customers.

We invest millions of pounds annually to keep our existing homes 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 around £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.



£42.9 million investment plan

More than 6,000 homes and 140 buildings across Sunderland will benefit from home improvements as part of our multi-million-pound investment plan for 2024-25.

The **£42.9 million plan** will see **6,644 customers** benefit from home improvements, such as:

- Painting the outside of properties or communal areas
- Roof replacements and external improvements
- Installation of new boilers and heating systems
- Energy Efficiency Improvements including loft insulation
- Garage demolitions
- Fire alarm replacements
- Replacing the district heating system in Washington
- Installation of new kitchens and bathrooms
- 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 properties by improving loft and cavity wall insulation. The scheme, which is part funded through the government's Social Housing Decarbonisation 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 or heat to run.

Gentoo is committed to all properties having an Energy Performance Certificate (EPC) rating of at least C by 2030.



24-25 Investment Plan

Central Sunderland



Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Ashbrooke	13	4	• Communal decoration of low rise properties in Azalea Terrace • Improving EPC ratings with electrical and heating upgrades, including new gas boilers • Energy efficiency upgrades • New external doors
City Centre	12	1	• Improving EPC ratings with electrical and heating upgrades • New lift in Benedict Court
Eden Vale	1		• Energy efficiency upgrades

Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Ford Estate	75		• External works including new windows, doors, roofs, front boundaries, cladding and external decoration • Roof replacements • External decoration • Boiler replacements • Energy efficiency upgrades
Grangetown	47		• Gas boiler replacements • Structural gable improvements • Energy efficiency upgrades
Hartley Wood	2		• External works including new windows, doors, roofs, front boundaries, cladding and external decoration
Hendon	238	18	• Roof replacements • Communal decoration of low rise properties in Minorca Close and Moor Close • Gas boiler replacements • Energy efficiency upgrades • Structural gable improvements • New external doors • Communal door replacement in low rise buildings
High Barnes	1		• Energy efficiency improvements
Hill View	38	1	• Roof replacements • External decoration of Auckland Homes • Gas boiler replacements • Energy efficiency upgrades • Structural gable improvements
Millfield	25	3	• Gas boiler replacements • Energy efficiency upgrades • Communal door replacement at Gilhurst Grange and Gilhurst House
Nookside	2		• Gas boiler replacements • Energy efficiency upgrades
Pallion	7		• Energy efficiency upgrades

*Energy efficiency improvements subject to qualifying energy performance assessment

Houghton and Hetton

Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Burnside	252	4	- Communal decoration of low rise properties in Brinkburn Crescent - External decoration (including garages) - Gas boiler replacements - Energy efficiency upgrades - Structural gable improvements - Communal door replacement in low rise property on Brinkburn Crescent
Colliery Row	2		Energy efficiency upgrades
Cox Green	1		Energy efficiency upgrades
Easington Lane	335		- Internal work including new kitchen, bathroom and electric rewire - Roof replacements - Gas boiler replacements - Energy efficiency upgrades
East Rainton	14		- Gas boiler replacements - Energy efficiency upgrades
Fencehouses	91	5	- Communal decoration of low rise properties in Bankhead Terrace, Dubmire Court and Fatherly Terrace - Gas boiler replacements - Energy efficiency upgrades - Outbuilding replacement - Structural gable improvements
Hetton-le-Hole	51		- Gas boiler replacements - Energy efficiency upgrades
Hetton Road Estate	17	1	- Communal decoration of low rise property in Longfellow Street - Energy efficiency upgrades
Houghton	2		Energy efficiency upgrades
Hutton Rise	2		Energy efficiency upgrades
Newbottle	6		- Roof replacements - Gas boiler replacements - Energy efficiency upgrades
New Herrington	3		Energy efficiency upgrades

Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Peat Carr	1		• Energy efficiency upgrades
Penshaw	68	8	• Communal decoration of low rise properties in Avondale Avenue and Swaledale Crescent • Gas boiler replacements • Energy efficiency upgrades
Racecourse	32		• Gas boiler replacements • Energy efficiency upgrades • Structural gable improvements
Rainton Bridge	1		• Energy efficiency upgrades
Shiney Row	93	4	• Communal decoration of low rise properties in Brentwood Road and Oxford Terrace • Gas boiler replacements • Energy efficiency upgrades • Communal door replacement in low rise property on Oxford Terrace
Success	2		• Energy efficiency upgrades
Sunniside	10		• Gas boiler replacements • Energy efficiency upgrades
The Meadows Chilton Moor	1		• Energy efficiency upgrades
The Potteries		1	• Communal decoration of low rise property in Fairbairn Drive
Villa	24		• Gas boiler replacements • Energy efficiency upgrades



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North Sunderland



Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Carley Hill	19		• Gas boiler replacements • Energy efficiency upgrades
Castletown	41	1	• Communal decoration of low rise property in Cartwright Road • Gas boiler replacements • Energy efficiency upgrades • Structural gable improvements
Downhill	22	8	• Communal decoration of low rise properties in Kilsyth Square, Kingsclere Avenue, Kingsland Square, Kingswood Square and Kirkdale Square • Gas boiler replacements • Energy efficiency upgrades • Communal door replacement in low rise properties in Hylton Lane and Kidderminster Road

Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Fulwell	5		• Roof replacements • Gas boiler replacements • Energy efficiency upgrades
Hylton Castle	62		• Gas boiler replacements • Energy efficiency upgrades • Structural gable improvements
Leafields	1		• Energy efficiency upgrades
Marley Pots	56		• Gas boiler replacements • Energy efficiency upgrades
Monkwearmouth	123	6	• External decoration of low rise properties in Church Street North, Howick Park and St Peters View • Gas boiler replacements • Energy efficiency upgrades • Communal door replacement in low rise properties in Howick Park and St Peters View
Redhouse	419		• Internal work including new kitchen, bathroom and electric rewire • Gas boiler replacements • Energy efficiency upgrades • Structural gable improvements
Roker	43	8	• External decoration of low rise properties in Brandling Street and Whickham Street East • Gas boiler replacements • Energy efficiency upgrades • New external doors
Southwick	174	1	• Roof replacements • Gas boiler replacements • Energy efficiency upgrades • Communal boiler replacement in Turnbull House
St Catherines		2	• Communal decoration of low rise properties in Aydon Road

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South Sunderland

Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Beckwith Green		1	Communal decoration of low rise property in Westerwood
East Herrington	5		Energy efficiency upgrades
Farringdon	91		- Gas boiler replacements - Energy efficiency upgrades - Structural gable improvements
Ford Estate	73		- Roof replacements - External decoration - Energy efficiency upgrades - Structural gable improvements
Grindon	43	3	- Gas boiler replacements - Communal decoration of High Grindon House - Energy efficiency upgrades - Lift replacement in High Grindon House - Fire alarm replacement in High Grindon House - Communal door replacement in High Grindon House - Structural gable improvements - Communal door replacement in low rise properties in Goodwood Square and Guernsey Square
Hall Farm	18		- Boiler replacements - Energy efficiency upgrades
Hartley Wood	1		Energy efficiency upgrades
Hollycarrside	51		- Boiler replacements - Energy efficiency upgrades - Structural gable improvements
Humbledon	158	4	- Roof replacements - External decoration of low rise properties on Durham Road, Saxon Crescent and Tudor Grove - Boiler replacements - Energy efficiency upgrades
Manorfields	1	1	- Roof replacements - Communal decoration of low rise properties on Ethel Avenue

Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Mill Hill	3		- Boiler replacements - Energy efficiency upgrades
Nookside	152	2	- Energy efficiency upgrades - New boundaries
North Moor	1		Energy efficiency upgrades
Pennywell	141		- Gas boiler replacements - Energy efficiency upgrades - Structural gable improvements - External work including new windows, doors, roofs, front boundaries, cladding and external decoration
Plains Farm	12	1	- External decoration of low rise property on Portland Square - Energy efficiency upgrades
Ryhope	88	1	- Roof replacements - Boiler replacements - Energy efficiency upgrades
Silksworth	79	13	- Roof replacements - Communal decoration of Tom Urwin House and low rise properties in Belstone Court - Boiler replacements - Energy efficiency upgrades - Lift replacement in Tom Urwin House - Roofing work including: new fascias, soffits, gutters and rainwater pipes of low rise properties in Britannia Road and Comet Square - Energy efficiency upgrades
South Hylton	22		- Roof replacements - Energy efficiency upgrades - Structural gable improvements
South Hylton Green	1		Energy efficiency upgrades

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Washington



Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Albany	107		• District heating system replacement • Roof replacements • Gas boiler replacements • Garage demolitions • Energy efficiency upgrades
Ayton	3		• Gas boiler replacements • Energy efficiency upgrades
Barmston	192		• Gas boiler replacements • Energy efficiency upgrades
Blackfell	405		• External decoration • External decoration of garages
Biddick	3	17	• Structural gable improvements • Energy efficiency upgrades • Communal door replacement in low rise properties on Biddick Village Centre and Waltham
Blackfell	16		• Gas boiler replacements • Energy efficiency upgrades

Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Columbia	26	7	• Roof replacements on low rise properties in Barmston Court, Derwent Manor and Wear Terrace • Gas boiler replacements • Energy efficiency upgrades • New external doors
Concord	314	9	• External works including new roofs, brickwork repairs, canopies, external decoration and front and rear external doors • Gas boiler replacements • Energy efficiency upgrades • Communal electrics upgrade in Roseberry Gardens
Donwell	22		• Gas boiler replacements • Energy efficiency upgrades • Structural gable improvements
Fatfield	17		• Gas boiler replacements • Energy efficiency upgrades • Structural gable improvements
Glebe	3		• Gas boiler replacements
Harraton	64		• Energy efficiency upgrades
Lambton	10	28	• Communal decoration of low rise properties • Energy efficiency upgrades
Oxclose	84		• District heating replacement • Energy efficiency upgrades
Rickleton	6		• Gas boiler replacements • Energy efficiency upgrades
Springwell	7		• Gas boiler replacements • Energy efficiency upgrades
Sulgrave	21		• Roof replacements • Gas boiler replacements • Energy efficiency upgrades
Usworth	278	1	• External work including new roofs, brickwork repairs, canopies, external decoration and front and rear external doors • Communal decoration in Peacehaven Court • Gas boiler replacements • Energy efficiency upgrades • Structural gable improvements

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**Thank you for expressing
your interest in Gentoo's
£42.9 million investment plan.**

Find out more >>>



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benefit society, registration number 7302