

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 properties 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 properties. 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 properties	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 replacementNew kitchen, bathroom and full rewireEnergy efficiency improvements
Hendon	69		Gas boiler replacementExternal door replacementEnergy efficiency improvements
Hill View	12		Gas boiler replacementEnergy efficiency improvements
Millfield	11		New kitchen, bathroom and electrical rewireEnergy efficiency improvements



Houghton and Hetton

Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Burnside and Sunniside	22		Gas boiler replacementEnergy efficiency improvements
Colliery Row	3		Gas boiler replacementEnergy efficiency improvements
Easington Lane	246		Gas boiler replacementNew kitchen, bathroom and full rewireEnergy efficiency improvements
East Rainton	14		Energy efficiency improvements
Fencehouses	33		Gas boiler replacementEnergy efficiency improvements
Hetton-le-Hole	103		Gas boiler replacementEnergy efficiency improvements
Hetton Road Estate	24		Energy efficiency improvements
Newbottle	9		Gas boiler replacementEnergy efficiency improvements
New Herrington	4		Energy efficiency improvements
Peat Carr	3		Gas boiler replacementEnergy efficiency improvements
Penshaw	469	8	 Gas boiler replacement External decoration New kitchen, bathroom and electrical rewire Energy efficiency improvements
Racecourse	32		Gas boiler replacementEnergy efficiency improvements
Shiney Row	118		Gas boiler replacementNew kitchen, bathroom and electrical rewireEnergy efficiency improvements
Success	26		Gas boiler replacementNew kitchen, bathroom and electrical rewire
Villa	18		New kitchen, bathroom and electrical rewireEnergy efficiency improvements

^{*}Energy efficiency improvements subject to qualifying energy performance assessment

North Sunderland

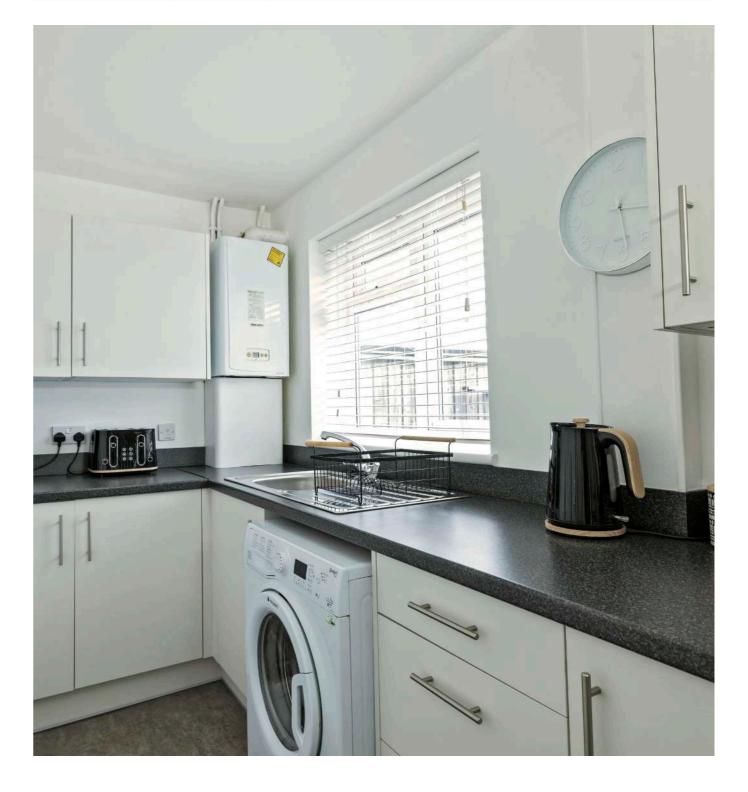
Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Castletown	19		Gas boiler replacementEnergy efficiency improvements
Carley Hill	2		Energy efficiency improvements
Downhill	84		External door replacementsEnergy efficiency improvements
Fulwell	17		Gas boiler replacementEnergy 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



South Sunderland

Area	Number of properties	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 rewireEnergy 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

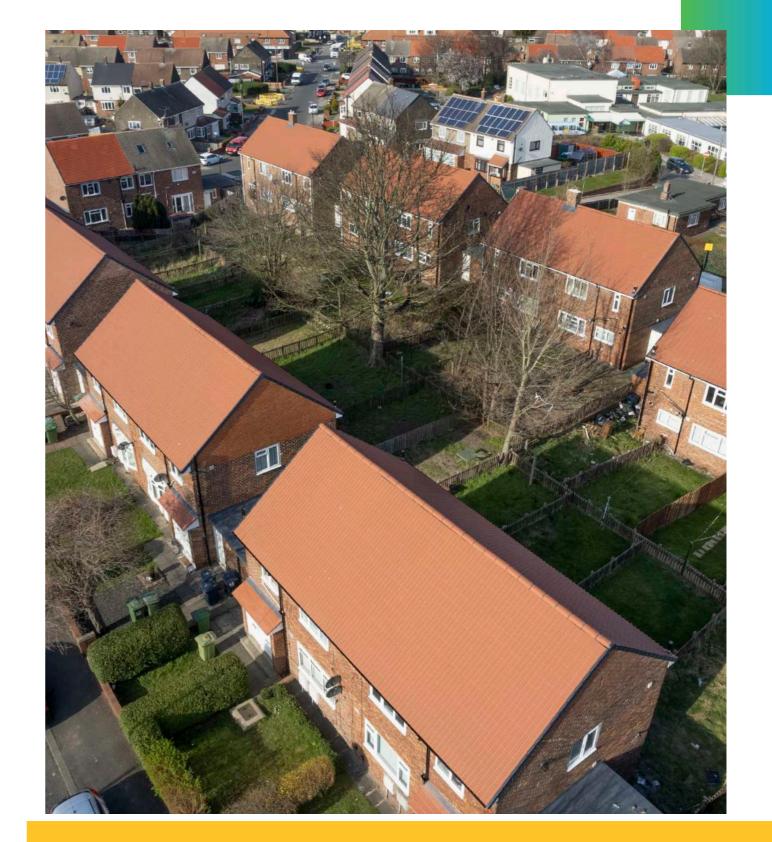
Area	Number of properties	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes
Thorney Close	225		 Gas boiler replacement New kitchen, bathroom and electrical rewire Energy efficiency improvements
Lakeside Village		4	• Lakeside boiler house heating upgrade



^{*}Energy efficiency improvements subject to qualifying energy performance assessment

Washington

Area	Number of properties	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 replacementNew kitchen, bathroom and electrical rewireEnergy 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 replacementEnergy efficiency improvements
Harraton	44		Gas boiler replacementEnergy efficiency improvements
Lambton	49		External door replacementEnergy efficiency improvements
Oxclose	191	83	Roofing and roofline replacementsEnergy 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



*All kitchen, bathroom and electrical rewire work is dependent 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 receiving energy performance upgrades are only finalised following a survey to identify if a properties current energy performance is below EPC C.

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

Find out more >>>



