

gentoo



**2026-2027
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.



£47.7 million investment plan

More than 2,800 homes across Sunderland will benefit from home improvements as part of our multi-million-pound investment plan for 2026-27.

The **£47.7 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 external communal doors
- 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 draught proofing
- 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 Wave 3, 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 85% of our homes had an EPC rating of C by the end of March 2026.



26-27 Investment Plan

Central Sunderland

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes	Contractor
Ashbrooke	14		<ul style="list-style-type: none">• New kitchen, bathroom and electrical rewire*• Energy efficiency improvements*	PHS RE:GEN
Eden Vale	1		<ul style="list-style-type: none">• New kitchen, bathroom and electrical rewire*	PHS
Ford Estate	13		<ul style="list-style-type: none">• New kitchen, bathroom and electrical rewire*• Energy efficiency improvements*	PHS RE:GEN
Grangetown	11		<ul style="list-style-type: none">• New kitchen, bathroom and electrical rewire*• Energy efficiency improvements*	PHS RE:GEN
Hendon	9		<ul style="list-style-type: none">• Energy efficiency improvements*	RE:GEN
High Barnes	1		<ul style="list-style-type: none">• New kitchen, bathroom and electrical rewire*	PHS
Millfield	9		<ul style="list-style-type: none">• Energy efficiency improvements*	RE:GEN
Pallion	2		<ul style="list-style-type: none">• Energy efficiency improvements*	RE:GEN



North Sunderland

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes	Contractor
Downhill	1		<ul style="list-style-type: none"> Energy efficiency improvements* 	RE:GEN
Fulwell	50		<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* 	PHS
Hylton Castle	36		<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* 	PHS
Marley Pots	1		<ul style="list-style-type: none"> Energy efficiency improvements* 	RE:GEN
Monkwearmouth	1		<ul style="list-style-type: none"> Energy efficiency improvements* 	RE:GEN
Redhouse	735	54	<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* New roof and associated work 	PHS RE:GEN
Roker	1		<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* 	PHS
Southwick	29		<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* Energy efficiency improvements* 	PHS RE:GEN
Town End Farm	5		<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* Energy efficiency improvements* 	PHS RE:GEN
Witherwack	21		<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* 	PHS

Houghton and Hetton

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes	Contractor
Burnside	2		<ul style="list-style-type: none"> • Energy efficiency improvements* 	RE:GEN
Easington Lane	15		<ul style="list-style-type: none"> • New kitchen, bathroom and full rewire* • Energy efficiency improvements* 	RE:GEN RE:GEN
East Rainton	2		<ul style="list-style-type: none"> • Energy efficiency improvements* 	RE:GEN
Fencehouses	4		<ul style="list-style-type: none"> • Energy efficiency improvements* 	RE:GEN
Hetton-le-Hole	351		<ul style="list-style-type: none"> • New roof • New kitchen, bathroom and full rewire* • Energy efficiency improvements* 	RE:GEN RE:GEN RE:GEN
Hetton Road Estate	5		<ul style="list-style-type: none"> • New kitchen, bathroom and full rewire* • Energy efficiency improvements* 	RE:GEN RE:GEN
Newbottle	88		<ul style="list-style-type: none"> • External decoration 	Bell Group
North Rectory	1		<ul style="list-style-type: none"> • New kitchen, bathroom and full rewire* 	RE:GEN
Penshaw	14		<ul style="list-style-type: none"> • New kitchen, bathroom and full rewire* • Energy efficiency improvements* 	RE:GEN RE:GEN
Shiney Row	23		<ul style="list-style-type: none"> • New kitchen, bathroom and full rewire* • Energy efficiency improvements* 	RE:GEN RE:GEN
Sunniside	1		<ul style="list-style-type: none"> • Energy efficiency improvements* 	RE:GEN
Villa	1		<ul style="list-style-type: none"> • New kitchen, bathroom and full rewire* 	RE:GEN

South Sunderland

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes	Contractor
East Herrington	1		<ul style="list-style-type: none"> Energy efficiency improvements* 	RE:GEN
Farrington	32		<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* Energy efficiency improvements* 	ESH RE:GEN
Grindon	600	88	<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* External Decoration Communal external doors Energy efficiency improvements* 	PHS Bell Group Isoler RE:GEN
Hall Farm	169		<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* 	ESH
Hollycarrside	255		<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* Energy efficiency improvements* 	ESH RE:GEN
Humbledon	3		<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* 	ESH
Nookside	141	2	<ul style="list-style-type: none"> External decoration Energy efficiency improvements* 	Bell Group RE:GEN
Pennywell	7		<ul style="list-style-type: none"> Energy efficiency improvements* 	RE:GEN
Plains Farm	1		<ul style="list-style-type: none"> Energy efficiency improvements* 	RE:GEN
Ryhope	9		<ul style="list-style-type: none"> New kitchen, bathroom and full rewire* Energy efficiency improvements* 	PHS RE:GEN

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes	Contractor
Silksworth	15		<ul style="list-style-type: none"> • New kitchen, bathroom and full rewire* • Energy efficiency improvements* 	ESH / PHS RE:GEN
South Hylton	7		<ul style="list-style-type: none"> • New kitchen, bathroom and full rewire* • Energy efficiency improvements* 	PHS RE:GEN
Springwell	3		<ul style="list-style-type: none"> • New kitchen, bathroom and full rewire* 	ESH PHS
Thorney Close	15		<ul style="list-style-type: none"> • New kitchen, bathroom and full rewire* • Energy efficiency improvements* 	ESH RE:GEN

Washington

Area	Number of homes receiving work	Number of buildings (Low Rise/ High Rise/ Sheltered)	Work includes	Contractor
Barmston	1		<ul style="list-style-type: none"> • Energy efficiency improvements* 	RE:GEN
Concord	1	6	<ul style="list-style-type: none"> • New roofs • New kitchen, bathroom and full rewire* 	RE:GEN PHS
Oxclose	2		<ul style="list-style-type: none"> • Energy efficiency improvements* 	RE:GEN
Springwell Village	1		<ul style="list-style-type: none"> • New kitchen, bathroom and full rewire* 	PHS

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



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Ownership
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a home
This is an apartment only
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