



gentoo
It's how you **live**



**OUR BIGGEST
INVESTMENT IS IN
PEOPLE AND HOW
THEY LIVE.**

Renewal Update

- Where we started
- What's happened so far
- What's happening now
- What's still to come

Where we started

- 2001 transfer to Sunderland Housing Group
- A vision of 'Changing the Skyline'
- Through a mission of creating great places to live



Where we started

- Stock transfer promises made to invest in and improve our stock – over £530,000,000
- A long term view to reinvigorate a city and provide the best quality communities that people are proud of
- Options Appraisal process undertaken for those areas where it was considered investment in the stock wouldn't provide a long term sustainable solution
- An ambitious plan to renew some neighbourhoods with 4,000 properties earmarked for replacement

What's happened so far

- Options appraisals carried out across East Area neighbourhoods
- Majority of neighbourhoods considered 'safe' for investment
- In some neighbourhoods investment wouldn't have been a sustainable solution
 - Doxford Park
 - Ryhope Village

What's happened so far – Doxford Park

- Family estate of 846 properties
- Properties were non-traditional pre-fabricated construction
- Estimated cost to bring up to standard is £80,000 per property
- Popular estate with high demand and high satisfaction
- Significant public consultation programme
- Renewal of the estate approved as the most sustainable solution

What's happened so far – Doxford Park

- Renewal of the estate in phases, starting in 2006 with construction of 60 new homes at a cost of £6,400,000
- Decanting of Gentoo customers and purchase of owner occupied properties
- Some difficult times encountered during the decanting process
- To date, 298 new homes delivered at a cost of £37,000,000

What's happened so far – Doxford Park



What's happened so far – Doxford Park



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What's happened so far – Doxford Park



What's happening now – Doxford Park

- Construction of Phase 3B ongoing
 - 42 extra care apartments
 - 40 apartments for older people
 - 14 bungalows
- £12,200,000 development
- Croftside House closure
- Scheme due to receive it's first residents in January
- Decanting of old properties coming to an end with only 4 Gentoo customers remaining
- Ongoing demolition programme

What's happening now – Doxford Park



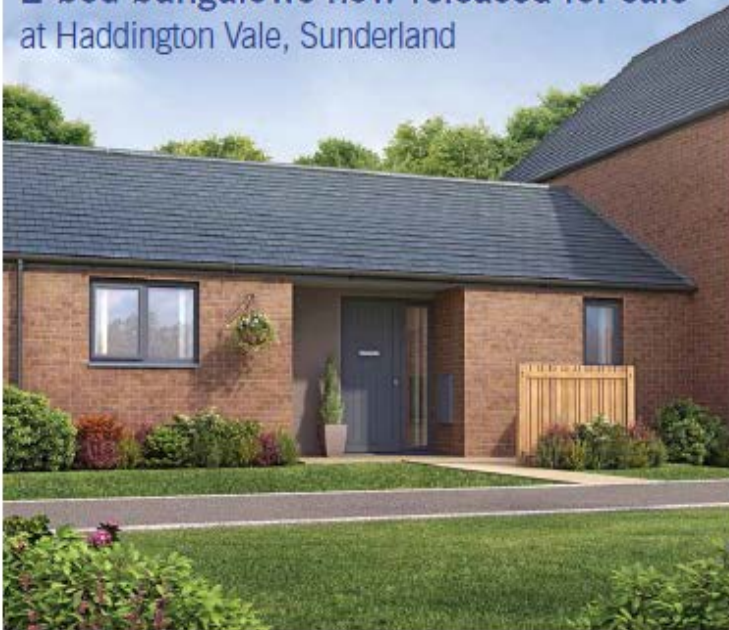
What's happening now – Doxford Park



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2 bed bungalows now released for sale
at Haddington Vale, Sunderland



Haddington Vale is a brand new homes development at Daxford Park, offering you spacious living with Extra Care facilities on your doorstep.

- Charming 2 bedroom bungalows
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What's coming next – Doxford Park

- Completion of decanting process and rehousing of remaining customers
- Completion of the demolition programme
- Planning permission granted for the construction of 155 new homes at Phase 5
- Phase 5 construction to commence once Stopping Up Order granted by Department for Transport

What's happened so far – Ryhope

- Previous properties on the site included a mix of 2 and 3 bedroom houses and 1 bedroom bungalows
- Redevelopment considered in 2002 and decanting commenced in 2003
- Originally 191 properties, although boundary changes have resulted in 178 properties demolished between 2004 and 2010

What's happened so far – Ryhope

- The site had been cleared with the exception of 6 properties
 - 1 Gentoo void
 - 4 owner occupiers
 - 1 private landlord
- Planning Permission granted in 2013 for construction of new 143 homes
- Original plan included 29 properties for sale, however additional HCA grant awarded, resulting in only 2 sales plots

What's happening now – Ryhope

- Construction programme ongoing
- Phases 1 and 2A occupied with Phase 2B handovers ongoing
- Properties advertised by CBL with a strong demand
- Phase 1 is built to Code 5
- Timber frame construction
- Excellent customer feedback

What's happening now – Ryhope

- New development will provide:
 - 21 two bedroom bungalows
 - 1 three bedroom bungalow
 - 40 two bedroom houses
 - 64 three bedroom houses
 - 9 four bedroom houses
 - 8 two bedroom apartments
- 1 two bedroom bungalow will be sold through an Equity Share
- A family with a disabled child asked us to build the three bedroom bungalow for them to buy

What's happening now – Ryhope

- The site will provide a total of 145 units:
 - 141 Affordable Rent New Build
 - 2 Owner Occupiers
 - 2 Affordable Rent Refurbished Properties
- There will be a mixture of property styles and designs across the site
- Total scheme cost of £16,330,000 with HCA funding of £2,820,000

What's happening now – Ryhope



What's happening now – Ryhope



What's happening now – Ryhope



What's happening now – Ryhope



What's coming next – Ryhope

- Completion of construction programme
- Reconstruction of roads in partnership with Sunderland City Council
- Refurbishment of previously owned property
- External refurbishment of Gentoo owned older stock
- Completion of occupation of new homes

What have we done

- Demolished 1,024 unsustainable poor quality homes
- Delivered 298 high quality new homes at a cost of £37,000,000
- Ongoing delivery of a further 239 properties at a cost of £28,530,000
- Changed the lives of over 4,000 customers through our Renewal Plan
- Invested over £65,500,000



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the



**WHAT WE INVEST IN
TODAY WILL DEFINE
OUR TOMORROW.**