

# **EAST AREA COMMITTEE**

**12 December 2022**

## **REPORT OF GENTOO**

### **1 Purpose of Report**

- 1.1 The following report provides an update from Gentoo for the East Area Committee from September to December 2022.

### **2 Background**

- 2.1 Area Committee agreed that regular updates from Gentoo would be presented to each Committee meeting to enable members to be up to date on current Gentoo developments, projects and priorities.

### **3 Update on Neighbourhood Services**

- 3.1 Following the recent coverage around the tragic impact mould and damp can have, we know that some of our tenants may be concerned about mould and damp in their home. To ensure we provide the necessary support, we have set up a dedicated phone line (0191 525 5500) where tenants can report any concerns about mould or damp, and these will be addressed as soon as possible. A dedicated team has been set up to deal with any concerns. The health and safety of our tenants is our number one priority, and we believe everyone has the right to live safely and comfortably in their own home.
- 3.2 Estate walks with Local Councillors are going well and would like to thank all Councillors for your contribution at these walks, showing residents in our neighbourhoods the collaborative working that goes on in making the area's people are proud to live in.
- 3.3 Bonfire Night update, in the run up to the 5th November Gentoo deployed a number of teams to work out of hours across the City, they were actively picking up fly tipping and waste that could have been used potentially for bonfire. On the 5th November, working in partnership with the City Council, TWFRS teams and Gentoo the partners worked across the City dismantling bonfires and collecting waste items that could become part of a bonfire.

As a result of all of the partnership working, the actual number of bonfires was greatly reduced and demonstrated how working and a coordinated citywide approach, can play a massive part in keeping everyone safe.

Waste figures from Gentoo's waste partners Biffa and Suez has highlighted that during the lead up to bonfire night, working out of hours and on the 5th, Gentoo disposed of 23 tonnes of waste at the two transfer stations, that would have ended up on bonfires.

- 3.4 This year's Christmas campaign is underway and an opportunity for staff to nominate a family they are supporting to receive tickets for the pantomime (200 tickets available), Christmas gifts and Christmas dinners (160 or more should be necessary).
- 3.5 Staff conference foodbank collection. Christmas during the cost-of-living crisis will be a difficult time for local families and communities. To offer a helping hand and support the stocks at the Foodbank, we are asking colleagues to bring along a small donation for Sunderland Foodbank to this year's staff conference on 9 December.

- 3.6 The meeting that was arranged for the 7<sup>th</sup> December to discuss the concerns for the South Hendon area will be rescheduled to the new year due to many of the partners being unable to make the original date.

#### **4. Investment & Renewal**

- 4.1 Doxford Phase 6 (Churchfields). Works are progressing well on site, delivering a total of 100 properties, of these 8 properties will be for Affordable Rent (programmed to complete across February and March 2023) and 92 properties are for sale. The overall site is currently anticipated to complete in July 2024.
- 4.2 Works commenced at Esdale garage site (Ryhope) on 18/11/22, with scaffold erected and brickwork prepared to receive new roofing timbers. The program completion is scheduled for 16/12/22.
- 4.3 All of the external wall surveys, which are part of the ongoing Building Safety works, have now been completed and the subsequent minor repair works have been carried out. The scaffolding has now been removed from all the towers.
- 4.4 New smoke alarms have been fitted to Lambton, Lumley and Londonderry Tower and the new system is in the process of being commissioned.
- 4.5 We will be installing wall vinyl's in the communal entrances to all of the towers, residents have been asked to vote which image they would like to see in their block. The image with the most votes will be announced to residents in the next few weeks.
- 4.6 Hedworth Court modernisation works have been delayed due to some unforeseen fire risk issues, which we are currently working through to find a solution. Unfortunately, this has had an impact on the start date of the programme and the start due has been extended to January 2023. We have now included fitting new bathrooms into the scope of works and residents have been asked to choose their new flooring and cladding.
- 4.7 City Green- in recent months the pedestrian access to the east of the building has been permanently closed and the road access to the west side of the building has also had some temporary closures. This has been because of the new apartments being built on Cowan Terrace, which has caused some inconvenience to the residents of City Green and Benedict Court.
- 4.8 We have carried out investigation works regarding some water ingress issues at City Green. The outcome of this is that the building has now been included in our investment plan and we will be carrying out a window replacement programme next year. Residents have received a letter to advise them of this, but further correspondence will be sent once timescales have been confirmed.

#### **5. Recommendations**

- 5.1 Note the content of this report.

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