

# WEST AREA COMMITTEE

8<sup>th</sup> December 2021

## REPORT OF GENTOO

### 1. Purpose of Report

- 1.1 The following report provides an update from Gentoo for the West Area Committee from September 2021 to December 2021.

### 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 Christmas Plans, we have capacity to give 250 Christmas meals to our tenants who may be vulnerable this Christmas, meals will be delivered on Christmas Eve. We are also taking 200 Gentoo tenants and their children to the Christmas Pantomime at the Empire in December, where the children will all get a packed lunch and selection box. The Group are supporting 300 tenants and their families with our Christmas Appeal where staff contribute gifts for all age groups to help people who maybe struggling financially at this time of year.
- 3.2 We are consulting with tenants and seeking their views on who our new kitchen supplier will be, they have been able to vote for their door choices, worktops and handles.
- 3.3 The Group are picking up the pace with 'Rate your Estate' inspections and seeking the wider views of the tenants living in those areas. There will be 24 Rate your Estates in the West Area over the next twelve months.
- 3.4 The first Tenant Conference was held on the 29 November 2021 where 200 engaged tenants were invited to the Stadium of Light. Both Nigel Wilson our CEO and Graham Miller were speaking at the event.

### 4. Investment & Renewal

- 4.1 Chestergate, Pennywell update - Works are progressing well on site. We have 46 plots released for sale, 10 have legally completed, 20 have exchanged contracts, 12 have reserved and 4 remain for sale. Work is expected to be completed by late 2024.
- 4.2 Prestbury Road Site, Pennywell update – Works are progressing well and all 10 units (made offsite in a factory) are now in position. Roof tiling has commenced and works are programmed to finish mid-February 22.
- 4.3 Bellman Green (old Silksworth Housing Office), this scheme will deliver 13 new homes (2 and 3 bed) all for affordable rent. Works are ongoing with roofing to all plots progressing well. Practical completion is still estimated to be February 2022.
- 4.4 Garage Update – we updated you previously regarding the demolition of garages in the Grindon, Havelock and Nookside area's and can confirm all garages have now been

demolished. In addition, we have an environmental scheme underway in Grindon and Pennywell that includes looking at garage render, roofs and door replacements.

- 4.5 Pennywell Environmental Scheme is anticipated to start in June 2022 and run over three financial years. This will be the biggest single social housing investment scheme in the north east. It will look at render, external wall's, fencing, outhouse doors, corner sites and parking.
- 4.6 Thorney Close has 670 addresses planned for new windows.

## **5. Recommendations**

- 5.1 Note the content of this report.

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