

16<sup>th</sup> June 2021

**REPORT OF GENTOO****1. Purpose of Report**

- 1.1 The following report provides an update from Gentoo for the West Area Committee from March 2021 to June 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 Gentoo is currently undertaking a project to renew intercoms in the homes of all tenants in multi storeys and sheltered schemes in the city. The new intercom will improve ease of access, increase security, and improve the safety of tenants, leaseholders, and residents. The technology allows Gentoo to digitally message individual flats, has video entry from the front door and car parks and links to our 24-hour Concierge. The installation started in March '21 at Hedworth Court and moved on to the city centre towers. It has been positively received by tenants. Work is expected to be completed by July '21.

3.2 Vicky Gamblin has recently taken over as Head of Operations for the south area from Alan Duffy who has moved to cover Washington. Jo Bell continues to work as Head of Operations in central Sunderland. Details of these changes were emailed; we have also moved some Neighbourhood Operations Managers and will advise by email ahead of the meeting.

**4. Investment & Renewal**

- 4.1 Chester Gate Site, Pennywell update - Works on the first phase of Chester Gate delivering 118 new homes are now well underway on this scheme and it will deliver 2, 3 & 4 bed properties for sale. The first plots were launched for sale in February and 18 reservations have now been made. The first plots are currently programmed to complete in August this year when show homes will also open to the public. Work is expected to be completed by late 2024
- 4.2 Prestbury Road Site, Pennywell update – this scheme will deliver ten new homes (2 & 3 bed), all for Affordable rent. Service diversion work started in March and is ongoing. Practical completion is estimated to be November 2021. Branded hoarding will go up in the coming weeks.
- 4.3 Churchfields, Doxford Park update – Construction of the scheme is well progressed. The sales office launched in December 21 and currently 14 reservations have been made. The show homes are expected to be opened in August and the first customers will also legally complete in August 21. Work is expected to be completed by mid-2024.

- 4.4 Silksworth – Work on this Affordable homes scheme is ongoing with drainage works. Hoarding will go up in the next few weeks and completion is due for end of Feb'22.
- 4.4 Garage demolition – Three sites (51 garages) have been identified for demolition this year by Gentoo asset team as the garages near end of life. The sites are at Gairloch Road, Round Robin (off Hylton Road on Ford Estate) and Hollinside Road. Tenants were served 12 weeks' notice in early May and works are due to start in August '21. Plans for the land have not yet been decided but the area will be made presentable and updates will be given, where appropriate.

## 5. Recommendations

- 5.1 Note the content of this report.

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