

Wynberg Improvement District NPC
(Registration No 2000/021770/08)

Report of the Chairman to the 2017 AGM

Welcome

A warm welcome to members, property owners and guests to the 16th AGM of the Company, The Agenda details the matters to be considered and, where necessary, approved by members.

SRA Policies and Management

SRAs are constituted under the authority of the City of Cape Town Special Rating Area By-Law and are mandated to provide top up services in designated areas to those provided by the City. SRAs are managed by a NPC in accordance with that By Law and the City's Special Rating Areas Policy. The City's Improvement District Department is mandated to monitor and supervise the activities of SRAs to ensure compliance with the prescripts of the City and the MFMA.

Core Activities

Our core activities comprising security and cleaning have continued per our current 2016-2020 5 year business plan. Following the Board's review of the security manpower all personnel were evaluated and all appointments set at grades A & B to enhance the service provision. Securitas continue as our contracted service provider and at each annual review prior to renewal we negotiate any changes that the Board consider are necessary to improve our service. From 1 July 2017 the contract has been amended to include a full time working supervisor for the cleaning teams with a dedicated vehicle to attend to cleaning and other urban management and maintenance issues. In addition the village cycle patrols were replaced by 24 hour vehicle patrols to provide higher visibility, better quality staff, and to enable greater security coverage and quicker response times as required.

We received 7 graduates from the Chrysalis Youth Work Programme during the year and they assist with patrols and control room duties.

Under item 7 of the agenda Athol Swanson and Rayno Joubert will report in more detail on the year's operations.

SAPS & Law Enforcement Liaison

We have very close and fruitful relations with SAPS and Law Enforcement Wynberg and carry out many joint operations during the year. Weekly meetings assess crime patterns, operational planning and coordination of Sector 1 CPF meetings. SAPS crime statistics for our area remain relatively low. Petty theft and theft out of motor vehicles constitute the main reported crimes. Drugs contribute to many illegal activities along with illegal informal trading, particularly in and around the transport interchange. (We report below on our drug sniffer dog trial during the current year)

Social Responsibility

To assist in our social responsibility programmes, mainly centred around homeless persons, we have appointed Ingrid Frieslaar, a specialist social worker. Ms Frieslaar works with a number of SRAs and she spends time each morning liaising with Moses Onewang to guide and tutor him in best practice and to review cases. There are many demands on our programme to render all manner of assistance for those in urgent need of help. Society everywhere poses many problems and we help wherever we can albeit with limited resources.

Informal Trading and Precinct Management

The City's pilot Precinct Management project for the Wynberg CBD reported on last year come to an abrupt halt with the Mayor's restructuring of City management at the beginning of 2017. To date there has been no further progress and many such programmes are now affected by the reduction of available funds diverted to the management of the water crisis. We coordinated the formation of the Wynberg CBD Business Forum with Mike Smith, a board member, as Chairman. 3 meetings were held between November 2016 and January 2017 in line with the pilot programme recommendations. Unfortunately the Forum is 'on hold' pending the resolution of matters mentioned above.

Problem Buildings

Problem buildings are a continual concern. The properties in Ebor Road referred to last year are still unresolved by City Debt Management. Liquor and gambling premises cause many problems as the number of licences granted have proliferated with the increase in the residential component of the CBD. SAPS monitor all licensed premises and it is considered that a review of current opening hours to 4am should be undertaken for future applications. SAPS have met with the Western Cape Gambling and Liquor Boards with a view to restricting the issuance of new licences, along with a review of existing licences given the illegal activities some premises attract to surrounding areas.

WID Boundary Extension

Ebor Road property owners have requested inclusion in an expanded WID but this would require the support of property owners in Lester Road. Many of Wynberg's problems stem from the Ebor Road area and take a disproportionate time and focus in operations with SAPS and Law Enforcement.

Kenilworth Business & Residents Association has approached the City to establish a SRA with a boundary on Wetton Road. Once this SRA is established, to complete a seamless boundary with our SRA we would draw up plans for the inclusion of the properties between Egham and Morom Roads. These projects would only be effective from the 2019/20 year.

Financial

The audited Annual Financial Statements for the year to 30 June 2017 show a surplus of R369 599 of which R173 224 was accounted for by non-levy income. As a result we have achieved our target of cash reserves equivalent to two months of the revenue received from the City in terms of our approved budget. It is appropriate to remind members that our AFS form part of the City AFS and we are obliged to follow at all times City policies and prescripts.

Post Balance Sheet Events

In September we commenced a month's trial with drug sniffer dogs in the CBD. The trial, carried out with the active participation of SAPS, has been successful in searching out drug offenders and as a result, the Board approved a continuation for a further six months with three planned exercises per month on an unannounced basis. In addition to the raised awareness of the need to reduce drug related crime the trial has attracted approval from the public as evidenced on our social media platforms.

In September we received R325 00 from the Retention Fund as a result of the improvement in the collection by the City of outstanding arrears. These funds will be used to add to our core activities and from 1 November we extended cleaning services to a 24 hour basis in the CBD. Studies have shown that the accumulation of litter and rubbish during night hours reflect adversely on our ability to portray Wynberg as a clean and tidy place in which to do business. We have already received

positive feed-back from early morning arrivals of the much improved appearance of the street-scape.

A CCTV monitoring assessment is in hand in conjunction with a number other SRAs which would be based in Grootte Schuur SRA offices. The study will provide cost estimates on a pooled basis for provision and monitoring per installed camera. This information will be considered by the Board in December to assist in the formulation of future policy. The City CCTV roll out for Wynberg is scheduled for the 2019/20 year. The City has installed 27 cameras in the interchange area monitored at the Central Control Room in Goodwood with direct communication with SAPS.

Conclusion

I wish to thank our entire team who provide services on a 24/7 basis. They are capably led and managed by Athol Swanson and Rayno Joubert who between them bring many years of experience in our field of activities. I thank the Board for their counsel and support during the past year.

A handwritten signature in black ink, appearing to read 'Graham Flude', with a long horizontal flourish extending to the right.

Graham Flude
Chairman

20 November 2017