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HUMAN SETTLEMENTS PORTFOLIO COMMITTEE MEETING

ITEM NUMBER: HSPC 04/06/20

SUBJECT

CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 5 MARCH 2020

- MINUTES -

**OF THE MEETING OF THE HUMAN SETTLEMENTS PORTFOLIO COMMITTEE
HELD ON THURSDAY 5 MARCH 2020 AT 11:00 IN MEETING ROOM A, 5TH FLOOR,
PODIUM BLOCK, CIVIC CENTRE, CAPE TOWN**

PRESENT: DEMOCRATIC ALLIANCE (DA)

Cllr B van Reenen – Chairperson
Ald S Moodley – Deputy Chair
Cllr M R Abrahams
Cllr J P Fitz
Cllr X Joja
Cllr P S Mzolisa
Cllr K Nethi
Cllr P Nyakaza-Sandla
Cllr M J Petersen
Cllr C Pophaim
Cllr O Solomons
Cllr S T Vuba

AFRICAN NATIONAL CONGRESS (ANC)

Cllr R Bazier
Cllr T M Batembu
Cllr J J Maxheke

DEMOCRATIC INDEPENDENT (DI)

Cllr A Adams

ECONOMIC FREEDOM FIGHTERS (EFF)

Cllr M Dambuza

PAN AFRICAN CONGRESS OF AZANIA (PAC)

Cllr M K Bafo

PATRIOTIC ALLIANCE (PA)

Cllr B Truter

LEAVE / APOLOGIES

Cllr S Nkomiyahlaba
Cllr S Taliep

OFFICIALS

R Rughubar	Director: Housing Development
R Pretorius	Director: Informal Settlements
M Dyiki	Director: Public Housing
G Blouw	Manager: Tenancy Management, Public Housing
J Harmse	Clerk: Executive and Council Support
O Jansen	Head: Home Ownership, Operational Policy and Planning
G Joyce	HR Business Partner: HRBP Human Settlements
A Kermis	Head: HR Co-ordination & Monitoring, HRBP Human Settlements
C Minnaar	Executive Committee Officer: Committee Services: Executive and Council Support
A Mallick	Head: Operating and Maintenance, Water and Sanitation Services
L Mudondo	Manager: Informal Settlements Basic Services, Water and Sanitation Services
B Mtati	Senior Legal Advisor
L Nobaza	Manager: Land and Forward Planning, Human Settlements
A Paulsen	Manager: Finance, Human Settlements
S September	Manager: Upgrades and Maintenance: Public Housing
W Thala	Interpreter

HSPC 01/03/20 OPENING

The Chairperson, Councillor van Reenen, opened the meeting at 11:07 and welcomed all. She requested that a moment of silence be observed.

RESOLVED that the Secretariat obtain approval from the Chief Whip for the starting time of the PC meeting to change to 10:00.

ACTION: C MINNAAR

HSPC 02/03/20 APOLOGIES / LEAVE OF ABSENCE**Councillors**

Cllr S Nkomiyahlaba

Cllr S Taliep: apology submitted

Official

Ms N Gqiba – ED: business travelling

RESOLVED that the apologies and leave of absence be noted.

ACTION: C MINNAAR

HSPC 03/03/20 CHAIRPERSON'S ADDRESS / REPORT

"Good Morning Alderman, Councillors and Officials. Thank you all for attending this morning's meeting.

Looking at our Agenda today, it appears to be smooth sailing this morning.

The outcomes of the public participation process in terms of the Allocations Policy is serving before the Portfolio Committee this morning and we will be able to analyse the comments as submitted. We also have the report on the Backyarder Study which will provide an insight on the challenges that lies ahead.

However, the report on the C3 notification process and the way forward makes interesting reading material and I am quite

impressed with the way this project manager is driving this project.

Thank you Siphokazi September for your dedication and hard work and I cannot wait to see how this project will unfold further.

As urbanization into our city expands, the availability of living spaces such as housing including land, remains one of Cape Town's biggest challenges and the demand for formal housing remains crucial. It is for this reason that the debate around the Human Settlements Strategy and public participation becomes so much important in order to ensure and realise proper planning for the future.

As alluded to above, we do not have a lengthy Agenda and I trust with your support, that we will be done by 13h00.

I thank you."

RESOLVED that the Chairperson's Address be noted.

ACTION: C MINNAAR

HSPC 04/03/20

**CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON
6 FEBRUARY 2020**

p11: line 2 of paragraph 2: delete duplication of the word 'the'

p14: paragraph 8: CEO to be replaced with CFO

p16: last paragraph: delete the word 'that' at start of sentence

p21: paragraph 1: sentence incomplete:

p21: last sentence in paragraph 3: delete incomplete sentence as the recommendation was in fact the resolution taken by the PC

p22: paragraph J: Cases Committee to be replaced with Case Committees

p22: paragraph K: replace case with cases

p22: correct spelling of 'Diki' to Dyiki

RESOLVED that the Minutes of the meeting 6 February 2020, as amended, be accepted.

PROPOSER: CLLR POPHAIM

SECONDER: ALD MOODLEY

ACTION: C MINNAAR

HSPC 05/03/20 MATTERS ARISING FROM THE MINUTES

NOTED that there were no matters arising from the Minutes of the meeting of 6 February 2020.

ACTION: C MINNAAR

HSPC 06/03/20 MATTERS RECEIVING ATTENTION

The attached MRA list was updated in accordance with the feedback received from the relevant officials.

RESOLVED that this item be noted.

ACTION: C MINNAAR

**HSPC 07/03/20 HUMAN SETTLEMENTS: 2019/20 SECOND QUARTER'S
PROGRESS REPORT ON THE DIRECTORATE AND
DEPARTMENTS' PERFORMANCE**

The PC expressed concern about all the targets in the scorecards that reflected scores of well-below and the Directorate was urged to urgently address the challenges and the projects that are delayed. It was noted that an action plan will be discussed at the Directorate's management meeting and it was requested that, once finalised, this plan be submitted to the PC.

RECOMMENDED that

- (a) the Human Settlements' 2019/20 second quarter's progress report on the Directorate and Departments' performance be noted;

RESOLVED further that

- (b) the concerns expressed by the PC in respect of the underperformance by the Directorate in the respective

functional areas be noted, with a proviso that the Directorate submit an improved performance result for the third quarter reporting cycle as indicated in the remedial action;

- (c) the PC's concerns be escalated to the Executive Mayor together with the Mayoral Committee insofar as the evaluation and review of the 2019/20 second quarter's progress report is concerned and that it be forwarded to Council for noting;
- (d) the EPWP Department who is responsible for the comments regarding the challenges experienced with the number of EPWP opportunities created, submit a report to the PC on these anomalies that have emerged;
- (e) the action plan that was referred to by the Head: HR Co-ordination & Monitoring, HRBP Human Settlements, that will be discussed at MANCOM, be submitted to the PC; and
- (f) the Executive Director takes cognisance of the comments made by Cllr Bazier in that consideration be given to scheduling MANCOM meetings prior to PC meetings in order for the PC to receive the required information from those meetings should the ED or respective Directors not be available to provide feedback at the PC meetings.

ACTION: MS C MINNAAR

HSPC 08/03/20

HUMAN SETTLEMENTS' PROGRESSIVE CAPITAL EXPENDITURE REPORT (PCER) – JANUARY 2020

Mr Paulsen provided an overview of the handout given that reflects the figures as at end February 2020 and noted that Housing Development are awaiting outstanding invoices from Province. He indicated that the reason why Public Housing's figures are behind schedule is due to contractual services but that the ED has weekly meetings with the Director, which is how this situation is being monitored.

The PC raised concerns regarding the viability of some of the projects and indicated that the Directorate should be proactive and identify projects that will not materialise. Mr Paulsen and Mr

Rughubar responded to the specific issues raised by the PC with regard to individual projects. Mr Paulsen undertook to have an additional column in the next report that indicates the number of units of the various projects.

RESOLVED that

(a) the content of the report be noted, and

(b) the Directorate endeavor to obtain a 95% spend rate on capital projects.

ACTION: A PAULSEN

HSPC 09/03/20

REPORT ON THE BACKYARDER STUDY FOR CAPE TOWN

Ms Pretorius provided a brief overview of the report and indicated that the aim of the study done by Research, Policy and Strategy, which was led by the Manager, Ms Carol Wright, was to establish a baseline for the City in respect of backyarders. The City does not have the capacity to do a door to door exercise, hence a sample was taken of identified suburbs.

The PC noted that this was a very difficult study to undertake as there was a general unwillingness from property owners to cooperate and access to private dwellings were in many instances refused.

Ms Pretorius indicated that a follow up study is currently underway, which will provide a breakdown of the suburbs as was requested by the PC. Once the data of this second study is available, a report thereon will be submitted.

RESOLVED that

(a) the content of the report be noted;

(b) a proper survey be initiated by the Department that provide more detailed information as to the number of backyarders and their locations, and

(c) that the responsible Department notify councillors in advance of the dates when toilets will be rolled out to backyard dwellers in the respective areas.

ACTION: R PRETORIUS

HSPC 10/03/20 HUMAN SETTLEMENTS VACANCY ANALYSIS AS AT 31 JANUARY 2020

Mr Gerard Joyce provided comprehensive feedback on the Vacancy Analysis report and the PC commended the good work done in this regard.

RESOLVED that the content of the report be noted.

ACTION: C MINNAAR

HSPC 11/03/20 TRAINING INTERVENTIONS CONDUCTED 2019/2020 AS AT 31 JANUARY 2020

The PC noted the feedback provided by Mr Joyce. Mr Joyce indicated that he had already liaised with Mr Paulson for additional training budget as the existing budget will most likely be depleted very soon. The PC is in support of this course of action.

RESOLVED that the content of the report be noted.

ACTION: C MINNAAR

HSPC 12/03/20 REPORT BACK: MATTERS RECEIVING ATTENTION FROM PREVIOUS HUMAN SETTLEMENTS PORTFOLIO COMMITTEE MEETINGS HELD ON 4 APRIL 2019, 6 JUNE 2019 AND 5 SEPTEMBER 2019 RESPECTIVELY - INITIATIVES TO TRANSFER SALEABLE RENTAL STOCK TO QUALIFYING TENANTS (HSPC 09/04/19, HSPC 07/06/19 AND HSPC 12/09/19)

Ms Odell Jansen gave insight into the update provided to the PC on the remedial action taken in response to the challenges experienced with this matter, as was communicated to the PC in a previous report.

The PC interrogated the report and raised a number of areas of concern. Ms Blouw and Ms Jansen provided feedback and the PC agreed that a further report on specifically rental units, as well as other concerns that were identified, is required.

RESOLVED that

- (a) the content of the report be noted and accepted, and
- (b) a comprehensive report on rental units and other concerns raised by the PC, be submitted to the next meeting.

ACTION: O JANSEN / G BLOUW

HSPC 13/03/20

PROGRESS REPORT ON THE REVISED DRAFT ALLOCATION POLICY: HOUSING OPPORTUNITIES

Mr Lwazi Nobaza informed the meeting that a request was received from the Urban Management PC in January 2020 that the public participation process for this policy be reopened or extended as many people were on holiday during December 2019 when the commenting period ended.

The PC agreed that based on the outcome of the legal opinion, a special meeting may have to be called to consider this matter.

RESOLVED that

- (a) the content of the report be noted;
- (b) based on the outcome of the legal opinion, a special meeting may have to be convened to consider the matter.

ACTION: L NOBAZA / C MINNAAR

HSPC 14/03/20

THE ROLE OF THE HOUSING ALLOCATION OVERSIGHT COMMITTEE

RESOLVED that the content of the report be noted.

ACTION: C MINNAAR

**HSPC 15/03/20 ACTION PLAN ON DEVELOPMENT OF A PUBLIC HOUSING C3
NOTIFICATION IMPLEMENTATION PLAN**

Ms Siphokazi September provided an overview of the Upgrades and Maintenance Turnaround Plan. The PC commended Ms September for the detailed plan and requested that an update be provided of the additional R100m allocation.

RESOLVED that

(a) the content of the report be noted, and

(b) an update at the next PC meeting in April 2020 be provided on the additional R100m that was allocated to the Department.

ACTION: S SEPTEMBER

CLOSURE The meeting ended at 14:50.

CHAIRPERSON: B VAN REENEN

DATE