

REPORT TO SUBCOUNCIL 18



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1 **ITEM NUMBER:** 18SUB13/8/2019

2 **SUBJECT**

MINUTES OF SUBCOUNCIL 18 : RENTAL STOCK CONCERNS

3 **RECOMMENDATION**

Submitted for Noting.

FOR FURTHER DETAILS CONTACT :

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**MINUTE OF THE RENTAL STOCK CONCERNS MEETING HELD ON 2 JULY
2019 AT 11:00 AT SUBCOUNCIL 18, COUNCIL CHAMBERS, CNR BUCK ROAD
AND 6TH AVENUE, LOTUS RIVER**

COUNCILLORS PRESENT:

Cllr S Rossouw	Chairperson/ Ward 110
Alderman G Twigg	MAYCO: Urban Management
Cllr P Van Der Ross	Ward 65
Cllr W Akim	Ward 66
Cllr M Petersen	Ward 68

OFFICIALS FROM SUBCOUNCIL 18 PRESENT

F Monk	Subcouncil 18 - Manager
T Francis	Subcouncil 18 – EPA

DEPARTMENTS REPRESENTED

Anthea Fillis	Urban Management
A Stanbull	Public Housing
Sue-Anne Verhoog	Public Housing
B Prince	Housing Rental Stock: Retreat
A Majiet	Housing Maintenance: Ottery
J Brown	Housing Rental Stock: Grassy Park
J Van Der Westhuizen	Housing Rental Stock: Grassy Park/ Parkwood/ Lotus River/ Ocean View

ITEM NO	ITEM	ACTION
	<p>OPENING AND BRIEF</p> <p>Cllr Rossouw welcomes all and advises that the meeting has been called to identify the contingency plan for rental stock to prevent a repeat of what happened Winter 2018.</p> <p>CONCERNS</p> <p>Cllr Rossouw lists the concerns faced in Ward 110 as mentioned below:</p> <ul style="list-style-type: none"> ○ Window repairs in rental stock ○ Roof replacements ○ Winter preparedness <p>Cllr Rossouw requested that meeting delegates introduced themselves.</p> <p>INTRODUCTIONS</p> <p>RESPONSE FROM THE DEPARTMENTS</p> <p>A Stanbull: Public Housing advises that there are avenues being championed by Cllr Boo: Mayco Human Settlements to carry out backlogged C3's. He advised that an assessment was done to determine what exactly is required. Mr Stanbull advised that the most important factor identified is the lack of staff required to attend to the backlog of C3's and that the extent of upgrades required.</p> <p>A Standbull advised that they have maintenance departments and insurance claims used to go through Corporate Insurance where Supply Chain Management (SCM) would provide a contractor, this has now been handed over to their department along with the capacity challenges that they already have. He advised that their department has 100 insurance jobs and maintenance that they cannot tend to as they do not have term tenders in place.</p> <p>A Stanbull advised that he is also responsible for appointing contractors. He said that the only contract that will tend to roofing and windows is a transversal term which is 243Q which is owned by facilities management and that half of the City uses that term tender. He further informed the meeting that he had to re-advertise the tender and it is currently in the evaluation stage which will go under Section 33 Committee. He advised that the department will not have a replacement for a while now and that the only transversal term tender that they have access to do this work is 243Q which is being used by a number of departments.</p>	

Mr Stanbull advised that the general building tender and the staircase tender is in the evaluation stage and the term tender for washing lines, fencing and repairs to roads, etc. tender is in place. The term tender gets handed over to maintenance and their departments have the contractors to assist them with day to day maintenance as the departments do not have technicians due to staff shortages. That C3's is clustered together by his team and they send bulk orders of 500 hours to the superintendent and the contractor will be part of the maintenance team. That his department is putting that in place for plumbing where they have transversal access where the contractors working on the water programme will be doing the bulk orders.

Mr Stanbull advised that when it comes to capital projects such as roofing is concerned, their department is reliant on tender 243Q. and that the NIFSA will be giving local subcontractors an opportunity to be appointed through Province and **NHBRC** and will give them skill development in developing their trade and **CIDP** will assist them in registering and National Housing Corporation will assist them with the business process. He advised that this will pilot the employment of a percentage of local contractors. He further stated that this is an avenue that the department is exploring to deal with the backlog.

A Stanbull advised that their department has seven tenders in public housing.

- Two are active: 50Q Civils and fencing and professional services term tender ;
- Four term tenders at procurement and will not be able to assist the department in this current financial year 2019/20 ;
- 122Q – Electrical term tender ;
- 122S – Services term tender: area cleaning, tree felling, grass cutting, pest control, etc ;
- 365Q - General building term tender: at evaluation ;
- 357Q

That the department has eight approved transversal term tenders and the only one that speaks to the current needs is 243Q. He informed the meeting that they have engaged with facilities management and that there is a plan to complete Ocean View, Arendal Court, Vogel Court in Lavender Hill and a few courts in Cafda and the staircase project.

Ald Twigg stated that he is engaging with Cllr Booi as it is difficult for Cllrs to accept that nothing is going to happen in this financial year. Ald would like to know if there is money available if the tenders are in place for:

- roofing if there was a tender available?
- for the window repairs, washing lines and the gutters?

Mr Stanbull responded that this type of work is seen as operating which is funded through cost centres and that budget is available year on year for maintenance. He further stated that should there be repairs and maintenance required there is funding available. He stated that the only thing that gets flagged is insurance claims which has to go through insurance quotes and get contractors and specialist term tenders.

Cllrs posed comments / questions as follows :

Cllr Van der Ross responded that this has been the same response received from officials over the years and Cllr requests that Mrs A Bosman: Director Area South meets with the Subcouncil to advise on what is happening in other Subcouncils and what Subcouncil 18 is getting.

Cllr Van der Ross informed the meeting that she allocated ward allocation funding for the 2019/20 financial year to install windows in her rental stock and that she now realised that she might have created an expectancy from the department and the rental stock for her to fund the replacement of windows.

Cllr Petersen informed the meeting that there are still asbestos roofs and that this is a priority as the community could fight back. Cllr request a report on why the department is not getting staff. Cllr further mentioned that she tabled a Motion with Ald Purchase: Mayco Transport that a quarterly report be tabled at Subcouncil where rental stock is concerned but that this does not happen. Cllr requested that this report be tabled as a standard item. Cllr Petersen mentioned that she will not accept that Ocean View will be finished completely where the department is prioritizing one Subcouncil and only one flat in various areas in Subcouncil 18. Cllr says that she discussed with Mr Majiet: Public Housing that Lavender Hill should be prioritized as it is one of the oldest rental stocks that has not been upgraded in 60 years. Cllr advises that work cannot be done in piecemeal. Cllr Petersen advised that the department should finish Ward 110's part of Lavender Hill and then Ward 68's rental stock.

Cllr Gordon mentioned that she is looking forward to the upskilling of people but would like to know if the department is looking at programmes to assist the local contractors and getting them to put them through programmes with information sessions, she also would like to know if the local contractors will benefit through the under R30 000 projects.

A Stanbull responded that the National Housing Finance Corporation (NHFC) will be implementing that intention. The NHFC will take on that responsibility will put out procurements, employ contractors and upskill them from the communities where HOTTS does not have that capacity.

Cllr Rossouw mentioned that she is interested in the under R30 000 projects as there are skilled people without qualifications who cannot earn a decent wage because they lack the qualification but they can do the job. Cllr requests that Ald Twigg advises on this matter.

Cllr Petersen requested that the team do a presentation at Subcouncil to advise on the process of the NHFC. Cllr also requested timeframes on what is coming to the Subcouncil and she would like to know how the Cllrs can assist by preparing the communities for these opportunities.

Cllr Rossouw would like to know what funds the department has allocated for Subcouncil 18.

A Stanbull responded that his department will not be working in piecemeal but that the asset risk register is what determines where the funds will be spent and two years ago the staircases was showing critical across all clusters.

A Majiet responded that there are windows outstanding for four areas and at the moment there is an order for the window installations. He further stated that they need a contractor to install the windows which they have requested costing for the installation for the below mentioned courts:

- Roos
- Arandel
- 28 blocks in Retreat
- Walton Road
- Blagden
- Garnett Place

Cllr Rossouw requested that the superintendents advised on the number of complaints received per day, how many they can execute and what their staff complement is.

Mr Prince advised that he has:

- 50 C3's per day are mostly plumbing, roofing, windows and staircases. The department cannot finish all complaints per day and that there is always a backlog
- 1 carpenter, 1 bricklayer, 1 painter, 1 handyman

Mr Brown advised that he has:

- 16 C3's per day, cannot finish all complaints per day and that there is always a backlog
- 2 carpenters, 1 bricklayer, 1 painter, 3 maintenance assistance; 2 plumbers

Mr Van der Westhuizen

- 2 carpenters, 3 bricklayers, 1 painter, 3 maintenance assistance; 2 plumbers, 1 special worker
- Parkwood has 1 plumber, 1 electrician and 1 special worker
- Ocean View, 1 senior artisan, 1 plumber and 1 senior handyman

Ald Twigg mentioned that all the budgets became available from 1 July 2019. Ald further stated that he does not know what money has been allocated to the Housing department and that the Cllrs should not use their Ward Allocations to do the departments work.

Ald Twigg stated that the MURP funding has been made available is not to replace line department funding but to see how it can assist in what needs to be done. Ald Twigg confirmed that the department advised that there is a maintenance budget which was confirmed by the department.

Ald Twigg expressed his concern that officials are saying that there are no term tenders in place for roofing and windows and that another official advised that when the funding is received that he will finish one part of the areas who need their roofs and windows upgraded which can only be done once there is a tender in place.

RESOLVED

Ald Twigg confirmed that he spoke to Cllr Booie and that there will be a follow-up meeting to address these concerns. Ald advised that officials need to look at possible solutions for issues that the community faces.

Ald Twigg advised that the electrical complaints will be done through MURP as there is R50 million to deal with operating stock which has been put in place. Ald further mentioned that after the bigger concerns are dealt with then the under R30 000 contracts will benefit as there is too much work to be done in the rental stock.

F Monk mentioned that local contractors cannot wait 30 days to receive payment and that this needs to be looked at. Mr Monk further mentioned that the smaller contractors do not have the funds to start the project therefore the City needs to look at supply chain to give these contractors 15 days' payment to assist them with growing their company. Mr Monk also suggested that the City looks at employing one contractor for each cluster.

Mr Stanbull responded that the City is looking at putting out one contract that employs multiple contractors to deal with a specific trade to alleviate the time it takes to complete a tender.

Mr Stanbull clarified that the term tender that is available for roofing, painting, doors, etc. is available but through another department therefore they cannot use the tender as they want to.

RESOLVED

Ald Twigg advised that he will deal with the unblocking and thanked Mr Stanbull for clarifying the issues discussed. Ald advised that we do have tenders in place that belongs to the City and that we can tap in to any tender in any department as there is no ownership of tenders by any department.

Ald Twigg stated that his role is to unblock service delivery challenges to the greater benefit of communities.

Cllr Rossouw thanked all for attending and wait for an update from the HOTTs department, Alderman Twigg and Cllr Booi.

Meeting closed