



REPORT TO: THE EXECUTIVE MAYOR

DATE: 13 JANUARY 2015

2. ITEM NUMBER : C 29/03/15

2. SUBJECT:

DRAFT POLICY FOR THE ESTABLISHMENT AND FUNCTIONING OF COMMUNITY RESIDENTIAL UNIT (CRU) COMMITTEES.

KONSEPBELEID OOR DIE STIGTING EN FUNKSIONERING VAN KOMITEES VIR GEMEENSKAPS- RESIDENSIELE EENHEDE (CRU's)

UMGAQO-NKQUBO OLUYILO OJONGENE NOKUMISELWA
NOKUSEBENZA KWEEKOMITI ZEEYUNITHI EZIZINDAWO ZOKUHLALA
ZOLUNTU

[E5908]

The Chairperson allowed Mr. T Mitchell to elaborate on the comments received on the Policy for the Establishment and Functioning of Community Residential Unit (CRU) Committees following the public participation process. The Committee was informed that the comments received were from the Subcouncils only.

3. RECOMMENDATION FROM THE HUMAN SETTLEMENTS PORTFOLIO COMMITTEE: 13 JANUARY 2015 (SPHUMSET 05/01/15)

It is recommended that:

- a) The Committee, after an in-depth discussion, note the summary of comments received on the Draft Policy for the Establishment and Functioning of Community Residential Unit (CRU) Committees following the public participation process;
- b) The Committee recommend the Draft Policy for the Establishment and Functioning of Community Residential Unit (CRU) Committees, attached as annexure A to the report on the agenda, to the Executive Mayor for onward recommendation to Council for approval.

AANBEVELING VAN DIE PORTEFEULJEKOMITEE OOR MENSLIKE NEDERSETTINGS: 13 JANUARIE 2015 (SPHUMSET 05/01/15)

Daar word aanbeveel dat:

- a) Die komitee na grondige bespreking kennis neem van die opsomming van die kommentaar wat ontvang is oor die konsepbeleid oor die stigting en

Making progress possible. Together.

funksionering van komitees vir gemeenskaps- residensiële eenhede (CRU's) na afloop van die openbaredeelnameproses;

- b) Die komitee die konsepbeleid oor die stigting en funksionering van komitees vir gemeenskaps- residensiële eenhede (CRU's), aangeheg as bylae A van die verslag op die agenda, by die uitvoerende burgemeester aanbeveel vir verdere aanbeveling by die Raad vir goedkeuring.

ISINDULULO ESIVELA KWIKOMITI EJONGENE NEMICIMBI YOKUHLALISWA KWABANTU: 13 JANYUWARI 2015 (SPHUMSET 05/01/15)

Kundululwe ukuba:

- a) IKomiti, emva kwengxoxo enzulu, mayiqwalasele isishwankathelo sezimvo ezifunyenweyo malunga noMgaqo-nkqubo oluYilo weeKomiti ezijongene nokuMiselwa nokuSebenza kweeYunithi eziziNdawo zokuHlala zoLuntu kulandela inkqubo yentatho-nxaxheba yoluntu;
- b) IKomiti mayindulule noMgaqo-nkqubo oluYilo weeKomiti ezijongene nokuMiselwa nokuSebenza kweeYunithi eziziNdawo zokuHlala zoLuntu, oqhotyoshelwe njengesihlomelo A kwingxelo ekwi-ajenda, kuSodolophu weSigqeba ukwenzela ukudluliselwa kwesindululo kwiBhunga ukuze siphunyezwe.

N.G. R...

EXECUTIVE DIRECTOR: COMPLIANCE AND AUXILIARY SERVICES (ED: CAS)

SUPPORTED FOR ONWARD SUBMISSION TO MAYOR / MAYCO / COUNCIL

NOT SUPPORTED

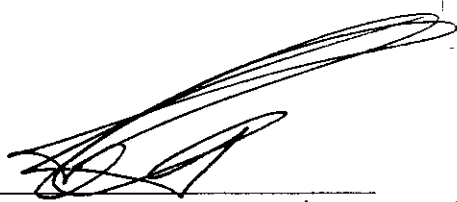
REFERRED BACK

DATE 19/1/2015

COMMENT:
THE MAYOR TO CONSIDER THIS RECOMMENDATION

[If the report is submitted to a Portfolio Committee (PC) for onward submission to the Mayor/MayCo or Council, the signature of the ED: CAS is only required after the PC has made a recommendation. This will be sourced by the Executive Committee Officer. Where the report relates to a policy or by-law, the ED: CAS will sign off after the Dir: SPU.]

[Delete this note before printing]



CRAIG KESSON (STRATEGIC POLICY UNIT)

- SUPPORTED FOR ONWARD SUBMISSION TO MAYCO / COUNCIL :
- PC RECOMMENDATION
- RECOMMENDATION AS CONTAINED IN ORIGINAL REPORT
- ALTERNATIVE RECOMMENDATION (TO BE REFLECTED IN COMMENTS SECTION BELOW)
- NOT SUPPORTED

DATE 26 Feb. 2015.

[This signature is to remain if the report relates to policies and by-laws and will be sourced by the Executive Support office **after** the report has been considered by the Portfolio Committee and before onward submission to MayCo]

[If your report does not pertain to a policy/by-law, you must remove this signature provision] [Please delete this note before printing]

COMMENT:

Patel

EXECUTIVE MAYOR

19.02.2015

- SUPPORTED FOR ONWARD SUBMISSION TO MAYCO COUNCIL :
- PC RECOMMENDATION
- RECOMMENDATION AS CONTAINED IN ORIGINAL REPORT
- ALTERNATIVE RECOMMENDATION TO BE REFLECTED BELOW
- APPROVED I.T.O. DELEGATED AUTHORITY
- NOTED
- REFUSED

Making progress possible. Together.

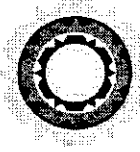
DATE _____

REFERRED BACK

[This signature is only to be used when the report requires the Executive Mayor's signature in terms of her delegated authority or in terms of the Executive Mayor recommending to Mayco and/or Council. This will be sourced by the Executive Support office.]

COMMENT:

[Please delete this signature provision if not applicable and delete this note before printing].



LC12207/11

REPORT TO HUMAN SETTLEMENTS PORTFOLIO COMMITTEE DATE

1. ITEM NUMBER : SPHUMSET 05/01/15

2. SUBJECT

DRAFT POLICY FOR THE ESTABLISHMENT AND FUNCTIONING OF
COMMUNITY RESIDENTIAL UNIT (CRU) COMMITTEES.

ONDERWERP

KONSEPBELEID OOR DIE STIGTING EN FUNKSIONERING VAN KOMITEES VIR
GEMEENSKAPS- RESIDENSIËLE EENHEDE (CRU's)

ISIHLOKO

UMGAQO-NKQUBO OLUYILO OJONGENE NOKUMISELWA NOKUSEBENZA
KWEKOMITI ZEEYUNITHI EZIZINDAWO ZOKUHLALA ZOLUNTU

[E5908]

3. STRATEGIC INTENT

- Opportunity City
- Safe City
- Caring City
Objective 3.2: Ensuring increased access to innovative human settlements for those who need it.
- Inclusive City
- Well-run City

Making progress possible. Together.

4. PURPOSE

The purpose of this report is to inform the Committee of the outcome of the public participation process regarding the Policy for the establishment and functioning of Community Residential Unit (CRU) Committees.

5. FOR NOTING BY / FOR DECISION BY

This report is for noting by:

- The Portfolio Committee

6. EXECUTIVE SUMMARY

In response to a motion that was submitted by Subcouncil 2 for the establishment of Community Residential Unit Committees, the Directorate Human Settlements within the City of Cape Town has developed a policy to guide the process of establishing these committees.

The desired outcome of this policy is therefore

- to establish CRU Committees in CRU areas where there is the willingness of tenants to be involved in such an initiative;
- Support the Human Settlements Directorate in its day-to-day tenancy management, management of public and communal areas in and around rental units and maintenance of communal municipal services and infrastructure;
- Enable effective communication and information sharing between the City as lessor and tenants as lessees regarding their respective contractual roles, responsibilities and obligations; and to
- Assist the Human Settlements Directorate in building or re-establishing trust between the City as lessor and tenants as lessees.

As part of the policy development process, the draft policy was submitted for public participation and this report highlights the comments received from the public and how it has been incorporated it into the policy.



7. RECOMMENDATION

Not delegated: for decision by Council:

It is recommended that:

- a) The Committee note the summary of comments received on the Policy for the Establishment and Functioning of Community Residential Unit (CRU) Committees following the public participation process.
- b) The Committee recommends the draft policy (annexure A) to the Executive Mayor for onward recommendation to Council for approval

AANBEVELINGS

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:

- a) Die komitee kennis neem van die opsomming van die kommentaar wat na afloop van die openbaredeelneproses ontvang is oor die beleid oor die totstandkoming en werk van komitees van gemeenskaps- residensiële eenhede (CRU's).
- b) Die komitee die konsepbeleid (bylae A) by die uitvoerende burgemeester aanbeveel vir daaropvolgende aanbeveling by die Raad vir goedkeuring.

ISINDULULO

Azigunyaziswanga: isigqibo seseBhunga:

Kundululwe ukuba:

- a) IKomiti iqaphele isishwankathelo sezimvo ezifunyenwe uMgaqo-nkqubo oJongene nokuMiselwa nokuSebenza kweeKomiti zeeYunithi eziziNdawo zokuHlala zoLuntu kulandela inkqubo yentatho-nxaxheba yoluntu
- b) IKomiti yenza isindululo soyilo lomgaqo-nkqubo (isihlomelo A) kusoDolophu wesiGqeba ukuze sidluliselwe isindululo kwiBhunga ukuze siphunyezwe.

Making progress possible. Together.

8. DISCUSSION/CONTENTS

8.1. Background

Over the years the management of the CRU units have become increasingly challenging because of the changing local social and economic environment impacting both the households living in the units as well as the City as owner of the properties.

This has resulted in gradual deterioration of the relationships between tenants, the broader community and the City, thereby, adversely affecting the reporting and resolving of tenancy-related matters.

Evidence from the tenant participation arrangement in some of the rental stock indicates investment in creating and capacitating CRU committees decreases housing management costs by reducing vandalism, anti-social behaviour and rent-arrears and help to improve the efficiency of estate services such as repair and maintenance. Tenant participation schemes aid in community development and harness the skills and good-will of tenants in order to create a better living environment and therefore a policy on the establishment of CRU Committees were developed.

As part of the policy development process the draft policy was submitted for public participation and this report highlights the comments received from the public and how we have incorporated it into the policy.

8.2. Public Participation Process

The City of Cape Town's Public Participation Unit facilitated the public participation process which ran from 1 November 2014 until 30 November 2014 and it was advertised in all community and weekend newspapers. It was also advertised on the City's website.

The public has access to an executive summary of the draft policy in all three official languages of the Western Cape as well as the full draft policy in English. These documents were available at all local libraries within the City of Cape Town as well as on the City's official website.

Furthermore, a report, the executive summary – in all three official languages of the Western Cape – and the full draft policy in English as submitted to all the Sub-councils for their perusal and input.

Making progress possible. Together.

8.3. Public Participation Outcomes

No comments were received from the public or internal stakeholders regarding this policy. Comments were only received from Sub-Councils regarding this policy. Those Sub-councils include Sub-council 1,2,5,8,9,15,16,20,21 and stated the following.

- The policy was noted by Sub-councils
- Sub-council 1 requested for the public participation process to be extended beyond 30 November 2014. This is however not possible due to the public participation process which is only valid for 30 days.
- The Human Settlements Directorate shall assist the CRU committees in empowering to render a comprehensive service.
- The Ward Councillors may support the operational and training needs of the CRU committees to enable optimal functionality.

Then relevant comments were included in the policy.

8.4. Constitutional and Policy Implications

- 8.4.1 National Outcome 8: Sustainable Human Settlements and improved quality of household life.

8.5. Sustainability Implications

Does the activity in this report have any sustainability implications for the City?	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
---	--	------------------------------

8.6. Legal Implications

A policy that directly impacts on the public is legally prescribed to be published for public participation.

8.7. Staff Implications

Does your report impact on staff resources, budget, grading, remuneration, allowances, designation, job description, location or your organisational structure?

No

Making progress possible. Together.

Yes

8.8. Risk Implications

None

8.9. Other Services Consulted

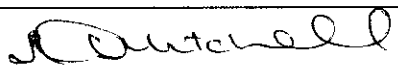
Legal Services
Mr Timothy Zeeman

Strategic Policy Unit
Ms Taru Jaroszynski

ANNEXURES

Policy for the establishment and functioning of community residential units (CRUs) committees.

FOR FURTHER DETAILS CONTACT:

NAME	Trevor Mitchell
CONTACT NUMBERS	021 400 4409
E-MAIL ADDRESS	Trevordennis.mitchell@capetown.gov.za
DIRECTORATE	Human Settlements
FILE REF NO	
SIGNATURE : DIRECTOR (Delete if not necessary)	



EXECUTIVE DIRECTOR
[Compulsory to Insert name]
(Author to obtain signature before submission to Executive Support)


NAME Scm Magelnee

DATE 18 December 2014

Comment:

Making progress possible. Together.





MAYORAL COMMITTEE MEMBER
(Author to obtain signature before
submission to Executive Support)

COMMENT:
053

NAME SIYABULWA XAMILELI

DATE 19/12/2014

[**ALL** reports are to be signed by the relevant Mayoral Committee Member/s, including reports for noting and information purposes. The signature/s of the Mayoral Committee Member/s are to be sourced prior to submission to Executive Support] [Please delete this note before printing]

EXECUTIVE MAYOR

- SUPPORTED FOR ONWARD SUBMISSION TO MAYCO / COUNCIL
- PC RECOMMENDATION
- RECOMMENDATION AS CONTAINED IN ORIGINAL REPORT
- ALTERNATIVE RECOMMENDATION TO BE REFLECTED BELOW
- APPROVED I.T.O. DELEGATED AUTHORITY
- NOTED
- REFUSED
- REFERRED BACK

DATE _____

[This signature is only to be used when the report requires the Executive Mayor's signature in terms of her delegated authority and should not be included in reports to Committees or the Mayoral Committee]

COMMENT:

