

MINUTES

OF THE MEETING OF THE HUMAN SETTLEMENTS PORTFOLIO COMMITTEE OF THE CITY OF CAPE TOWN, HELD IN COMMITTEE ROOM A, 5TH FLOOR, PODIUM BLOCK, CIVIC CENTRE, CAPE TOWN ON THURSDAY, 05 MAY 2022 AT 10:00.

PRESENT

DEMOCRATIC ALLIANCE (DA)

Cllr A Ntsodo (Chairperson)
Cllr C Esau
Cllr M Kleinsmith
Cllr U Lasiti
Cllr N Mvinjelwa (Joined on Skype)
Cllr M Petersen
Cllr S Philander
Cllr C Pophaim (Joined on Skype)
Cllr N Grose (Joined on Skype)
Cllr B Clarke
Cllr S Rigby
Ald S Rossouw

AFRICAN NATIONAL CONGRESS (ANC)

Cllr M Mkutswana (Joined on Skype)
Cllr L Sonyoka (Joined on Skype)

ECONOMIC FREEDOM FIGHTERS (EFF)

Cllr M Dambuza

GOOD

Cllr S August

AFRICAN CHRISTIAN DEMOCRATIC PARTY

Cllr D De Vos

PATRIOTIC ALLIANCE

Cllr N Sono

PAN AFRICAN CONGRESS OF AZANIA

Cllr S Ndamane

CAPE COLOURED CONGRESS

Cllr F Adams

VISITING COUNCILLORS

Cllr M Booi (Mayco Member – Human Settlements)
Cllr D Visagie (Chief Whip)

OFFICIALS

N Gqiba	ED: Human Settlements
S September	Director: Public Housing
R Rughubar	Director: Housing Development
R Pretorius	Director: Informal Settlements
T Miti	Director: Human Settlements Planning
L Valeta	Manager: Support Services
J Fillies	Housing Development
K Wynne	Governance Support, Office of the Mayor
B George	Tenancy Management, Public Housing
C Pregnolato	Tenancy Management, Public Housing
G Stevens	Legal Services
G Joyce	HRBP Human Settlements
A Paulsen	Manager: HS Finance, Projects and Programme, Finance (HS)
X Fula	Manager: Staff Housing & Hostels Management
G Blouw	Manager: Tenancy Management
H Lotze	Head: Housing Development Co-ordination
A Haba	Office of the ED
H Steyn	Manager: Housing Implementation, Housing Development
J Dreyer	Manager: Project Management Office
C Gabriel	Senior Professional Officer
M Kewana	Head: Tenancy Management

EXECUTIVE COMMITTEE SERVICES

CB Franz
M Moses

HUMSET 01/05/22 OPENING / MOMENT OF SILENCE

The meeting was formally opened by the Chairperson, Cllr Albert Ntsodo that welcomed everybody present and requested that a moment of silence be observed.

HUMSET 02/05/22 APOLOGIES/LEAVE OF ABSENCE

RESOLVED that:

It be noted that no applications for leave of absence from Portfolio Committee members were submitted through the Chief Whip's office.

ACTION: C FRANZ

HUMSET 03/05/22 CHAIRPERSONS REPORT

The Chairperson, Cllr Albert Ntsodo, address the meeting as follows:

*“Aldermen & Councillors
Member of the Mayoral Committee for Human Settlements
Executive Director, Directors & Managers
Committee Secretariat/ Executive Committee Officer*

Greetings and welcome all to the fourth seating of the Human Settlements Portfolio Committee Meeting in 2022.

Honourable Councillors let me begin by acknowledging the great work currently being done by the Working Groups. I have had the pleasure of attending and participating in them and I am content with the fact that, under the stewardship of the Working Group Chairpersons, the groups are dealing with critical matters within the scope of their terms of reference.

In the previous Portfolio Committee Meeting, the Working Groups submitted their first reports to the Portfolio Committee. The next reporting cycle will be in August 2022. My Office has shared with the Chairpersons and the secretariat the guidelines for reporting to the Portfolio Committee, to ensure uniformity of reporting. I urge the working groups to continue with the good work and I look forward to the next reporting cycle.

Honourable Members on the 8th April 2022, the City of Cape Town hosted an Affordable Housing Indaba. This was a significant event that attracted the participation of the National Minister of Human Settlements, the Premier of the Western Cape Province, the Minister for Human Settlements in the Western Cape Province and the Mayor of the City of Cape Town. The purpose of the Indaba was to communicate the City’s progressive plans related to the release of City owned land and buildings to potential private sector partners for affordable housing and mixed-use development. The Indaba was also intended to engage the private sector on potential enabling changes that the City could consider in support of the delivery of affordable housing/mixed-use development at scale.

The Human Settlements Portfolio Committee has a critical oversight role to play in the Affordable Housing Programme, as this is a critical performance area identified in the Draft Integrated Development Plan for the new term of office (2022 – 2027). Therefore, as a Committee we look forward to receiving a detailed report on the land release programme for affordable housing in the next Portfolio Committee Meeting.

Honourable Councillors, in the quest of advancing property rights and security of tenure through the issuance of title deeds continues unabated. Just yesterday I had the pleasure of joining the Executive Mayor and the MMC for Human Settlements in Harare, Khayelitsha where beneficiaries received their title deeds. This is an important step in breaking intergenerational poverty and restoring the dignity of our people. As a committee, we will continue to monitor the progress and performance of the title deeds programmes by the Directorate and we encourage the officials to upscale delivery in this service delivery focus area.

As part of today's Agenda, Honourable Councillors, I will be tabling the third quarter progress report. This report tracks the achievements or non-achievements against the approved Bi-Annual Work Plan for the committee. The meeting will also consider other critical compliance reports such as the Financial Monitoring Report (Report), Third Quarter's Progress Report on Corporate Performance, Vacancy Analysis Report, Training Report and EPWP Report.

We will also be considering the Final Directorate Service Delivery and Budget Implementation Plan for 2022/23, Implementation Plan and M&E Framework for the Human Settlements Strategy, Status Report on Cancelled/ Replacement tenders and the Finalised & Active High Court Cases for the Period of January to March 2022

As I conclude, Honourable Councillors, let me thank all the councillors that have attended to all the activities of the committee in this week, which seems to be a bumper week with a lot of PC activities. Also, please bear with us as the programming is not by design but rather informed by consultations with the Chief Whip's office and Executive Support to identify suitable dates. That being said, we had a full-day workshop on Tuesday on departmental functional areas, a Departmental SDBIP workshop for Public Housing on Wednesday and today's Portfolio Committee meeting. We also have a planned site visit tomorrow (6 May 2022) to Gugulethu Infill Project Erf 8448 & 2849 (Mau Mau), Monwood Informal Settlements and Ramaphosa Informal Settlements.'

CLLR ALBERT ANDA NTSODO
PORTFOLIO COMMITTEE CHAIRPERSON
HUMAN SETTLEMENTS

RESOLVED that the Chairperson's Address, be noted.

ACTION: C FRANZ

HUMSET 04/05/22 CONFIRMATION OF MINUTES OF THE MEETING HELD ON 07 APRIL 2022

A discussion ensued on the correctness of the minutes and the following amendments was proposed:

- Cllr Charles Esau's initial be amended on page 2 of the notice page from Cllr J Esau to Cllr C Esau.

- Cllr Marita Petersen requested that in future, the minutes reflect the full names and surnames of Councillors and Aldermen / Alderwomen.
- That in future, designations or titles be added when referring to officials in the minutes.

Cllr Solomon Philander moved to confirm the minutes with amendments and proposed future changes and Ald Shanen Rossouw seconded.

RESOLVED that:

- a) The minutes of 07 April 2022 be confirmed with amendments and proposed future changes.
- b) In future, the minutes reflect the full names and surnames of Councillors and Aldermen / Alderwomen.
- c) In future, designations or titles be added when referring to officials in the minutes

ACTION: C FRANZ

HUMSET 05/05/22

MATTERS ARISING FROM THE MINUTES:

RESOLVED that it be noted, that there are no matters arising from the minutes.

HUMSET 06/05/22

MATTERS RECEIVING ATTENTION:

It addresses the following items:

1. **A) FORENSIC INVESTIGATION INTO ILLEGAL OCCUPATIONS AND BILLING OF RENTAL STOCK;
B) THE REPORT ON PORTFOLIO COMMITTEE RESOLUTIONS TAKEN ON UNLAWFUL OCCUPATION IN THE RESIDENTIAL UNITS (CRUS) (HS 14/08/21)**

The following was resolved:

- That the report on portfolio committee resolutions taken on unlawful occupation in the residential units (crus) (HS 14/08/21) be combined on the MRA with Item 1.
- A detailed report be presented at the Portfolio Committee meeting of 04 August 2022, in order for the committee to take a more interrogative approach;
- The total of success cases that derived out of the 120 reported cases be included within the detailed report.
- The Committee collectively agreed to a workshop which will be scheduled after the 02nd of July 2022 so that the detailed report can be tabled at the Portfolio Committee meeting of 04 August 2022 again.

2. REPORT ON PAARDEVLEI EMANATING FROM THE ADDRESS BY THE ED AT THE PC MEETING OF 4 MARCH 2021

The Portfolio Committee collectively agreed that this item be removed from the MRA.

3. HOUSING DATABASE ACTIVITY (HS 12/04/21)

The Portfolio Committee collectively agreed that this item be removed from the MRA and be added to the Agenda as a standing item.

4. REQUEST TO NATIONAL TREASURY FOR FUNDING FOR FIRE KITS

The Portfolio Committee collectively agreed that this remain on the MRA. The ED, Ms Nolwandle Gqiba provide the Portfolio Committee with a comprehensive progress report with regards to policy framework. This report should be presented to the Committee at the Portfolio Committee meeting scheduled on 04 August 2022.

5. WORKING GROUPS

The Chairperson requested that all Working Groups submit their reports and minutes at the next meeting scheduled on 04 August 2022.

6. HOUSING ALLOCATION OVERSIGHT COMMITTEE: MEETING MINUTES AND RECOMMENDATIONS

The Portfolio Committee collectively agreed to remove this item from the MRA.

7. FINALISED AND ACTIVE HIGH COURT CASES FOR THE PERIOD JANUARY 2022 – MARCH 2022

The Portfolio Committee collectively agreed that this item will be presented on a quarterly basis and that the report should only contain finalized cases.

REPORTS FOR CONSIDERATION

HUMSET 07/05/22

FINALISED AND ACTIVE HIGH COURT CASES FOR THE PERIOD 1 JANUARY 2022 TO 31 MARCH 2022

This item was presented to the Portfolio Committee by the Legal Advisor, Mr Garon Stevens.

The Portfolio Committee collectively agreed that this item should be presented on a quarterly basis and that the report should only contain finalized cases. Cllr Mzibanzi Dambuza moved to confirm the Committee's decision and Cllr Fadiel Adams seconded.

RESOLVED that the High Court cases report be presented to the Human Settlements Portfolio Committee on a quarterly basis and should only contain finalized cases.

ACTION: G STEVENS

**HUMSET 08/05/22 DIRECTORATE SERVICE DELIVERY AND BUDGET
IMPLEMENTATION PLAN (SDBIP) FOR 2022/2023**

Mr Lawrence Valeta presented this item to the Portfolio Committee. Cllr Unathi Lasiti moved to support that the report to be tabled at Mayco and Cllr Nondumiso Sono seconded.

RESOLVED that the Executive Mayor together with the Mayoral Committee review and recommend the contents of the Directorate Service Delivery and Budget Implementation Plan (SDBIP) for 2022/2023.

ACTION: L VALETA; N GQIBA; C FRANZ

**HUMSET 09/05/22 2021/2022 THIRD QUARTER'S PROGRESS REPORT ON
CORPORATE PERFORMANCE**

Mr Adrian Neumann presented this item to the Portfolio Committee. Cllr Solomon Philander moved to support that the report be noted and presented to Council and Cllr Marita Petersen seconded.

RESOLVED that the Executive Mayor together with the Mayoral Committee review and recommend the 2021/2022 Third Quarter's Progress Report on Corporate Performance for submission to Council.

ACTION: A NEUMANN; M ABASS

**HUMSET 10/05/22 HUMANS SETTLEMENTS' FINANCIAL MONITORING REPORT
(FMR) – MARCH 2022**

Mr Alex Paulsen presented this item to the Portfolio Committee. The Committee ensued on a discussion, specifically raising their concerns with regards to the items with the red indicators next to it. Mr Alex Paulsen addressed all the questions and concerns that the Committee raised and indicated that he will add a quarterly report to the FMR reflecting all the variances that have been processed. In terms of the workload, Cllr Nondumiso Sono suggested that to avoid future rollovers the Human Settlements Department should consider seeking assistance from other Departments within the City of Cape Town.

RESOLVED that the Human Settlements' Financial Monitoring report (FMR) – March 2022 be noted.

ACTION: A PAULSEN; N GQIBA

HUMSET 11/05/22 QUARTERLY REPORT OF THE HUMAN SETTLEMENTS PORTFOLIO COMMITTEE FOR THE PERIOD JANUARY 2022 TO MARCH 2022

The Chairperson, Cllr Albert Ntsodo presented this item to the Portfolio Committee. Cllr Unathi Lasiti moved to note the report and Cllr Solomon Philander seconded.

RESOLVED that the Quarterly report of the Human Settlements Portfolio Committee for the period January 2022 to March 2022 be noted.

ACTION: N GQIBA; A THOMAS

HUMSET 12/05/22 STATUS REPORT ON HUMAN SETTLEMENTS CANCELLED - REPLACEMENT TENDERS

Mr Johann Dreyer presented this item to the Portfolio Committee. Cllr Solomon Philander requested that in terms of the Beacon Valley Housing tender, a progress report on the development within Mitchells Plain be presented in the next two meetings. Cllr Solomon Philander moved to note the report and Cllr Marita Petersen seconded.

RESOLVED that:

- a) The Status report on Human Settlements Cancelled – Replacement tenders be noted.
- b) In terms of the Beacon Valley tender a progress report on the Development within the Mitchells Plain area be presented in the next two Portfolio Committee meetings of 02 June 2022 and 04 August 2022.

ACTION: J DREYER; N GQIBA

HUMSET 13/05/22 HUMAN SETTLEMENTS STRATEGY - IMPLEMENTATION PLAN AND MONITORING & EVALUATION FRAMEWORK

Mr Thando Miti presented this item to the Portfolio Committee.

Cllr Shanen Rossouw moved to note the report and Cllr Nondumiso Sono seconded.

RESOLVED that:

The Human Settlements Strategy – Implementation plan and Monitoring and Evaluation Framework be noted.

ACTION: J FILLIES; N GQIBA

**HUMSET 14/05/22 PROGRESS REPORT: EPWP PERFORMANCE -2021/22
QUARTER 3 REPORTING CYCLE**

Mr Joey Fillies presented this item to the Portfolio Committee. Mr Joey Fillies and Mr Alex Paulsen addressed all the questions raised by the Portfolio Committee.

RESOLVED that the Progress report: EPWP Performance 2021/22 Quarter 2 Reporting Cycle be noted.

ACTION: J FILLIES; N GQIBA

**HUMSET 15/05/22 TRAINING INTERVENTIONS CONDUCTED 2021/2022 AS AT 31
MARCH 2022**

Mr Gerard Joyce presented this item to the Portfolio Committee.

The Portfolio Committee ensued on a discussion and had the following questions:

- Where and how will the students be utilized that will be appointed?
- How long will the employment contract be?
- What will the qualifying requirements be and how will it be advertised?
- More transparency is required in terms of the marketing.

Mr Gerard Joyce addressed all the questions that was raised during the discussion. Cllr Nondumiso Sono moved to note the report and Cllr Bernadette Clarke seconded.

RESOLVED that the Training Interventions Conducted 2021/2022 as at 31 March 2022 be noted.

ACTION: G JOYCE; N GQIBA

**HUMSET 16/05/22 HUMAN SETTLEMENTS_VACANCY ANALYSIS AS AT 31 MARCH
2022**

Mr Gerard Joyce presented this item to the Portfolio Committee.

The Portfolio Committee ensued on a discussion and had the following questions and concerns:

- What are the statistics on women equity in the workplace?
- What's the appointment process? The statistics on the external appointments are far less than internal appointments and raises concern.
- An indication is required as to what the current vacancies are within the Department. This will assist with the fast tracking of service delivery on the ground.

Mr Gerard Joyce addressed all the questions that was raised and noted the concerns from the Portfolio Committee. Cllr Mercia Kleinsmith moved to note the report and Cllr Shanen Rossouw seconded.

RESOLVED that:

- a) The Human Settlements' Vacancy Analysis as at 31 March 2022 be noted.
- b) A report be presented to the Portfolio Committee in the next meeting on 02 June 2022 which includes all the open offices, tenancy management at the various offices; the ratio of tenants that is being served per office; where all the Depo's are situated; how many staff are at the Depo's specifically focussing on Artisans and what the role and functions of these Depo's are.

ACTION: G JOYCE; N GQIBA

THE MEETING TERMINATED AT 12H51.

**CLLR A NTSODO
CHAIRPERSON**

DATE