



REPORT TO: HUMAN SETTLEMENTS PORTFOLIO COMMITTEE

1. ITEM NUMBER: HS 16/10/20

2. SUBJECT

RELOCATION OF AGED AND DISABLED TENANTS TO GROUND FLOOR IN RENTAL UNITS

ONDERWERP

VERSKUIWING VAN BEJAARDE EN GESTREMDE HUURDERS NA GRONDVLOER IN HUUREENHEDE

ISIHLOKO

UKUFUDUSWA KWABANTU ABADALA KUNYE NABO BAKHUBAZEKILEYO BASIWE KUMGANGATHO OSEZANTSI KWIIYUNITHI EZIRENTISAYO

M0955

3. DELEGATED AUTHORITY

In terms of delegation

This report is FOR NOTING BY

- Committee name** : Human Settlements Portfolio Committee
- The Executive Mayor together with the Mayoral Committee (MAYCO)
- Council

4. DISCUSSION

This report serves to provide the Human Settlements Portfolio Committee (HSPC) with information regarding the relocation of aged and disabled tenants to ground floor in rental units.

All allocations for transfers are generally done in terms of the approved Allocation Policy, 2015.

Clause 8.16.15 - Rightsizing:

The City will exercise its discretion to place families in accommodation that is appropriate for their needs and income as and when the City becomes aware of the situation or the need arises based on availability of units. This means the placing of a family in accommodation that is accessible and/or appropriate for their needs and/or income.

or

Clauses 8.16.4 - Transfers to other units

Tenants who apply for a transfer to other Community Residential Units (CRUs) or an ownership housing opportunity will have their transfer request dates integrated on the housing database along with applicants still waiting for a housing opportunity. This suggests that their transfer request date will be considered as their new application date and not their tenancy commencement date.

The total number of applications for a transfer to alternative accommodation currently is One Thousand and eighty-five (1085). However, four hundred and fourteen (414) of these requests are for any type of accommodation (other than ground floor) and 387 of those tenants would prefer to be on the ground floor only. Of this total there are 253 tenants in the category of elderly and/or disabled persons

4.1 THE NUMBER OF ALLOCATIONS MADE TO TENANTS IN THE GROUP OF ELDERLY AND/OR DISABLED PERSONS FOR THE PERIOD FROM 2015 TO DATE.

According to our records only 125 tenants were found to have been assisted in being transferred to lower / ground floor accommodation from 2015 to date,

This figure was reached by collating the transfers made to tenants that were recorded in various Tenancy Management records kept at the different housing offices.

Some offices had historical manual recordings in books such as the Allocations, Moves books, various manual lists and others on spreadsheets.

However, offices like Macassar (Strand area) and Parkwood (Hout Bay) could not produce historical figures given that a large number of their records and even some house files were destroyed when their respective offices were burgled, vandalized and ravaged by fires.

4.2 THE AVAILABILITY OF SPACES TO ACCOMMODATE THESE TENANTS

The higher numbers of tenants who are awaiting for such transfers are found to be in areas like Parkwood, Grassy Park, Ottery, Hanover Park, Retreat (Lavender Hill), Heideveld, Manenberg, Elsie's River, Ravensmead, Adriaanse, Atlantis (Wesfleur) and Parow Park where there are mostly high density units such as, multiple storey flats (double, triple and four storeys) and maisonettes.

Some of the areas also only have one bedroom flats on the ground floor. Even though the properties are on the ground floor, they are too small since tenants generally also either want the same size or larger accommodation than the flat they are currently occupying. These small units would then usually be allocated to applicants on the City's database.

On the other hand, areas such as Bonteheuwel, Valhalla Park, Mitchells Plain, Melton Rose, Nyanga, Gugulethu and Athlone mainly have cottages / maisonettes and these are saleable. The tenants in these areas usually do not request transfers as most are comfortable and they prefer to take up the offer to rather purchase the units that they occupy instead.

Vacancies too very rarely occur and generally there is a very slow turnover of those on the lower/ ground floor level. This is mainly because of the limited numbers of this type of unit found to be on the lower / ground floor per block of flats.

It is therefore that the waiting period to be assisted is long and allocations to lower floor / ground floor accommodation are so slow.

It should though be noted that the total number of transfer requests does not remain static. This figure will change as and when new requests are made, historical requests are discovered as well as when tenants are assisted.

The table below provide a summary of the application.

REGION	OFFICE	TOTAL APPLICATIONS FOR TRANSFER	APPLIED FOR OTHER THAN GROUND FLOOR	APPLIED FOR GROUND FLOOR ONLY	APPLIED FOR GROUND FLOOR BY OLD AGED / DISABLED PERSONS	OLD AGED/ DISABLED PERSONS WHO WERE ASSISTED FROM 2015 TO DATE
1	Mitchells Plain	12	-	12	-	-
1	Melton Rose	-	-	-	-	-
1	Nyanga	-	-	-	-	-
1	Macassar	27	6	3	12	8
1	Scottsdene	79	9	29	36	5
2	Athlone	56	39	5	2	10
2	Heideveld	142	141	-	1	-
2	Grassy Park	66	-	56	56	10
2	Parkwood	19	-	14	5	-
2	Hanover Park	45	11	23	11	-
2	Retreat	382	128	190	15	49
2	Ocean View	29	-	22	22	7
3	Adriaanse	24	8	7	4	5
3	Belhar	15	5	1	8	1
3	Leonsdale	9	3	4	2	-
3	Ravensmead	30	13	-	16	1
3	Langa	-	-	-	-	-
3	Wesfleur	44	-	-	42	2
3	Parow Park	21	-	-	3	18
4	Gugulethu	-	-	-	-	-
4	Bishop Lavis	18	4	14	14	-
4	Valhalla Park	-	-	-	-	-
4	Bonteheuwel	25	13	3	-	9
4	Manenberg	42	34	4	4	-
TOTALS		1 085	414	387	253	125

Financial Implications

None Opex Capex

Capex: New Projects

Capex: Existing projects requiring additional funding

Capex: Existing projects with no additional funding requirements

Policy and Strategy

Yes No

Making progress possible. Together.

Legislative Vetting Yes No

Legal Compliance

Staff Implications Yes No

Risk Implications Yes No

5. RECOMMENDATIONS

That the report be noted by the Human Settlements Portfolio Committee.

AANBEVELING

Dat die portefeuljekomitee oor menslike nedersettings van die verslag kennis neem.

IZINDULULO

Ukuba ingxelo mayiqwalaselwe yiKomiti yeSebe lezokuHlaliswa koLuntu.

FOR FURTHER DETAILS CONTACT

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DIRECTORATE	Human Settlements	FILE REF NO	

Approval Form

Supported for inclusion on the agenda



Relocation of Aged and Disabled Tenants to ground floor in Rental Units

Report Reference: 515769
Meeting: Section 79 Portfolio Committee - Human Settlements
Meeting Date: 08.10.2020
Meeting Venue: Meeting Room A 5TH Floor Podium

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Item	Section	Approver	Approval	Approved Date	Approver Comments
01	Author	Andrew Fula	Approved	22.09.2020 15:50:07	
02	Director	Portia Madikane	Approved	22.09.2020 16:28:35	
03	Executive Director	Nolwandle Gqiba	Approved	23.09.2020 10:55:48	
04	Legal Compliance	Joan Mari Holt	Approved with Comments	25.09.2020 12:49:15	For information.
05	Chairperson	BEVERLEY VAN REENEN	Approved	28.09.2020 09:36:14	

ECS Officer: C Minnaar