



Little Mowbray and Rosebank Improvement District

Public Participation Meeting
15 July 2015



Agenda



- Registration
- Welcome and review of agenda
- Presentations
 - SRAs : Why, What, How
 - Advantages and Disadvantages
 - Business Plan and Costing
- Question Time
- Next Steps
- Close



WHY are we looking at an SRA - SECURITY?



- Problems with current bicycle patrol
- RNW AGM 2013 – Investigate alternatives for sustainable and responsive security provision
 - Different patroller model and funding (RCID)
 - Cameras instead of / in addition to patrol
 - Special Rating Area
 - “Every person for themselves”



WHY are we looking at an SRA - SERVICES?



Municipal services must be provided equitably
across a city of 3.5m people





Part 1

SRA's in general



The SRA Model



- Creates a mechanism for property owners to participate in sustainable maintenance and development of their area
- Recognises and focuses on the unique needs and challenges facing different precincts
- Facilitates opportunity for geographically defined areas to enhance / supplement provision of additional municipal services



Four Pillars For SRAs



- Combatting **CRIME**, making an area safe
- Combatting **GRIME**, making an area cleaner
- Initiating **ENVIRONMENTAL** improvements, making an area greener in all aspects
- Engaging with **SOCIAL RESPONSIBILITY** – homelessness, vagrancy, etc.

Provide urban management by

- Combatting urban decay / degeneration
- Upgrading / improving the public open space environment
- Improves neighbourhood community
- Typically operates by joint venture with others (NGO's, SAPS, City, private sector)



How does an SRA run?



- SRA is a registered **non profit company** (NPC).
- **The Board** of directors are elected at an **AGM** by **members** of the company.
- The board ensure implementation of **The Business Plan**

*Every property owner must apply for voting membership of this company
Board members have portfolios, and carry full fiduciary responsibilities
Property owners have full and direct say in who the directors are*

- The SRA has a **5 year term** and needs **annual** approval of the Implementation Plan and Budget at an AGM



The Business Plan



- Motivation report that defines what top-up municipal services will be provided by the SRA
- Implementation plan defines the required service levels
- Budget defines costs for these services and other general expenditure
(accounting & audit fees, bank charges, printing, management fees, etc.)

Board cannot deviate from the business plan and needs approval annually at the AGM



How is an SRA funded?



- Implementation plan thus dictates the budget
- Required funds are pro-rated across all rate payers *(excluding any people with rates exemptions. Commercial properties pay a higher contribution than residential properties)*
- City collects additional rates each month
- City pays over according to budget *(3% withheld for 12 months to accommodate bad debt)*



SRA Additional Rates Exemption



All properties qualifying to receive partial or full rates relief are exempt from the SRA additional rate

Qualifying residential home owners with gross monthly household income less than R5,000/m registered with the City

Qualifying senior citizens and disabled persons with a gross household income less than R12,000/m registered with the City

Qualifying NPO / PBO's

Municipal properties

Properties owned by religious organisations used for religious purposes



Typical Benefits



- Focused management of the area
- Improved security
- Improved and coordinated social responsibility
- Improved environmental awareness
- Pride in communal achievement
- Preservation of property values
- Equitable and affordable cost-benefit for all property owners
- *Potential for negotiated rates for personal services in the same area (Armed response, insurance, etc)*



Advantages over other “community schemes”



- Control over own money, to be spent only in the SRA area and only as defined in the approved business plan
(30% / 70%)
- Appoint service providers and manage quality of delivery *(It's about the service, not the service provider)*
- Everybody contributes *(pool resources)*
- No “collection” overheads, no debt management, no administrative fees payable to the City
- Public money – financial statements go to the Auditor-General and form part of CoCT audit
- Monthly reporting to the City on Income and Expenditure



Disadvantages



- Cost – more expensive than “doing nothing”
- Not voluntary – Everyone has to contribute, so you have no option to “opt-out”
- Restrictive – Have to comply with the provisions of the various SRA legislation & requirements of the companies act



Part 2

LMRID



Proposed LMRID



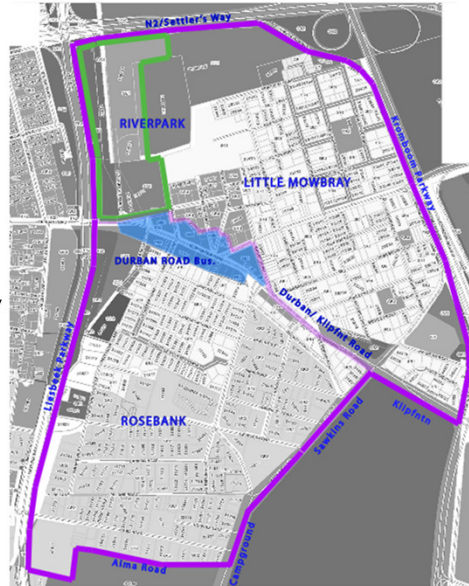
- Assess need (perception survey)
- Develop business plan
- Meeting (tonight)
- Voting *(Deadline end September)*



The Area

Area enclosed by

- * Liesbeek parkway
- * The N2
- * Kromboom Parkway
- * Rondeboosch common
- * Alma Road





Perception Survey



Aspect	Excellent, very good or good	Fair or poor
Municipal services	72%	26%
<i>77% would like to see a recycling initiative in the area</i>		
Feel safe	53%	38%
Policing efforts	42%	55%
<i>80% believe additional non-SAPS security services are required</i>		
Public roads, parks etc.	55%	42%
<i>64% believe homelessness is a problem in the area</i>		

Overall :

1. Safety and security, 2. Litter and cleanliness, 3. Maintenance of public spaces, 4. Social issues, 5. Recycling

For full details see <http://lmrid.capetown/>



LMRID Vision



To maintain a safe, clean and pleasant area that is a highly sought-after place to live, visit and do business in because of its social harmony and its integration with its natural surroundings and modest built environment



Proposed services



- Security: two 24x7 patrol vehicles in the area with control room (replacing the current bicycle patrols)
- Cleansing: Organisation such as Stratwerk to provide additional cleansing services
- Homelessness: Field worker to assist with documentation, access to social services, facilitate rehabilitation, facilitate community engagement with “others”



Business Plan cont.



- Financial impact assessment
- Contracted Services
 - Security
 - Cleansing
 - Environmental
 - Social upliftment
- General expenditure
- Capital projects



Yes, but what will it cost ME?



- Based on **property valuation** (new 5-year valuation role due for 2016)
- Collected at “cents in the rand” rate
- At current valuations it would be:
 - Residential: R79.80 (inc) per R1,000,000 per month
 - Commercial: R157.90 (inc) per R1,000,000 per month

(less your current bicycle patrol contribution costs)



Expressed concerns



- Affordability
- Cost escalation
- “SRA’s don’t work”
- City and SAPS will neglect their current responsibilities
- City will divert funds elsewhere
- I have no control over this once it’s established
- I don’t trust / like the steering committee
- Why not use the voluntary model (RCID)



What next



- Contact us with further concerns
web : lmrid.capetown
email: info@lmrid.capetown
or speak to neighbourhood watch coordinators
- Vote *(requirements for submission are on the consent form)*
- We need > 60% of property owners in favour
- Then “apply” to the City: deadline 30 Sep 2015
- City approval (not guaranteed)
- Implementation in July 2016



Question time





Thanks



Voting is open