

ANNUAL REPORT

Epping City Improvement District NPC Annual Report and Financial Statements for the year ended 30 June 2023



EPPING
CITY IMPROVEMENT DISTRICT

Our online report is available at www.ecid.org.za

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PART A: GENERAL INFORMATION

1. GENERAL INFORMATION

Company: Epping City Improvement District NPC (ECID) Non-Profit Company
Company Registration No: 2001/028149/08
Registered Office: 24 Gunners, Epping 1, 7460
VAT No: 4480208323

ECID Directors:

Xavier Fazakerley - SA Copperworks (Pty) Ltd
 Gavin Isherwood - Filigree Trading & Investment
 1021 cc
 Qaaid Mesias - Metboard Properties Ltd
 Bronwen Dyke-Beyer - Hollyberry Props 12 (Pty) Ltd

Ward

-

Sub-Council

-

Principle Board Observer

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Alternative Board Observer

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Sub-Council Manager

- Mariette Griessel

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Auditors

- Cecil Kilpin & Company

Accountant

- Dynamic Accounting

Company Secretarial Duties

- Cecil Kilpin & Company

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Public Safety Service - Integrisec

Provider

2. LIST OF ABBREVIATIONS/ACRONYMS

| | |
|------|----------------------------------|
| ECID | Epping City Improvement District |
| CEO | Chief Executive Officer |
| CFO | Chief Financial Officer |
| CCT | City of Cape Town |
| KPI | Key Performance Indicators |
| SCM | Supply Chain Management |

3. FOREWORD BY THE CHAIRPERSON

Dear fellow Members and Stakeholders,

It is with pleasure that I present the annual report of the Epping City Improvement District (ECID) for the year ending in June 2023. The ECID's mission is to provide top-up municipal services that improve the quality of life in our community, encompassing public safety, urban cleaning, urban maintenance, and social upliftment. I am delighted to share our achievements and the dedication of our team throughout the past year.

New Management Team: The most significant change in this period under review has been the first full year of service, by our new management company, Geocentric Urban Management. With new management has come fresh ideas and a wealth of experience to tackle the many challenges faced in the ECID area.

They're on the ground management team, ensures that all members have an open communication channel to the ECID, ensuring your voice is heard.

We look forward to the continued collaboration with Geocentric and the many more success stories to follow.

Enhanced Public Safety Initiatives: The ECID conducted a comprehensive review of our public safety deployment plan. Through our service provider, we deployed six new patrol vehicles and two quad bikes, significantly bolstering our ability to ensure public safety. Additionally, we activated License Plate Recognition cameras, which have already shown positive results.

We have also initiated a substantial CCTV expansion project, focussing on the pedestrian entrances to the railway main line spine. These AI-enabled CCTV cameras detect movement and will once deployed, alert our control room and patrol staff, enhancing our security measures.

Reinstatement of Law Enforcement Officer: In our ongoing commitment to improving public safety, the ECID reinstated the services of a dedicated Law Enforcement officer from the City of Cape Town. This officer focuses on addressing traffic and by-law infringements, ensuring a safer and more compliant community.

Addressing Informal Settlement: The ECID, working with other stakeholders, have made significant strides in addressing issues related to the informal settlement on Viking Way. This issue remains a significant social and security risk and will remain a focus for the ECID.

Business Retention and Expansion drive (BR&E): The City of Cape Town has launched its Business Retention and Expansion program in the ECID area. Areas that are being addressed through this program include the Railway Sidings, Truck Embayment's, and Road Networks. We appreciate those members who have taken time to be part of these workshop sessions, together with the City's representatives and we look forward to the positive outcomes that will follow.

Acknowledgment and Gratitude: I extend my sincere gratitude to our ECID service providers for their tireless efforts in ensuring the improvements of our community. Your hard work has been pivotal in our accomplishments, especially under trying circumstances such as the recent taxi strike and industrial action.

I also wish to express my appreciation to the dedicated ECID Board members who have sacrificed their time and have made significant contributions to the ECID over the past year. Your leadership and guidance have been invaluable in achieving our objectives.

I also thank all property owners for their vital contributions to the ECID, making our operations possible and enabling positive change.

In conclusion, the Epping City Improvement District has encountered and successfully addressed various challenges in the past year. Our unwavering commitment to enhancing the quality of life in Epping is at the heart of everything we do. We are optimistic about the future and look forward to another year of growth, progress, and collaboration.

Sincerely,

Xavier Fazakerley
Chairperson, Epping City Improvement District (ECID)

4. EPPING CITY IMPROVEMENT DISTRICT MANAGEMENT OVERVIEW

The past financial year ending June 2023 has been a year of notable accomplishments and challenges for the Epping City Improvement District (ECID) as we continued to provide top-up municipal services to enhance the well-being of our community. This report outlines our progress and efforts in the face of socio-economic challenges and persistent load shedding.

Despite facing significant challenges such as load shedding and a prolonged winter with several heavy rainfall events we managed to execute our mandate for the area. This year we managed to engage with a wide range of stakeholders including property and business owners, City of Cape Town officials, PRASA and the South African Police Service in our effort to create a multi-disciplinary approach to solving the challenges presented in the Epping industrial area.

Our operational achievements for the year are as follows:

- **Public Safety:** We have responded to the incentive for criminal behaviour created by unemployment by expanding our CCTV network. AI-enabled cameras have been implemented to enhance public safety and protect public infrastructure.
- **Urban Maintenance Initiatives:** Our team has initiated various urban maintenance projects including the fixing of a large number of drain covers and kern inlets, repairing streets lights and making improvements to the verges and sidewalks. We also managed to remove a significant amount of alien vegetation that impacted on the security of properties in the area.
- **Social Upliftment:** This year we also employed unemployed people from local shelters as part of our social upliftment programme. The integration of social upliftment projects with our urban cleaning and maintenance initiatives has provided interim work opportunities for individuals currently living in shelters. Our partnership with the Mould Empower Serve (MES) continues to facilitate these initiatives.
- **Environmental upliftment:** This year we also introduced our recycling initiative to reduce the level of waste going to landfills. Currently, all plastic containers, bottles and metal cans are separated from the waste we collect and are sent for recycling.

We extend our heartfelt gratitude to the following:

- **Board of Directors:** Your guidance and commitment have been instrumental in our achievements.
- **Ward Councillor:** Your support and advocacy have contributed to our success.
- **City Departments:** We appreciate the collaboration and assistance of various City Departments.
- **SAPS:** Your partnership in maintaining public safety is invaluable.
- **Property Owners:** Your financial contributions sustain the operations of ECID, and we thank you for your commitment to our community.

As we move forward, we remain dedicated to our mission of enhancing the quality of life in Epping. We will continue to adapt and innovate, working collaboratively to address challenges and seize opportunities. Together, we will build a stronger, safer, and more vibrant Epping.

Gene Lohrentz

Geocentric Urban Management as management company for the Epping City Improvement District

5. STATEMENT OF DIRECTORS' RESPONSIBILITY AND CONFIRMATION OF ACCURACY OF THE ANNUAL REPORT

We confirm that, to the best of our knowledge:

- All information and amounts disclosed in the annual report are consistent with the annual financial statements audited by Cecil Kilpin & Company.
- The directors consider the annual report, taken as a whole, to be accurate, fair, balanced, and free of material omissions.
- The Financial Statements, prepared in accordance with the applicable accounting standards give a true and fair view of the assets, liabilities, and financial position of the company.
- The external auditors have been engaged to express an independent opinion on the annual financial statements.

Approved by the board on 11 October 2023 and signed on behalf by:

Xavier Fazakerley
Chairperson of the Board

6. STRATEGIC OVERVIEW

6.1. Vision

The Epping City Improvement District (ECID) was formally established in 2001 providing top up public safety and urban cleaning services in close cooperation with the City's Cleansing and Law Enforcement Departments as well as the SAPS to regain the cleanliness of the area and safety of property and business owners and the community. Epping Industrial area supports a business mix including some light industries, specifically in the textile and clothing sector (with some factory shop outlets) as well as various industrial parks and a retail.

The area has improved in terms of cleaning and urban infrastructure upgrades and progress has been made to address the negative impact of specific problem buildings in the area. The ECID aims to continue to motivate property owners to enhance their investments and work closely with the City of Cape Town to upgrade its facilities.

6.2. Mission

Our mission is to sustain a turn-around strategy to halt the urban degeneration of the area thereby creating a safe and attractive industrial area.

Our strategy for promoting that vision is detailed in our Business Plan, available online at www.ecid.org.za

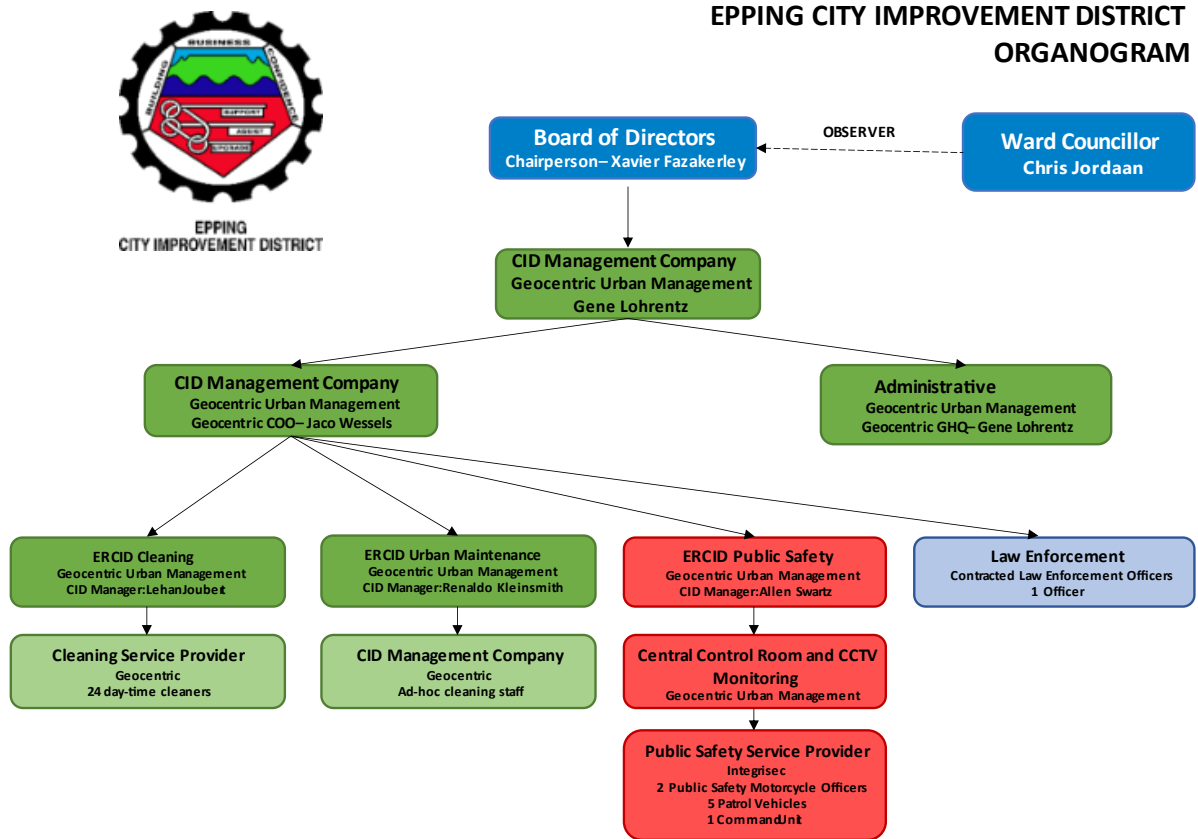
6.3. Our Goals

- To run a cost-effective and efficient ECID office that is acceptable to the property owners.
- Protect property values and attract new business/investments to the area.
- Maintain a good working relationship with Property Owners.
- Ensure that the ECID is legally compliant.
- Liaise with Council role players, report defects, prioritize a list of essential needs and confirm with Council.
- Visit all companies annually, informing them of ECID actions & activities.
- Hand out brochures comprising of information relating to the ECID.
- Hand out emergency number pamphlets.
- To determine and implement strategies to decrease crime levels.
- Reducing crime by proactive visible patrols, CCTV cameras and cooperation with Law Enforcement Departments.
- Create a safe and clean working environment.
- Plant waterwise trees and / or plants and promote environmental awareness.

7. STATUTORY MANDATE

In terms of the CID By-law and s.22 of the Municipal Property Rates Act, the Epping City Improvement District NPC is tasked with considering, developing and implementing improvements and upgrades to the Epping City Improvement District area to supplement services provided by the CCT. The funding comes from additional rates collected by the CCT from CID property owners and paid over to the company under the aforesaid legislation and may be supplemented by local fundraising initiatives. In expending these funds, the company is subject to oversight by the CCT in terms of the CID By-law and Policy, as well as public procurement principles enshrined in s. 217 of the Constitution of the Republic of South Africa, 1996 (the "Constitution").

8. ORGANISATIONAL STRUCTURE



9. MEET YOUR TEAM

Meet the Team



Gene Lohrentz
 Chief Executive Officer
 • Company enquiries
 • Proposals
 • Community groups and liaison

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 • Control Room issues
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 • Reports
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Lehan Joubert
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For emergencies contact our 24-hour Control Room on 021 565 0900 or visit our [Geocentric website](#)

Join our community WhatsApp group for realtime updates by sending a message with your name, surname, business name and business street address to +27 81 869 8911

PART B: PERFORMANCE INFORMATION

1. SITUATIONAL ANALYSIS

1.1. Service delivery environment

Through the efforts of the ECID the area has been upgraded and maintained. The ECID successfully achieved the support of its members to extend its term for an additional five years in 2022. During this term the ECID is repositioning itself to address the significant impact ongoing infrastructure theft and criminal activities and reduce the potential for urban decay, traffic congestion, littering and increased opportunities for crime that may impact the entire ECID area.

In the light of these challenges the ECID aims to continue to enhance the area and work closely with the City of Cape Town.

1.2. Organisational environment

Many of the day-to-day activities such as meetings, Board meetings, contact with community organisations and engagements with the City of Cape Town was hampered by the national lockdown. Nonetheless, online video conferencing proved invaluable to maintain progress and momentum.

2. STRATEGIC OBJECTIVES

Strategically, the ECID works in partnership with the City of Cape Town and the property and business owners towards the economic upliftment of the area by maintaining a level of safety and cleanliness to promote the use of and investment in the area. This is achieved through:

- Increased public safety
- Encouraging the maintenance and upgrading of private properties and public spaces in the area.
- Creating a clean and well-maintained public environment
- Assist with the management and solution to the issues of people living on the streets of Epping and surrounding areas.

3. COMPLAINTS PROCESS

The ECID offers numerous channels for dealing with complaints. Formal complaints are lodged to the ECID management via email. The ECID management will act on the complaint including one or more of the following actions:

- Referring serious complaints to the CEO and COO of the management company and/or the Board
- Meeting with the complainant to understand the problem and address the issue
- Scheduling the necessary tasks or actions to resolve the matter by the ECID team
- Logging a service request with the City of Cape Town
- Communicating with the complainant on the actions taken
- Follow-up process and communication with the complainant until the matter is resolved

- Complaints are also received via website contact messages, email replies to newsletters and feedback via various social media platforms including dedicated WhatsApp groups which are monitored via the central control room.
- Telephonic complaints are also dealt with via the operational managers, or the central control room and the central control room number is visible on all patrol vehicles.

Most of the complaints relate to crime incidents or perceived criminal activity or relates to illegal dumping. Unless immediate response is required, safety and crime incidents are dealt with through our monthly meetings with the SAPS or through the adjustment of our public safety deployment plans. Illegal dumping is either cleared by the ECID cleaning team as soon as possible or if necessary, a service request is logged with the City of Cape Town and followed up until completed.

4. PERFORMANCE INFORMATION

4.1. PUBLIC SAFETY

4.1.1. To improve safety and security the ECID developed a comprehensive and integrated public safety plan for the area in conjunction with an appointed service provider. These actions include coordination and cooperation with:

- The South African Police Service
- Local Community Policing Forums
- Other existing security services in the area
- City of Cape Town Safety and Security Directorate
- Community organisations
- Other stakeholders

4.1.2. The ECID initiative and the inherent security situation of the area require the deployment of public safety patrol officers to adequately secure the public areas. Such a deployment can be expensive to implement and therefore the focus of the public safety plan is on roaming vehicles and foot patrols with the highest number of resources deployed during day-time operations between 06:30 and 17:30 when most businesses are operational in the area. Considering the contributions from other stakeholders such as the SAPS and safety and security efforts from the City of Cape Town the following public safety and security plan is proposed for the ECID.

4.1.3. This plan involves the deployment of Public Safety Patrol Officers (similar to the concept of Neighbourhood Safety Ambassadors) and public CCTV surveillance system to provide a reassuring presence on streets 7 days a week.

4.1.4. The public safety patrol officers are brightly uniformed ambassadors that help to maintain an inviting and comfortable experience by serving as additional “eyes and ears” for local law enforcement agencies. They are the face of the area. Typically, they get to know their neighbourhood and community very well and often serve as a first point of contact for emergency needs, help law enforcement to maintain order and provide an additional deterrent to crime through their consistent coverage and visibility. Public Safety Patrol Officers are equipped with two-way radios and walk or patrol the area at key times of the day. They become an integral part of general law enforcement, often being the ones to identify public safety issues and form an extension of the SAPS and the local authority law enforcement. A small group of well-trained public safety patrol officers have proven to be very successful in securing

an area through active engagement with all people in the precinct. Additional training of patrol officers is required to become knowledgeable on issues such as public safety and reporting, first aid and first-responder training, communication skills and homeless outreach services. Beyond basic training the Public Safety Patrol Officers develop a keen awareness and information of specific neighbourhood safety issues including drug trade, gang presence, poverty, social issues, criminal activity, and behaviour. If required patrol officers also provide walking escorts to people entering businesses early or staff leaving work late or elderly and vulnerable people feeling insecure.

4.1.5. The public safety plan includes:

- 2 x public safety patrol officers patrolling the area on motorcycle, Monday – Friday during the day-time (06:30 – 17:30).
- 2 x public safety officers patrolling the area on foot.
- 5 x public safety patrol vehicles patrolling the area on a 24/7 basis.
- 1x Command Unit
- Radio communications network.
- Centralised Control Room and CCTV monitoring
- CCTV camera network comprising of cameras and monitoring as set out in the implementation plan time scale.

4.1.6. Assistance from the City of Cape Town

4.1.7. The ECID will further enhance its public safety initiative through close co-operation with the Safety and Security Directorate of the City of Cape Town to link in with their initiative to support a safer public environment. This effort will be focused on utilising the services of Law Enforcement officers from the City of Cape Town in the area.

4.1.8. The activities of the Public Safety Officers and patrols are measured through a comprehensive management system for the logging of public safety incidents. The logging, mapping and analysis of these incident reports informs the adjustment of the public safety deployment plan for the area. The deployment plan is revised monthly.

Public Safety Performance Information

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | Comments |
|--|--|--------------------|----------|
| 1. Identify the root causes of crime in conjunction with the SAPS, Local Authority and existing Public Safety service using their experience as well as available crime and public safety incident statistics. | Incorporate in Public Safety Management Plan | Ongoing | |

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | Comments |
|--|--|--------------------|--|
| 2. Determine the Crime Threat Analysis of the CID area in conjunction with the SAPS, Determine strategies by means of an integrated approach to improve public safety, identify current Public Safety and policing shortcomings and develop and implement effective public safety strategy | Incorporate in Public Safety Management Plan | Ongoing | |
| 3. Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable | Effective Safety and Public Safety patrols in the ECID measured by: Daily attendance registers Incident reports Patrol vehicle tracking reports Patrol vehicle patrol logs | Ongoing | Public safety officers are inspected and posted to their patrols daily. The Public safety officer's performance are measured on a weekly basis using the incident reports submitted via the incident reporting system and the public safety WhatsApp groups. |
| 4. Assist the police through participation by ECID in the local Police sector crime forum. | Incorporate feedback and information in Public Safety and safety initiatives of the ECID Report on any Public Safety information of the ECID to the CPF | Monthly | |
| 5. Monitor and evaluate the Public Safety strategy and performance of all service delivery on a quarterly basis | Report findings to the ECID Board with recommendations where applicable | Quarterly | |
| 6. Deploy CCTV cameras monitored by a CCTV Control Room | Effective use of CCTV cameras through monitoring | Ongoing | |

IMPROVE AND CONTINUALLY ASSESS ALIGNMENT OF RESOURCES WITH SAFETY NEEDS OF LOCAL COMMUNITY

| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | Comments |
|---|--|--------------------|--|
| 7. Deploy Law Enforcement Officers in the ECID in support of the Public Safety Initiative | Measure effectiveness through Law Enforcement Statistics | Monthly | |
| 8. Weekly Public Safety Reports from Contract Public Safety Service Provider | Report findings to the ECID Board with recommendations where applicable Incident reports Patrol vehicle tracking reports Patrol vehicle patrol logs | Weekly | Incident reports See the Table and Graph below Patrol vehicle patrol logs See the Table below |
| 9. Identify "hot spot" areas. | Number of "hot spot" areas identified and the number of "hot spot" visitation for the reporting period | Monthly | See the Table Below |

Public Safety Incidents Summary Report

Public Safety Incidents Graph

From 1 July 2022 to 30 June 2023 the two patrol vehicles logged the following number of patrol kilometres:

Patrol Vehicle 1: 31 572km

Patrol Vehicle 2: 33 354 km

Patrol Vehicle 3: 10 540 km (due to an accident)

Patrol Vehicle 4: 24 661 km

Patrol Vehicle 5: 33 970 km

Total: 134 097 km

During the 1 July 2022 to 30 June 2023 the ECID identified **28** “Hot Spots” throughout the area.

- The ECID’s overall strategy to address the challenge is based on a multi-disciplinary approach which includes the following measures:
 - Deploy CCTV cameras to enhance the deployment of the Public Safety Operations.

4.1.9. Resource Allocation

- During the reporting period the ECID deployed two public safety motorcycle patrollers and two patrol vehicles during the day-time and a public safety officer in each of the two patrol vehicles at night.
- A budget of R 4 581 218 was expended on the Public Safety deployments for the year and an additional R 1 221 056 was allocated for CCTV monitoring.

Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as “2022/2023”)

| Service/ Project components | 2021/2022 | | | 2022/2023 | | |
|-----------------------------|-----------------------|--------------------|--------------------------|-----------------------|--------------------|--------------------------|
| | Projected Expenditure | Actual Expenditure | (Over)/Under Expenditure | Projected Expenditure | Actual Expenditure | (Over)/Under Expenditure |
| Public Safety | R 3 771 671 | R 3 771 196 | R 475 | R 4 592 000 | R 4 581 218 | R 10 782 |
| CCTV Monitoring | R 1 250 536 | R 1 250 536 | - | R 1 225 000 | R 1 221 056 | R 3 944 |

4.2. MAINTENANCE AND CLEANSING SERVICES

4.2.1. The ECID deployed the services of a dedicated public cleaning service to provide the “top-up” or additional cleaning services required in their area. To establish the most effective cleaning plan the strategy supports existing waste management services, identify specific management problems and areas, and assist in developing additional waste management and cleaning plans for the area.

4.2.2. The plan was executed by a small team to:

- Decrease waste and grime in the area through a sustainable cleaning programme.
- Provide additional street sweeping, waste picking and additional refuse collection in all the public areas.
- Removal of illegal posters, graffiti, and stickers from non-municipal infrastructure.

4.2.3. Urban infrastructure was improved by:

- Developing and implementing a plan to identify and monitor the status of public infrastructure such as roads, pavements, streetlights, road markings and traffic signs.
- Coordinating actions with the relevant City of Cape Town’s departments to address infrastructure defects. This was done through specific liaison with departments and officials in addition to the reporting and monitoring of repairs identified by the CID Manager.
- After a base level of repair and reinstatement was achieved the ECID team implemented local actions to correct minor issues.

4.2.4. In addition, the urban management team, in consultation with the relevant City Departments assisted with:

- Graffiti removal from non-municipal infrastructure where possible.
- Removal of illegal posters and pamphlets from public spaces and non-municipal infrastructure as noted in the ECID Implementation Plan.
- Painting of road markings and correction of road signs.
- Greening, tree pruning and landscaping.
- Kerb, bollard and paving reinstatements.
- Storm water drain cleaning where required.

4.2.5. The cleaning contingent deployed teams in various areas and rotated through the ECID. Some of the team members were recruited from homeless people seeking gainful employment and on-the-job training was provided to improve their skills and utilisation. The cleaning and urban maintenance team includes:

- 22 x urban management workers per day. The shifts run Monday to Friday
- 2 x urban management supervisor

Cleansing and Urban Maintenance performance information

| PROVIDE A CLEANER PUBLIC SPACE | | | |
|--|--|---------------------------|-------------------------------|
| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | Comments |
| 1. Develop cleaning strategy to guide delivery from appointed service delivery provider | Measure effectiveness through Cleaning Statistics | Monthly | |
| 2. Provide (on own initiative or in collaboration with CCT) additional litter bins in public spaces. | Record and Report findings to the ECID Board and the CCT with recommendations where applicable | Annually | |
| 3. Provide clean streets & sidewalks (i.e. cleaning of municipal bins & removing street litter). | Measure effectiveness through Cleaning Statistics | Monthly | See the Table and Graph below |
| 4. Remove Illegal Dumping from Public Spaces | Measure effectiveness through Cleaning Statistics | Monthly | See the Table and Graph below |

| RENEWING PUBLIC SPACES | | | |
|---|---|---------------------------|-------------------------------|
| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | Comments |
| 5. Remove graffiti in public spaces | Measure effectiveness through Cleaning Statistics | Monthly | See the Table and Graph below |
| 6. Remove unlawful or unsightly stickers and posters from public infrastructure | Measure effectiveness through Cleaning Statistics | Monthly | See the Table and Graph below |

| PROVIDE A WELL-MAINTAINED PUBLIC SPACE | | | |
|--|---|---------------------------|---------------------|
| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | Comments |
| 1. Develop an urban maintenance strategy to guide delivery from appointed service delivery provider | Measure effectiveness through Urban Maintenance Statistics | Monthly | |
| 2. Identify and report urban defects through collaboration with CCT | Record and Report findings to the ECID Board and the CCT with follow-up action where applicable Measure effectiveness through Urban Maintenance Statistics | Monthly | See the Table below |
| 3. Identify and plan the correction of urban defects and beautification of public infrastructure through repair, cleaning, and painting. | Measure effectiveness through Urban Maintenance Statistics | Monthly | See the Table below |

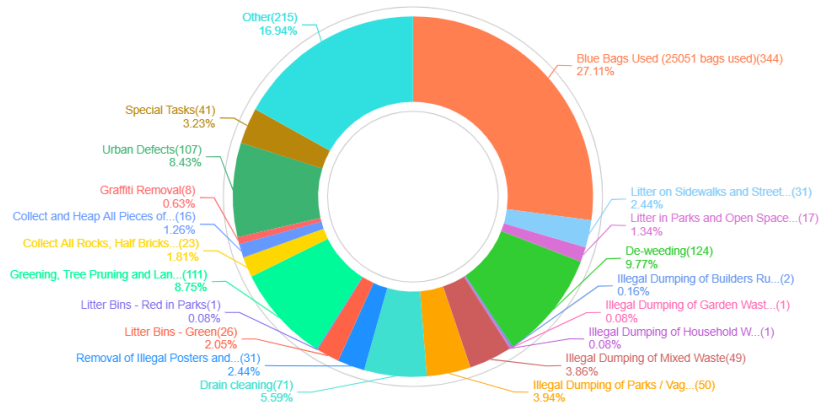
| MAINTENANCE OF PUBLIC GREEN AREAS | | | |
|--|--|---------------------------|---------------------|
| ACTION STEPS | KEY PERFORMANCE INDICATOR | FREQUENCY per year | Comments |
| 1. Mow street verges | Measure effectiveness through Urban Maintenance Statistics | Monthly | See the Table below |
| 2. Tree pruning and landscaping. | Measure effectiveness through Urban Maintenance Statistics | Monthly | See the Table below |

Urban Cleansing Summary Report

| Type | Count |
|--|--------------|
| Yellow Bags Used | 25051 |
| Litter on Sidewalks and Streets | 31 |
| Litter in Parks and Open Spaces | 17 |
| De-weeding | 124 |
| Illegal Dumping of Builders Rubble | 2 |
| Illegal Dumping of Garden Waste | 1 |
| Illegal Dumping of Household Waste | 1 |
| Illegal Dumping of Mixed Waste | 49 |
| Illegal Dumping of Parks / Vagrants | 50 |
| Drain cleaning | 71 |
| Removal of Illegal Posters and Pamphlets from Public Spaces and Non-municipal Infrastructure | 31 |
| Litter Bins - Green | 26 |
| Litter Bins - Red in Parks | 1 |
| Greening, Tree Pruning and Landscaping | 111 |
| Collect All Rocks, Half Bricks, Concrete Pieces | 23 |
| Collect and Heap All Pieces of Wood and Other Objects | 16 |
| Graffiti Removal | 8 |
| Urban Defects | 107 |
| Special Tasks | 41 |
| Other | 215 |
| TOTAL | 1269 |

Urban Cleansing Graph

- Blue Bags Used (25051 bags used)
- Litter on Sidewalks and Street...
- Litter in Parks and Open Space...
- De-weeding
- Illegal Dumping of Builders Ru...
- Illegal Dumping of Garden Wast...
- Illegal Dumping of Household W...
- Illegal Dumping of Mixed Waste
- Illegal Dumping of Parks / Vag...
- Drain cleaning
- Removal of Illegal Posters and...
- Litter Bins - Green
- Litter Bins - Red in Parks
- Greening, Tree Pruning and Lan...
- Collect All Rocks, Half Bricks...
- Collect and Heap All Pieces of...
- Graffiti Removal
- Urban Defects
- Special Tasks
- Other



Urban Management Tasks Summary Report

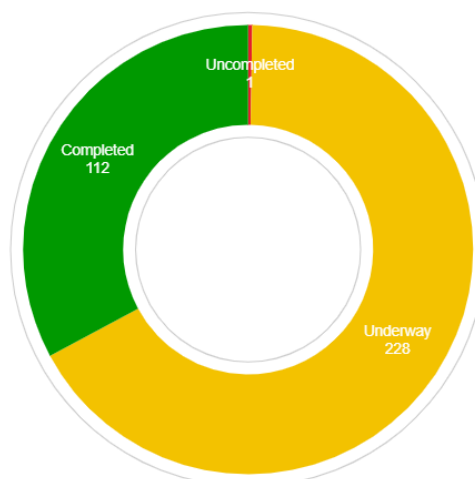
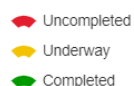
| Category | Sub-Category | Uncompleted | Underway | Completed | Total |
|---|---------------------------------------|-------------|----------|-----------|-----------|
| City Parks (Maintenance) | Branch Removal (Fallen/Broken) | 0 | 0 | 2 | 2 |
| City Parks (Maintenance) | Bush clearing/weed control | 0 | 5 | 2 | 7 |
| City Parks (Maintenance) | Mowing | 0 | 1 | 3 | 4 |
| City Parks (Maintenance) | Tree removal | 0 | 3 | 1 | 4 |
| City Parks (Maintenance) | Tree trimming/pruning | 0 | 0 | 1 | 1 |
| City Parks (Maintenance) Total | | 0 | 9 | 9 | 18 |
| Electricity (Equipment damage & exposure) | Equipment damaged | 0 | 0 | 1 | 1 |
| Electricity (Equipment damage & exposure) | Pole knocked down in vehicle accident | 0 | 2 | 3 | 5 |
| Electricity (Equipment damage & exposure) Total | | 0 | 2 | 4 | 6 |
| Electricity (Issues resulting from motor vehicle accidents) | Pole knocked down in vehicle accident | 0 | 0 | 1 | 1 |

| Category | Sub-Category | Uncompleted | Underway | Completed | Total |
|--|--|-------------|----------|-----------|-------|
| Electricity (Issues resulting from motor vehicle accidents) Total | | 0 | 0 | 1 | 1 |
| Electricity (Street lighting) | All streetlights are out | 0 | 31 | 3 | 34 |
| Electricity (Street lighting) | Individual streetlights are out | 0 | 7 | 1 | 8 |
| Electricity (Street lighting) Total | | 0 | 38 | 4 | 42 |
| Fire-Fighting Services | Faulty hydrants | 0 | 1 | 0 | 1 |
| Fire-Fighting Services Total | | 0 | 1 | 0 | 1 |
| Law Enforcement | Backyard repairs | 0 | 1 | 0 | 1 |
| Law Enforcement | Illegal dumping | 0 | 1 | 0 | 1 |
| Law Enforcement Total | | 0 | 2 | 0 | 2 |
| Roads and storm water (Maintenance required) | Paint or repaint road marking, lines, etc. | 0 | 4 | 4 | 8 |
| Roads and storm water (Maintenance required) | Repair a pothole | 0 | 16 | 12 | 28 |
| Roads and storm water (Maintenance required) | Repair road or footway | 0 | 2 | 1 | 3 |
| Roads and storm water (Maintenance required) | Traffic and road signs require attention | 0 | 1 | 1 | 2 |
| Roads and storm water (Maintenance required) Total | | 0 | 23 | 18 | 41 |
| Roads and stormwater (dumping) | Dumping on stormwater infrastructure | 0 | 0 | 2 | 2 |
| Roads and stormwater (dumping) Total | | 0 | 0 | 2 | 2 |
| Roads and stormwater (flooding) | Flooding of informal settlements | 0 | 2 | 1 | 3 |

| Category | Sub-Category | Uncompleted | Underway | Completed | Total |
|---|---|-------------|-----------|-----------|-----------|
| Roads and stormwater (flooding) | Flooding of road | 0 | 20 | 5 | 25 |
| Roads and stormwater (flooding) Total | | 0 | 22 | 6 | 28 |
| Roads and stormwater (Missing covers and grids) | Repair or replace manhole cover or grid | 0 | 61 | 14 | 75 |
| Roads and stormwater (Missing covers and grids) Total | | 0 | 61 | 14 | 75 |
| Roads and stormwater (Unsafe surface) | Road surface compromised by oil, sand, etc. | 0 | 2 | 0 | 2 |
| Roads and stormwater (Unsafe surface) Total | | 0 | 2 | 0 | 2 |
| Safety and security (Drugs, drinking, behaviour) | Drinking in public | 0 | 2 | 0 | 2 |
| Safety and security (Drugs, drinking, behaviour) Total | | 0 | 2 | 0 | 2 |
| Sewer | Sewer-manhole cover-damaged | 0 | 1 | 3 | 4 |
| Sewer | Sewer-manhole cover-stolen/missing | 0 | 2 | 0 | 2 |
| Sewer | Sewer: blocked/overflow | 0 | 10 | 10 | 20 |
| Sewer Total | | 0 | 13 | 13 | 26 |
| Social Development & early childhood development | Street people | 0 | 1 | 0 | 1 |
| Social Development & early childhood development Total | | 0 | 1 | 0 | 1 |
| Solid waste (Dumping, beaches and street sweeping) | Illegal dumping | 0 | 0 | 6 | 6 |

| Category | Sub-Category | Uncompleted | Underway | Completed | Total |
|---|--------------------------------------|-------------|------------|------------|------------|
| Solid waste (Dumping, beaches and street sweeping) Total | | 0 | 0 | 6 | 6 |
| Stormwater (Blockages) | Stormwater gulley or manhole blocked | 0 | 14 | 6 | 20 |
| Stormwater (Blockages) Total | | 0 | 14 | 6 | 20 |
| Street People | Anti-social behaviour | 0 | 1 | 0 | 1 |
| Street People | Breaking the law | 0 | 3 | 0 | 3 |
| Street People Total | | 0 | 4 | 0 | 4 |
| Traffic (Speeding, taxis, parking, etc.) | Parking enforcement | 0 | 2 | 0 | 2 |
| Traffic (Speeding, taxis, parking, etc.) Total | | 0 | 2 | 0 | 2 |
| Traffic Signals | Traffic lights are flashing | 0 | 1 | 0 | 1 |
| Traffic Signals Total | | 0 | 1 | 0 | 1 |
| Water | Burst pipe | 0 | 4 | 8 | 12 |
| Water | Fire hydrant: missing cover | 0 | 2 | 0 | 2 |
| Water | Leak at fire hydrant | 1 | 5 | 6 | 12 |
| Water | Leak at valve | 0 | 5 | 4 | 9 |
| Water | Leak at water meter/stopcock | 0 | 1 | 1 | 2 |
| Water | Leak in road/pavement/underground | 0 | 3 | 5 | 8 |
| Water | Meter-stolen | 0 | 0 | 1 | 1 |
| Water | Meter: missing cover | 0 | 8 | 1 | 9 |
| Water | Valve-missing cover | 0 | 2 | 1 | 3 |
| Water | Water run to waste | 0 | 1 | 2 | 3 |
| Water Total | | 1 | 31 | 29 | 61 |
| TOTAL | | 1 | 228 | 112 | 341 |

Urban Management Tasks Graph



- Although the ECID improved the cleanliness of most public environments in the area, the most challenging area remains the Public Transport Interchange and Halt Road. Several unpermitted informal traders makes a significant contribution to the generation of public litter and organic waste as they simply dispose of litter and unwanted fruit and vegetables in the streets and on the sidewalks.
- The ECID is in constant liaison with the City of Cape Town to address both the origin and the result of this problem through concerted efforts to curb unpermitted trade and formalise solid waste management for the area.

Actual expenditure compared with the projected expenditure for (1) the financial year *preceding* the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as "2022/2023")

| Service/ Project components | 2021/2022 | | | 2022/2023 | | |
|-----------------------------|-----------------------|--------------------|--------------------------|-----------------------|--------------------|--------------------------|
| | Projected Expenditure | Actual Expenditure | (Over)/Under Expenditure | Projected Expenditure | Actual Expenditure | (Over)/Under Expenditure |
| Cleansing Services | R 2 646 644 | R 2 655 824 | - R 9 180 | R 2 750 000 | R 2 749 978 | R 22 |
| Environmental Upgrading | R 30 000 | - | - R 30 000 | R 4 500 | R 3 652 | R 848 |
| Urban Management | - | - | - | - | - | - |

4.3. SOCIAL DEVELOPMENT SERVICES

- 4.3.1. The social issues of the area are varied and complex and no single plan or approach will adequately address these issues. The ECID coordinates its social intervention actions with the various NGO's and social improvement organisations in the area to assist in the development of a comprehensive strategy for addressing social issues in conjunction with the City of Cape Town, all relevant social welfare organisations, and institutions. Social intervention and development can only be achieved by offering unemployed and/or homeless people an alternative.
- 4.3.2. Through the development of pro-active programmes to create work opportunities for homeless people certain NGOs have presented the opportunity to direct their work programmes to include cleaning and maintenance services to CIDs. These partnerships between CIDs and NGOs create a more cost-effective approach to the provision of a "top-up" service to the municipal cleaning services when large area clean-ups or specific maintenance tasks are required.
- 4.3.3. Although the intention was to deploy previously homeless people from NGOs for specific clean-up projects in the ECID area, this plan could not be executed in the reporting period.

Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as "2022/2023")

| Service/ Project components | 2021/2022 | | | 2022/2023 | | |
|-----------------------------|-----------------------|--------------------|--------------------------|-----------------------|--------------------|--------------------------|
| | Projected Expenditure | Actual Expenditure | (Over)/Under Expenditure | Projected Expenditure | Actual Expenditure | (Over)/Under Expenditure |
| Social Services | R 10 000 | R 10 000 | - | R 10 000 | R 9 430 | R 570 |

PART C: CORPORATE GOVERNANCE

1. APPLICATION OF KING IV

- 1.1. In recognition of the fact that the NPC is entrusted with public funds, particularly high standards of fiscal transparency and accountability are demanded. To this end, the NPC voluntarily subscribes to the King Code of Corporate Governance for South Africa 2016 (“King IV”), which came into effect on 1 April 2017. King IV contains a series of recommended reporting practices under the 15 voluntary governance principles. The practices applied by the company are explained in this part (Part C), of the Annual Report. In determining which reporting practices to apply, the board took account of, among other things, the CCT’s policy, and the reporting protocols appropriate to a non-profit entity such as the NPC.
- 1.2. Compliance with King IV for the reporting period. The board is satisfied that the NPC has complied with the applicable principles set out in King IV during the period under review, to the extent reasonably possible, are provided fully below.

2. GOVERNANCE STRUCTURE

2.1. Board Composition

The Board is satisfied that the Board of the NPC is compiled by a representative group of directors representing the interests of the varied property owner groups within the ECID footprint.

2.2. Board Observer

In terms of the By-law, city councillors are designated as “board observers” by the Executive Mayor to conduct oversight of board functions. This oversight entails receiving board documentation and attending board meetings, with a view to ensuring that the company duly executes its statutory mandate. The Executive Mayor has appointed Ald. Chris Jordaan as board observer.

2.3. Appointment of the board

An Annual General Meeting is held every year to review the performance of the CID and to confirm the mandate of the members. The AGM provides the opportunity to elect new directors to serve on the board of the NPC. Elected Board members take responsibility for the various portfolios in the company and regular board meetings allow the directors to review current operations and apply corrective measures as required.

2.4. Overview of the board’s responsibilities

The Board oversees the day-to-day delivery of the additional services according to the Business Plan. In executing this task, the Board:

- identifying strategies to implement the NPC’s business plan in a manner that ensures the financial viability of the company and takes adequate account of stakeholder interests.
- monitoring compliance with applicable legislation, codes, and standards.
- approving the annual budget.

- overseeing preparation of and approving the annual financial statements for adoption by members.
- exercising effective control of the NPC and monitoring management's implementation of the approved budget and business plan

2.5. Board charter

The board is satisfied that it has fulfilled its responsibilities under the board charter during the period under review.

2.6. Director Independence

During the period under review, the board formally assessed the independence of all non-executive directors, as recommended by King IV. The board has determined that all the non-executive directors, including the chairperson, are independent in terms of King IV's definition of "independence" and the guidelines provided for in principle 7.28.

2.7. Board Committees

The Board did not appoint any committees during the reporting period.

2.8. Attendance at board and committee meetings

The board convenes at least once every 2 months. An interim Board Information Pack is distributed monthly with the option to convene a special board meeting when necessary. In the period under review, physical meetings were severely disrupted due to the national lockdown and subsequently, update meetings were scheduled through video conferencing. In accordance with the MOI of the company, decisions noted during such meetings were ratified by individual email approvals after the meetings. These documents have been kept as a record of these decisions.

3. **ETHICAL LEADERSHIP**

Directors are required to maintain the highest ethical standards. To this end, the NPC has adopted a code of conduct for directors, which governs their ethical roles and responsibilities, and provides guidelines on the applicable legal, management and ethical standards.

The Code is available online at www.ecid.org.za

Upon appointment, directors must declare in writing to the chairperson any private interests which could give rise to a potential conflict of interest. These declarations are kept in a register and are regularly updated.¹

Directors must further disclose in writing to the chairperson if any matter before the board gives rise to a potential conflict of interest. Such a director must recuse himself or herself from

¹ The code of conduct provides that the register is under the control of the chairperson and is kept confidential.

consideration and deliberation of, or voting on, the matter giving rise to the potential conflict of interest.

Transparency in personal or commercial interests ensures that directors are seen to be free of personal or business relationships that may materially interfere with their ability to act independently and in the best interests of the NPC.

The board is satisfied that the directors have complied with their duties in terms of the Code during the year under review. No changes to the directors' respective declarations were recorded which could potentially impact their independence.

PART D: FINANCIAL INFORMATION

1. Report of the External Auditor

See full report below

2. Annual Financial Statements

See full report below

EPPING CITY IMPROVEMENT DISTRICT NPC
(Registration number 2001/028149/08)
Annual Financial Statements
for the year ended 30 June 2023

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2023

General Information

| | |
|--|--|
| Country of incorporation and domicile | South Africa |
| Nature of business and principal activities | The entity is engaged in a community based development project. |
| Directors | B H Dyke-Beyer G A Isherwood X D Fazakerley Q Mesias |
| Registered office | 24 Gunners Circle Epping 1 Cape Town 7475 |
| Business address | 24 Gunners Circle Epping 1 Cape Town Epping 7475 |
| Postal address | PO Box 834 Epping Industrial Epping 7475 |
| Auditors | Cecil Kilpin & Co. Chartered Accountants (SA) Registered Auditor |
| Company registration number | 2001/028149/08 |
| Level of assurance | These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa. |

Epping City Improvement District NPC
(Registration number: 2001/028149/08)
Annual Financial Statements for the year ended 30 June 2023

Index

The reports and statements set out below comprise the annual financial statements presented to the members:

| | Page |
|---|-------------|
| Independent Auditor's Report | 3 - 4 |
| Directors' Responsibilities and Approval | 5 |
| Directors' Report | 6 |
| Statement of Financial Position | 7 |
| Statement of Comprehensive Income | 8 |
| Statement of Changes in Equity | 9 |
| Statement of Cash Flows | 10 |
| Accounting Policies | 11 - 13 |
| Notes to the Annual Financial Statements | 14 - 17 |
| The following supplementary information does not form part of the annual financial statements and is unaudited: | |
| Detailed Income Statement | 18 |

Independent Auditor's Report

To the Members of Epping City Improvement District NPC

Opinion

We have audited the annual financial statements of Epping City Improvement District NPC (the company) set out on pages 7 to 17, which comprise the statement of financial position as at 30 June 2023, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the notes to the annual financial statements, including a summary of significant accounting policies.

In our opinion, the annual financial statements present fairly, in all material respects, the financial position of Epping City Improvement District NPC as at 30 June 2023, and its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Annual Financial Statements section of our report. We are independent of the company in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of annual financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Epping City Improvement District NPC annual financial statements for the year ended 30 June 2023", which includes the Directors' Report as required by the Companies Act of South Africa and the supplementary information as set out on page 18. The other information does not include the annual financial statements and our auditor's report thereon.

Our opinion on the annual financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the annual financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the annual financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Annual Financial Statements

The directors are responsible for the preparation and fair presentation of the annual financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of annual financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the annual financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Independent Auditor's Report

Auditor's Responsibilities for the Audit of the Annual Financial Statements

Our objectives are to obtain reasonable assurance about whether the annual financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual financial statements.

As part of an audit in accordance with International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual financial statements, including the disclosures, and whether the annual financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Cecil Kilpin & Co.
Chartered Accountants (SA)
Registered Auditor
Per Partner: Sidney Schonegevel

Century City
Date: 29/08/2023

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2023

Directors' Responsibilities and Approval

The directors are required by the Companies Act of South Africa, to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in this report. It is their responsibility to ensure that the annual financial statements fairly present the state of affairs of the company as at the end of the financial year and the results of its operations and cash flows for the period then ended, in conformity with the International Financial Reporting Standard for Small and Medium-sized Entities. The external auditors are engaged to express an independent opinion on the annual financial statements.

The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.

The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors sets standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the company and all employees are required to maintain the highest ethical standards in ensuring the company's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the company is on identifying, assessing, managing and monitoring all known forms of risk across the company. While operating risk cannot be fully eliminated, the company endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.


The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss.

The directors have reviewed the company's cash flow forecast for the year to 30 June 2024 and, in the light of this review and the current financial position, they are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the company's annual financial statements. The annual financial statements have been examined by the company's external auditors and their report is presented on pages 3 to 6.

The annual financial statements set out on pages 7 to 17, which have been prepared on the going concern basis, were approved by the directors and were signed on its behalf by:


Approval of annual financial statements



B H Dyke-Beyer



G A Isherwood



X D Fazakerley



Q Mesias

Cape Town

Date: 29/08/2023

Epping City Improvement District NPC
(Registration number: 2001/028149/08)
Annual Financial Statements for the year ended 30 June 2023

Directors' Report

The directors have pleasure in submitting their report on the annual financial statements of Epping City Improvement District NPC for the year ended 30 June 2023.

1. Nature of business

Epping City Improvement District NPC was incorporated in South Africa engaged in a community based business development project. The company operates in South Africa.

There have been no material changes to the nature of the company's business from the prior year.

2. Review of financial results and activities

The annual financial statements have been prepared in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa. The accounting policies have been applied consistently compared to the prior year.

Full details of the financial position, results of operations and cash flows of the company are set out in these annual financial statements.

3. Directors

The directors in office at the date of this report are as follows:

| Directors | Changes |
|----------------|-----------------------------|
| H R Husselmann | Resigned 20 July 2022 |
| B H Dyke-Beyer | |
| A Gropper | Resigned 13 March 2023 |
| G A Isherwood | |
| X D Fazakerley | |
| Q Mesias | Appointed 08 September 2022 |

The directorate expressed their sincere appreciation to the outgoing directors for their contributions during their respective periods of office.

4. Events after the reporting period

The directors are not aware of any material event which occurred after the reporting date and up to the date of this report.

5. Going concern

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual financial statements have been prepared on a going concern basis. The directors have satisfied themselves that the company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

6. Auditors

Cecil Kilpin & Co. continued in office as auditors for the company for 2023.

At the AGM, the shareholders will be requested to reappoint Cecil Kilpin & Co. as the independent external auditors of the company and to confirm Mr Sidney Schonegevel as the designated lead audit partner for the 2024 financial year.

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2023

Statement of Financial Position as at 30 June 2023

| | Note(s) | 2023 R | 2022 R |
|-------------------------------------|---------|-------------------|-------------------|
| Assets | | | |
| Non-Current Assets | | | |
| Property, plant and equipment | 2 | 1,481,678 | 3,159,554 |
| Intangible assets | 3 | - | 1,229 |
| | | 1,481,678 | 3,160,783 |
| Current Assets | | | |
| Trade and other receivables | 4 | 97,656 | 407 |
| Current tax receivable | | - | 91,366 |
| Cash and cash equivalents | 5 | 11,250,297 | 8,284,534 |
| | | 11,347,953 | 8,376,307 |
| Total Assets | | 12,829,631 | 11,537,090 |
| Equity and Liabilities | | | |
| Equity | | | |
| Retained income | | 12,829,596 | 11,500,160 |
| Liabilities | | | |
| Current Liabilities | | | |
| Trade and other payables | 6 | - | 36,930 |
| Current tax payable | | 35 | - |
| | | 35 | 36,930 |
| Total Equity and Liabilities | | 12,829,631 | 11,537,090 |

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2023

Statement of Comprehensive Income

| | Note(s) | 2023 R | 2022 R |
|--|---------|------------------|------------------|
| Revenue | 7 | 13,631,187 | 13,007,849 |
| Other income | 8 | 652,369 | 254,662 |
| Operating expenses | 9 | (13,347,623) | (12,367,953) |
| Operating surplus | | 935,933 | 894,558 |
| Investment revenue | 12 | 519,029 | 260,209 |
| Surplus before taxation | | 1,454,962 | 1,154,767 |
| Taxation | 13 | (125,526) | (58,438) |
| Surplus for the year | | 1,329,436 | 1,096,329 |
| Other comprehensive income | | - | - |
| Total comprehensive income for the year | | 1,329,436 | 1,096,329 |

Epping City Improvement District NPC
 (Registration number: 2001/028149/08)
 Annual Financial Statements for the year ended 30 June 2023

Statement of Changes in Equity

| | Retained income R | Total equity R |
|--|----------------------------------|---------------------------|
| Balance at 01 July 2021 | 10,403,831 | 10,403,831 |
| Surplus for the year | 1,096,329 | 1,096,329 |
| Other comprehensive income | - | - |
| Total comprehensive income for the year | 1,096,329 | 1,096,329 |
| Balance at 01 July 2022 | 11,500,160 | 11,500,160 |
| Surplus for the year | 1,329,436 | 1,329,436 |
| Other comprehensive income | - | - |
| Total comprehensive income for the year | 1,329,436 | 1,329,436 |
| Balance at 30 June 2023 | 12,829,596 | 12,829,596 |

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2023

Statement of Cash Flows

| | Note(s) | 2023 R | 2022 R |
|---|---------|-------------------|------------------|
| Cash flows from operating activities | | | |
| Cash receipts from customers | | 13,631,187 | 13,268,058 |
| Cash paid to suppliers and employees | | (12,206,547) | (11,077,060) |
| Cash generated from operations | 14 | 1,424,640 | 2,190,998 |
| Interest income | | 519,029 | 260,209 |
| Tax paid | 15 | (34,125) | (258,111) |
| Net cash from operating activities | | 1,909,544 | 2,193,096 |
| Cash flows from investing activities | | | |
| Purchase of property, plant and equipment | 2 | (163,809) | (239,015) |
| Sale of property, plant and equipment | 2 | 1,220,028 | - |
| Net cash from investing activities | | 1,056,219 | (239,015) |
| Total cash movement for the year | | 2,965,763 | 1,954,081 |
| Cash at the beginning of the year | | 8,284,534 | 6,330,453 |
| Total cash at end of the year | 5 | 11,250,297 | 8,284,534 |

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2023

Accounting Policies

1. Basis of preparation and summary of significant accounting policies

The annual financial statements have been prepared on a going concern basis in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities, and the Companies Act of South Africa. The annual financial statements have been prepared on the historical cost basis, and incorporate the principal accounting policies set out below. They are presented in South African Rands.

These accounting policies are consistent with the previous period.

1.1 Significant judgements and sources of estimation uncertainty

The preparation of financial statements in conformity with IFRS for SME's requires management to make judgements, estimates and assumptions that may affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

1.2 Property, plant and equipment

Property, plant and equipment are tangible assets which the company holds for its own use or for rental to others and which are expected to be used for more than one period.

Property, plant and equipment is initially measured at cost.

Cost includes costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised.

Expenditure incurred subsequently for major services, additions to or replacements of parts of property, plant and equipment are capitalised if it is probable that future economic benefits associated with the expenditure will flow to the company and the cost can be measured reliably. Day to day servicing costs are included in profit or loss in the period in which they are incurred.

Property, plant and equipment is subsequently stated at cost less accumulated depreciation and any accumulated impairment losses, except for land which is stated at cost less any accumulated impairment losses.

Depreciation of an asset commences when the asset is available for use as intended by management. Depreciation is charged to write off the asset's carrying amount over its estimated useful life to its estimated residual value, using a method that best reflects the pattern in which the asset's economic benefits are consumed by the company.

The useful lives of items of property, plant and equipment have been assessed as follows:

| Item | Depreciation method | Average useful life |
|------------------------|---------------------|---------------------|
| Furniture and fixtures | Straight line | 5 to 22 years |
| Motor vehicles | Straight line | 5 years |
| Office equipment | Straight line | 5 to 15 years |
| Containers | Straight line | 16 years |
| Camera equipment | Straight line | 7 years |
| Trailers | Straight line | 6 years |

When indicators are present that the useful lives and residual values of items of property, plant and equipment have changed since the most recent annual reporting date, they are reassessed. Any changes are accounted for prospectively as a change in accounting estimate.

Impairment tests are performed on property, plant and equipment when there is an indicator that they may be impaired. When the carrying amount of an item of property, plant and equipment is assessed to be higher than the estimated recoverable amount, an impairment loss is recognised immediately in profit or loss to bring the carrying amount in line with the recoverable amount.

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Annual Financial Statements for the year ended 30 June 2023

Accounting Policies

1.2 Property, plant and equipment (continued)

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its continued use or disposal. Any gain or loss arising from the derecognition of an item of property, plant and equipment, determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item, is included in profit or loss when the item is derecognised.

1.3 Intangible assets

Intangible assets are initially recognised at cost and subsequently at cost less accumulated amortisation and accumulated impairment losses.

Research and development costs are recognised as an expense in the period incurred.

Amortisation is provided to write down the intangible assets, on a straight-line basis, as follows:

| Item | Depreciation method | Average useful life |
|----------------|---------------------|---------------------|
| Radio Software | Straight line | 5 years |

In cases where management is unable to make a reliable estimate of the useful life of an intangible asset, its best estimate is applied, limited to 10 years.

The residual value, amortisation period and amortisation method for intangible assets are reassessed when there is an indication that there is a change from the previous estimate.

1.4 Financial instruments

Initial measurement

Financial instruments are initially measured at the transaction price (including transaction costs except in the initial measurement of financial assets and liabilities that are measured at fair value through profit or loss) unless the arrangement constitutes, in effect, a financing transaction in which case it is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial instruments at amortised cost

These include loans, trade receivables and trade payables. They are subsequently measured at amortised cost using the effective interest method. Debt instruments which are classified as current assets or current liabilities are measured at the undiscounted amount of the cash expected to be received or paid, unless the arrangement effectively constitutes a financing transaction.

At each reporting date, the carrying amounts of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If there is objective evidence, the recoverable amount is estimated and compared with the carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss.

1.5 Tax

Current tax assets and liabilities

Current tax for current and prior periods is, to the extent unpaid, recognised as a liability. If the amount already paid in respect of current and prior periods exceeds the amount due for those periods, the excess is recognised as an asset.

The tax liability reflects the effect of the possible outcomes of a review by the tax authorities.

Tax expenses

Tax expense is recognised in the same component of total comprehensive income or equity as the transaction or other event that resulted in the tax expense.

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Annual Financial Statements for the year ended 30 June 2023

Accounting Policies

1.6 Impairment of assets

The company assesses at each reporting date whether there is any indication that property, plant and equipment or intangible assets may be impaired.

If there is any such indication, the recoverable amount of any affected asset (or group of related assets) is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss.

If an impairment loss subsequently reverses, the carrying amount of the asset (or group of related assets) is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset (or group of assets) in prior years. A reversal of impairment is recognised immediately in profit or loss.

1.7 Revenue

Service income from the City of Cape Town Municipality (the City) is recognised in the period in which income is received.

Interest is recognised, in surplus or deficit, using the effective interest rate method.

Epping City Improvement District NPC

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Annual Financial Statements for the year ended 30 June 2023

Notes to the Annual Financial Statements

| | 2023 | | | 2022 | | |
|------------------------|---------------------|--------------------------|------------------|---------------------|--------------------------|------------------|
| | Cost or revaluation | Accumulated depreciation | Carrying value | Cost or revaluation | Accumulated depreciation | Carrying value |
| Furniture and fixtures | 136,180 | (113,545) | 22,635 | 136,180 | (95,479) | 40,701 |
| Motor vehicles | 125,418 | (76,042) | 49,376 | 2,160,100 | (937,877) | 1,222,223 |
| Office equipment | 171,561 | (121,832) | 49,729 | 171,561 | (105,679) | 65,882 |
| IT equipment | 5,653,219 | (4,388,743) | 1,264,476 | 5,591,086 | (3,760,338) | 1,830,748 |
| Containers | 12,883 | (12,883) | - | 12,883 | (12,883) | - |
| Fence / Wall | 101,676 | (6,214) | 95,462 | - | - | - |
| Total | 6,200,937 | (4,719,259) | 1,481,678 | 8,071,810 | (4,912,256) | 3,159,554 |

Reconciliation of property, plant and equipment - 2023

| | Opening balance | Additions | Disposals | Depreciation | Closing balance |
|------------------------|------------------|----------------|------------------|--------------------|------------------|
| Furniture and fixtures | 40,701 | - | - | (18,066) | 22,635 |
| Motor vehicles | 1,222,223 | - | (797,587) | (375,260) | 49,376 |
| Office equipment | 65,882 | - | - | (16,153) | 49,729 |
| IT equipment | 1,830,748 | 62,133 | - | (628,405) | 1,264,476 |
| Fence / Wall | - | 101,676 | - | (6,214) | 95,462 |
| | 3,159,554 | 163,809 | (797,587) | (1,044,098) | 1,481,678 |

Reconciliation of property, plant and equipment - 2022

| | Opening balance | Additions | Depreciation | Closing balance |
|------------------------|------------------|----------------|--------------------|------------------|
| Furniture and fixtures | 58,767 | - | (18,066) | 40,701 |
| Motor vehicles | 1,616,711 | 34,143 | (428,631) | 1,222,223 |
| Office equipment | 13,529 | 63,302 | (10,949) | 65,882 |
| IT equipment | 2,405,639 | 141,570 | (716,461) | 1,830,748 |
| | 4,094,646 | 239,015 | (1,174,107) | 3,159,554 |

3. Intangible assets

| | 2023 | | | 2022 | | |
|----------------|--------|---|----------------|--------|---|----------------|
| | Cost | Accumulated amortisation and impairment | Carrying value | Cost | Accumulated amortisation and impairment | Carrying value |
| Radio software | 36,879 | (36,879) | - | 36,879 | (35,650) | 1,229 |

Epping City Improvement District NPC

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Annual Financial Statements for the year ended 30 June 2023

Notes to the Annual Financial Statements

| | 2023 R | 2022 R |
|---|----------------------------|----------------------------|
| 3. Goodwill (continued) | | |
| Reconciliation of intangible assets - 2023 | | |
| | Opening balance | Amortisation |
| Radio software | 1,229 | (1,229) |
| | | Closing balance |
| | | - |
| Reconciliation of intangible assets - 2022 | | |
| | Opening balance | Amortisation |
| Radio software | 8,605 | (7,376) |
| | | Closing balance |
| | | 1,229 |
| 4. Trade and other receivables | | |
| Prepayments | | 407 |
| VAT | 97,656 | - |
| | 97,656 | 407 |
| 5. Cash and cash equivalents | | |
| Cash and cash equivalents consist of: | | |
| Bank balances | 3,160,057 | 448,324 |
| Short-term deposits | 8,090,240 | 7,836,210 |
| | 11,250,297 | 8,284,534 |
| 6. Trade and other payables | | |
| VAT | - | 36,930 |
| 7. Revenue | | |
| Revenue - Additional rates received | 12,807,892 | 12,026,189 |
| Revenue - Additional Rates Retention Received | 823,295 | 981,660 |
| | 13,631,187 | 13,007,849 |
| 8. Other income | | |
| Surplus on disposal of assets | 422,441 | - |
| Recoveries | - | 100 |
| Sponsorship income | 229,928 | 247,611 |
| Insurance claims | - | 6,951 |
| | 652,369 | 254,662 |

Epping City Improvement District NPC

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Annual Financial Statements for the year ended 30 June 2023

Notes to the Annual Financial Statements

| | 2023 R | 2022 R |
|---|------------------|------------------|
| 9. Operating expenses | | |
| Operating expenses include the following expenses: | | |
| Operating lease charges | | |
| Premises | | |
| • Contractual amounts | 47,913 | - |
| Depreciation and amortisation | 1,045,327 | 1,181,483 |
| 10. Auditor's remuneration | | |
| Fees | 33,500 | 31,000 |
| Tax and secretarial services | 29,839 | 10,700 |
| | 63,339 | 41,700 |
| 11. Depreciation, amortisation and impairments | | |
| The following items are included within depreciation, amortisation and impairments: | | |
| Depreciation | | |
| Property, plant and equipment | 1,044,098 | 1,174,107 |
| Amortisation | | |
| Intangible assets | 1,229 | 7,376 |
| Total depreciation, amortisation and impairments | | |
| Depreciation | 1,044,098 | 1,174,107 |
| Amortisation | 1,229 | 7,376 |
| | 1,045,327 | 1,181,483 |
| 12. Investment revenue | | |
| Interest revenue | | |
| Bank | 519,029 | 260,209 |
| 13. Taxation | | |
| Major components of the tax expense | | |
| Current taxation | | |
| South African normal tax - year | 125,526 | 58,438 |

The non-profit company is subject to tax at the company rate of 27% on the net investment income, in excess of R 50,000, in terms of Section 10(1)(e) of the Income Tax Act.

Epping City Improvement District NPC

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Annual Financial Statements for the year ended 30 June 2023

Notes to the Annual Financial Statements

| | 2023 R | 2022 R |
|--|------------------|--|
| 14. Cash generated from operations | | |
| Surplus before taxation | 1,454,962 | 1,154,767 |
| Adjustments for: | | |
| Depreciation and amortisation | 1,045,327 | 1,181,483 |
| Surplus on sale of assets | (422,441) | - |
| Interest received | (519,029) | (260,209) |
| Changes in working capital: | | |
| Trade and other receivables | (97,249) | 78,027 |
| Trade and other payables | (36,930) | 36,930 |
| | 1,424,640 | 2,190,998 |
| 15. Tax paid | | |
| Balance at beginning of the year | 91,366 | (108,307) |
| Current tax for the year recognised in deficit | (125,526) | (58,438) |
| Balance at end of the year | 35 | (91,366) |
| | (34,125) | (258,111) |
| 16. Related parties | | |
| Relationships | | |
| Entity controlled by management of key management | | Just For You Business Support Services CC |
| Members of key management | | BH Dyke-Beyer XD Fazakerley A Gropper GA Isherwood H R Husselmann -Resigned 30 June 2022 R vd Berg -Resigned 13 January 2022 AMJ Bartram (Secretary) |
| Related party balances and transactions with other related parties | | |
| Related party transactions | | |
| Administration fees paid to (received from) related parties | | |
| AMJ Bartram member of Just For You Business Support Services CC | 502,207 | 1,721,853 |
| Fixed Asset Purchases | | |
| L Johnstone member of Just For You Business Support Services CC | - | 43,935 |
| 17. Directors' and prescribed officer's remuneration | | |
| No emoluments were paid to the directors or any individuals holding a prescribed office during the year. | | |

Epping City Improvement District NPC
(Registration number: 2001/028149/08)
Annual Financial Statements for the year ended 30 June 2023

Detailed Income Statement

| | Note(s) | 2023 R | 2022 R |
|---|---------|-------------------|-------------------|
| Revenue | | | |
| Revenue - Additional Rates Received | | 12,807,892 | 12,026,189 |
| Revenue - Additional Rates Retention Received | | 823,295 | 981,660 |
| | 7 | 13,631,187 | 13,007,849 |
| Other income | | | |
| Insurance claims | | - | 6,951 |
| Recoveries | | - | 100 |
| Sponsorship received | | 229,928 | 247,611 |
| Surplus on disposal of assets | | 422,441 | - |
| | | 652,369 | 254,662 |
| Operating expenses | | | |
| Accounting fees | | 50,352 | 51,684 |
| Advertising | | 5,056 | 19,046 |
| Auditors remuneration | 10 | 63,339 | 41,700 |
| Bank charges | | 4,932 | 3,774 |
| Cleaning | | 2,749,849 | 2,655,824 |
| Computer expenses | | 21,292 | 25,149 |
| Contingencies | | 9,002 | 9,547 |
| Depreciation, amortisation and impairments | | 1,045,327 | 1,181,483 |
| Donations | | - | 10,000 |
| Food and beverage | | - | 3,260 |
| Insurance | | 168,660 | 295,207 |
| Lease rentals on operating lease | | 47,913 | - |
| Management - administration fees | | 1,863,457 | 1,721,853 |
| Motor vehicle expenses | | 708,557 | 710,842 |
| Printing and stationery | | - | 1,810 |
| Project: COVID-19 | | 3,652 | 922 |
| Project: Posion and remove alien vegetation | | - | 6,140 |
| Projects : Replace Rail Siding Lights | | 337,610 | - |
| Repairs and maintenance | | 351,790 | 394,237 |
| Security - CCTV Cameras | | 1,221,057 | 1,250,536 |
| Security - Patrol | | 4,598,005 | 3,874,396 |
| Staff training | | - | 7,122 |
| Telephone | | 50,950 | 72,479 |
| Utilities | | 46,823 | 30,942 |
| | | 13,347,623 | 12,367,953 |
| Operating surplus | | 935,933 | 894,558 |
| Investment income | 12 | 519,029 | 260,209 |
| Surplus before taxation | | 1,454,962 | 1,154,767 |
| Taxation | 13 | (125,526) | (58,438) |
| Surplus for the year | | 1,329,436 | 1,096,329 |