

ANNUAL REPORT

Epping City Improvement District NPC Annual Report and Financial Statements for the year ended 30 June 2024



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 - Urban Maintenance
 Gavin Isherwood - Cleansing
 Qaaid Mesias - Public Safety
 Bronwen Dyke-Beyer - Marketing

Ward

Sub-Council

Principle Board Observer - Chris Jordaan - Chris.Jordaan@capetown.gov.za
Alternative Board Observer - Riad Davids - Riad.Davids@capetown.gov.za
Sub-Council Manager - Mariette Griessel - mariette.griessel@capetown.gov.za

Auditors - Cecil Kilpin & Company
Accountant - Dynamic Accounting
Company Secretarial Duties - Cecil Kilpin & Company

ECID Management - Geocentric Urban Management
 - 2, 12th Street Elsies River, 7490
 - info@geocentric.co.za
 - www.geocentric.co.za
 - 021 565 0901

ECID Manager

Lehan Joubert - 084 454 4857 - ecid1@geocentric.co.za
 Renaldo Kleinsmith - 084 367 2226 - ecid2@geocentric.co.za
 Allen Swartz - 084 067 6019 - ecid3@geocentric.co.za

Emergency Contact Details

Control Room - 021 565 0900
Public Safety Service Provider - Integrisecc

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 Stakeholders,

I am pleased to present the Chairperson's Report for the Epping City Improvement District (ECID) for the financial year ending 30 June 2024. It is with great pride that I reflect on our achievements and the challenges we have faced as we work to enhance the quality of life in Epping.

The ECID remains dedicated to providing supplementary municipal services beyond those offered by the City of Cape Town, including public safety, urban cleaning, maintenance, greening, and social upliftment. Our mission has remained steadfast, even as we navigate the economic, social, and safety challenges affecting our community.

Addressing Operational Challenges

While we have experienced some relief from load shedding, the lasting impact of these outages has compelled us to enhance our critical CCTV infrastructure with battery backup systems, ensuring reliable surveillance and security.

Additionally, the effects of two consecutive wet winters with above-average rainfall have taken a toll on our road infrastructure. The City of Cape Town is facing substantial demands for road repairs, and Epping is no exception. Our management and Board maintain ongoing communication with the relevant City departments to prioritize the repair and maintenance of our roads and stormwater infrastructure.

Key Achievements

Despite these challenges, the ECID has made significant strides over the past year:

1. **Memorandums of Agreement:** We successfully signed long-awaited agreements with the Road Infrastructure Management and Parks and Recreation Departments. These agreements formalize and strengthen our urban maintenance and greening initiatives, enabling us to enhance public spaces and improve the environment in Epping. To support this, the Board has allocated budgets in the 2024/25 and 2025/26 fiscal years for a dedicated maintenance team focused on infrastructure repairs.
2. **Public Safety and Security:** Our partnerships with law enforcement and private security continue to positively impact safety in Epping. This year, we added several AI-powered cameras to our CCTV network, significantly improving our ability to monitor and address security concerns. We remain committed to proactively meeting the safety needs of businesses and residents.
3. **AI Initiatives:** Our AI initiatives have positively influenced the movement of people in various rail corridors and sidings. Moving forward, our focus will shift to perimeter security to detect and deter opportunistic crimes, particularly against our staff commuting to and from work.
4. **Urban Maintenance and Cleaning:** Our dedicated teams work tirelessly to keep our streets and public spaces clean and well-maintained. Their diligence ensures that Epping remains an attractive area, despite high foot and vehicle traffic and challenging weather conditions.

Looking Forward

We remain committed to addressing several key issues in our precinct, including:

1. **Resolution of Informal Settlements:** We are making progress in resolving the informal settlement at the Cape Town market, focusing living units in a specific area and improving management by removing the green wall.

2. **Creation of Truck Embayment:** We aim to establish hardened, demarcated, and maintained truck embayment to serve as dedicated holding areas for heavy vehicles entering and leaving our area.
3. **Engagement with City Departments:** We will continue our engagement with the City's Road Infrastructure Management department to prioritize funding for resurfacing Bofors Circle and other critical road areas.

As we move forward, careful budget planning and resource allocation will be vital. We understand the financial pressures faced by property and business owners and will continue to prioritize high-quality service delivery while maintaining fiscal responsibility. Our decisions are guided by a commitment to balancing efficiency with impact, ensuring that the ECID remains a valuable asset to our community.

Conclusion

In closing, I extend my heartfelt gratitude to our partners, stakeholders, and the entire Epping community for your unwavering support and commitment to our mission. The progress we have achieved would not have been possible without your cooperation and dedication. Together, we will continue to build a stronger, safer, and more vibrant Epping.

Thank you for your ongoing trust and support.

Sincerely,

Xavier Fazakerley

Chairperson, Epping City Improvement District (ECID)

4. EPPING CITY IMPROVEMENT DISTRICT MANAGEMENT OVERVIEW

We take pride in reporting another successful year of operations for the Epping City Improvement District (ECID). As we continue to provide supplementary municipal services to this industrial area, we are pleased to outline our progress and efforts over the past year, despite the ongoing challenges of load shedding and increased activity in the district.

Our financial performance remains strong and focused on delivering essential supplementary services that enhance the Epping community. Below, we highlight our operational achievements and strategic initiatives during the reporting period:

Operational Achievements:

Public Safety: Public safety remains a top priority for ECID. Our continued partnership with our public safety service provider and consistent maintenance of the CCTV network have ensured the area remains secure. Notably, the AI-enabled cameras implemented in previous years have made significant contributions to the early detection of criminal behaviour, allowing us to intervene before crimes escalate. The installation of battery backups on key cameras has been particularly impactful, ensuring that even during load shedding, critical public infrastructure remains under constant surveillance and protection.

Urban Maintenance: This year, we signed a Memorandum of Agreement with the Road Infrastructure Management Department of the City of Cape Town, formalizing our role in addressing pressing urban maintenance issues in the area. This agreement allows us to take on specific maintenance tasks under the guidelines and oversight of the department, improving efficiency in maintaining public spaces.

Urban Greening Initiatives: Our urban greening projects continue to thrive. This year, we expanded these efforts by adding another potted garden and a welcoming sign to Epping. Additionally, the ECID signed a Memorandum of Agreement with the Parks and Recreation Department, which will allow us to undertake future maintenance of public open spaces, further enhancing the area's visual appeal.

Social Upliftment: We are proud of our social upliftment efforts, which integrate with our urban cleaning and maintenance initiatives. By partnering with Mould Empower Serve (MES), we have provided interim work opportunities to individuals currently living in shelters. This initiative not only supports vulnerable community members but also contributes to the upkeep and cleanliness of the area.

Strategic Initiatives:

To continue addressing the unique challenges in Epping, we have implemented the following strategies and initiatives:

- a. **Enhanced Security:** We expanded our AI network to improve the early warning and detection of criminal activities. Our commitment to safeguarding public infrastructure, including streetlights, electrical systems, water, and sewer reticulation, remains steadfast.
- b. **Urban Maintenance and Cleaning:** Through our agreement with the Road Infrastructure Management Department, we plan to upskill our cleaning and maintenance team, enabling them to perform additional tasks such as pothole repairs, road marking, and street sign maintenance.
- c. **Infrastructure Monitoring:** We remain vigilant about the impact of heavy vehicle movements on the area's infrastructure. Robust communication with City departments has helped us address and repair damage in a timely manner. We are also working to improve the operational standards of recycling businesses in Epping, urging them to act responsibly and consider the impact on other businesses.
- d. **Social Upliftment:** Our ongoing collaboration with MES and the integration of social upliftment projects into our operations will continue to create work opportunities for vulnerable individuals, enhancing both their livelihoods and the community's well-being.

Acknowledgments:

We extend our sincere gratitude to the following groups and individuals for their invaluable contributions over the past year:

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

Looking Ahead:

As we move forward, we remain committed to our mission of enhancing the quality of life in Epping. We will continue to adapt, innovate, and collaborate to overcome challenges and capitalize on new opportunities. Together, we will build a stronger, safer, and more vibrant Epping for all.

Gene Lohrentz

Chief Executive Officer

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 30 Augustus 2024 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

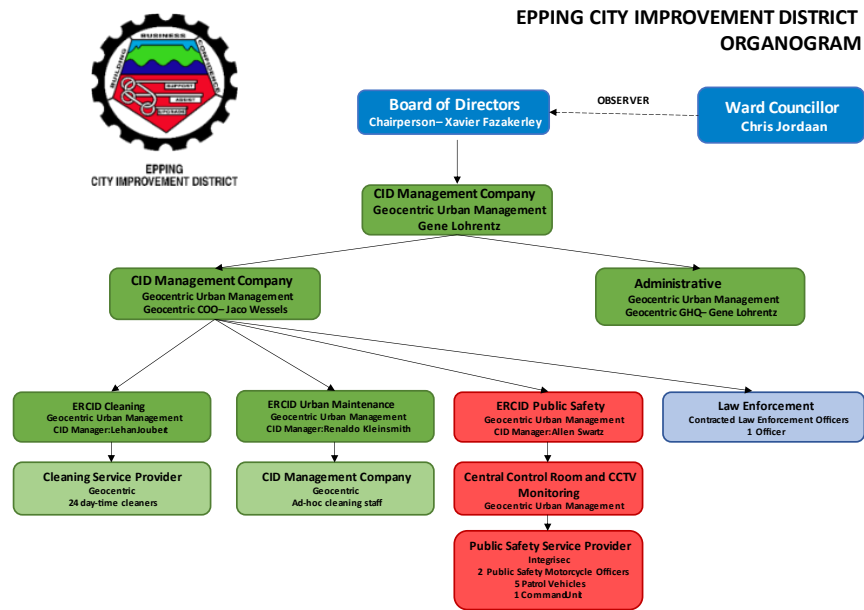
6.3. Our Goals

- 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



Geocentric Urban Management Team



<p>Gene Lohrentz Chief Executive Officer</p> <ul style="list-style-type: none"> • Company enquiries • Proposals • Community groups and liaison <p>Contact Details gene@geocentric.co.za 083 255 7657</p>	<p>Jaco Wessels Chief Operating Officer</p> <ul style="list-style-type: none"> • Operational enquiries • Control Room issues • Collaboration requests • CCTV enquiries <p>Contact Details jaco@geocentric.co.za 062 650 3322</p>	<p>Wejaen Viljoen Admin & Information Manager</p> <ul style="list-style-type: none"> • Admin enquiries • Reports • AGM enquiries • Board Meeting enquiries • HR enquiries <p>Contact Details wejaen@geocentric.co.za 062 753 4779</p>	<p>ECID MANAGERS CID Manager</p> <ul style="list-style-type: none"> • Day-to-day Operations <p>Contact Details Lehan Joubert ecid1@geocentric.co.za / 084 454 4857 Renaldo Kleinsmith ecid2@geocentric.co.za / 084 367 2226 Allen Swartz ecid3@geocentric.co.za / 084 067 6019</p>
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For emergencies contact our 24 hour Control Room on 021 565 0900 or info@geocentric.co.za or visit our website geocentric.co.za

Join our community WhatsApp group for realtime updates by sending a message with your name, surname, business name and business street address to 081 869 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. Organizational 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 (like 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 – Sunday during the daytime 24/7.
- 5 x public safety patrol vehicles patrolling the area on a 24/7 basis.
- 2 x public safety officers patrolling the area on foot.
- 1 x Command Unit with a 1 x Officer Monday – Sunday.
- 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 is 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

From 1 July 2023 to 30 June 2024 the five patrol vehicles logged the following number of patrol kilometres:

Patrol Vehicle 1:	43 222 km
Patrol Vehicle 2:	62 795 km
Patrol Vehicle 3:	53 940 km
Patrol Vehicle 4:	52 643 km
Patrol Vehicle 5:	62 174 km
Total:	274 774 km

- 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 daytime and a public safety officer in each of the two patrol vehicles at night.
- A budget of R 6 218 106 was expended on the Public Safety deployments for the year and an additional R 1 296 000 was allocated for CCTV monitoring. There was R282 015 expended on the Law Enforcement Officer.

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 "2024/2023")

Service/ Project components	2022/2023			2023/2024		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Public Safety	R 4 592 000	R 4 581 218	R 10 782	R 6 220 000	R 6 218 106	R 1 894
Law Enforcement	-	-	-	R 300 816	R 282 015	R 18 801
CCTV Monitoring	R 1 225 000	R 1 221 056	R 3 944	R 1 296 000	R 1 296 000	R 800

4.2. Maintenance and cleansing services

4.2.1. The ECID deployed the services of a dedicated public cleaning service to provide the supplementary service 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 grass cutting 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

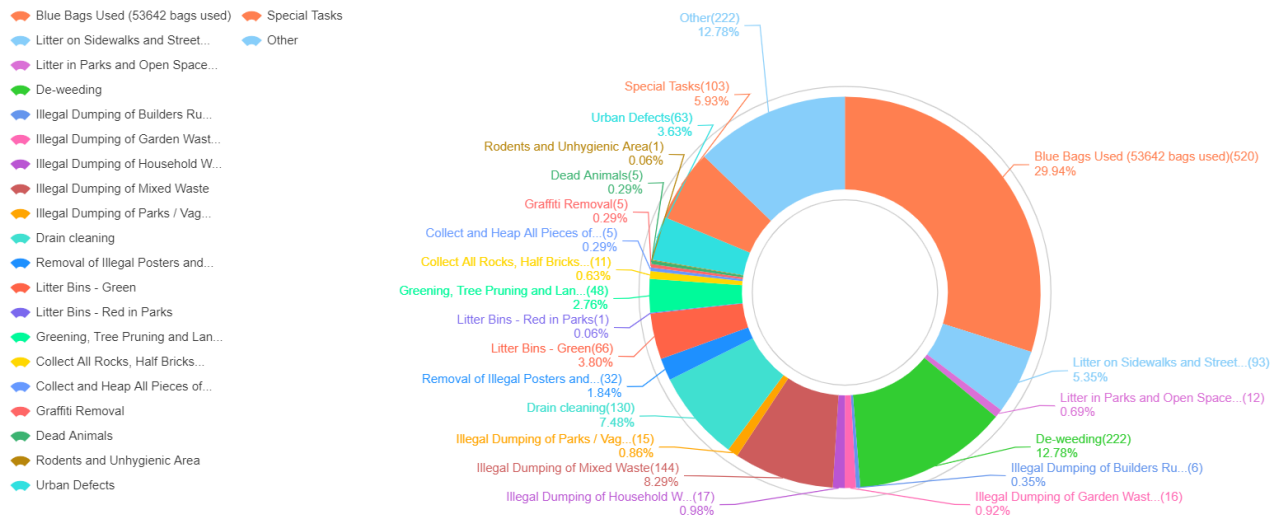
MAINTENANCE OF PUBLIC GREEN AREAS			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
1. Mow street verges	Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below
2. Tree pruning and landscaping.	Measure effectiveness through Urban Maintenance Statistics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

Urban Cleansing Summary Report

Type	Count
Blue Bags Used	53 642
Litter on Sidewalks and Streets	93
Litter in Parks and Open Spaces	12
De-weeding	222
Illegal Dumping of Builders Rubble	6
Illegal Dumping of Garden Waste	16
Illegal Dumping of Household Waste	17
Illegal Dumping of Mixed Waste	144
Illegal Dumping of Parks / Vagrants	15
Drain cleaning	130

Removal of Illegal Posters and Pamphlets from Public Spaces and Non-municipal Infrastructure	32
Litter Bins - Green	66
Litter Bins - Red in Parks	1
Greening, Tree Pruning and Landscaping	48
Collect All Rocks, Half Bricks, Concrete Pieces	11
Collect and Heap All Pieces of Wood and Other Objects	5
Graffiti Removal	5
Dead Animals	5
Rodents and Unhygienic Area	1
Urban Defects	63
Special Tasks	103
Other	222
TOTAL	1 737

Urban Cleansing Graph



Urban Management Tasks Summary Report

Category	Sub-Category	Uncompleted	Underway	Completed	Total
City Parks (Maintenance)	Bush clearing/weed control	0	4	0	4
City Parks (Maintenance)	Mowing	0	5	1	6
City Parks (Maintenance)	Tree removal	0	3	1	4
City Parks (Maintenance)	Tree trimming/pruning	0	6	1	7
City Parks (Maintenance) Total		0	18	3	21

Category	Sub-Category	Uncompleted	Underway	Completed	Total
Electricity (Equipment damage & exposure)	Equipment damaged	0	4	1	5
Electricity (Equipment damage & exposure)	Exposed cable	0	5	0	5
Electricity (Equipment damage & exposure)	Pole knocked down in vehicle accident	0	0	6	6
Electricity (Equipment damage & exposure) Total		0	9	7	16
Electricity (Issues resulting from motor vehicle accidents)	Pole knocked down in vehicle accident	0	5	2	7
Electricity (Issues resulting from motor vehicle accidents) Total		0	5	2	7
Electricity (Street lighting)	All streetlights are out	1	47	7	55
Electricity (Street lighting)	Individual streetlights are out	0	9	0	9
Electricity (Street lighting) Total		1	56	7	64
Fire-Fighting Services	Delayed or lack of response to an incident	0	0	2	2
Fire-Fighting Services	Staff behaviour complaints	0	0	1	1
Fire-Fighting Services Total		0	0	3	3
Law Enforcement	Illegal dumping	0	0	1	1
Law Enforcement Total		0	0	1	1
Refuse (Collection and removal)	Non-removal of refuse	0	1	0	1
Refuse (Collection and removal)	Request to remove garden refuse	0	1	0	1
Refuse (Collection and removal) Total		0	2	0	2

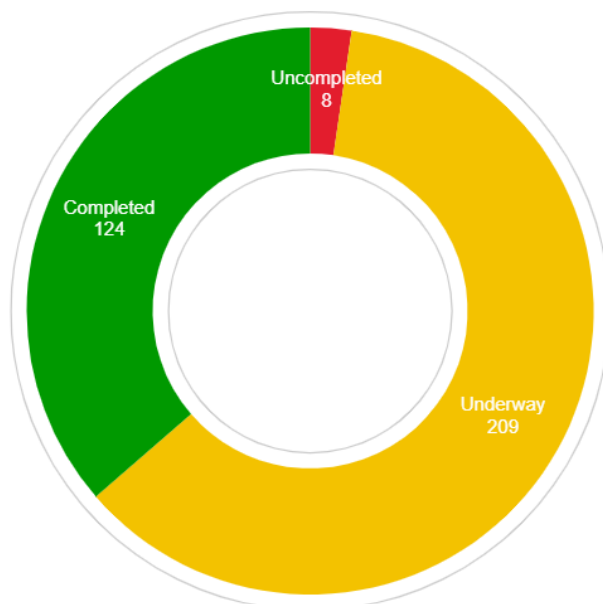
Category	Sub-Category	Uncompleted	Underway	Completed	Total
Roads and storm water (Maintenance required)	Paint or repaint road marking, lines, etc.	0	11	13	24
Roads and storm water (Maintenance required)	Repair a pothole	0	10	9	19
Roads and storm water (Maintenance required)	Repair or replace bollards, guards or handrails	0	2	0	2
Roads and storm water (Maintenance required)	Repair or replace street name signs	0	0	2	2
Roads and storm water (Maintenance required)	Repair road or footway	0	1	3	4
Roads and storm water (Maintenance required)	Traffic and road signs require attention	0	0	1	1
Roads and storm water (Maintenance required) Total		0	24	28	52
Roads and stormwater (dumping)	Dumping on stormwater infrastructure	0	0	1	1
Roads and stormwater (dumping) Total		0	0	1	1
Roads and stormwater (enquiries)	All enquiries (information, advice, etc.)	0	0	1	1
Roads and stormwater (enquiries) Total		0	0	1	1
Roads and stormwater (flooding)	Flooding of informal settlements	1	2	3	6
Roads and stormwater (flooding)	Flooding of road	0	7	2	9
Roads and stormwater (flooding) Total		1	9	5	15

Category	Sub-Category	Uncompleted	Underway	Completed	Total
Roads and stormwater (Missing covers and grids)	Repair or replace manhole cover or grid	0	23	15	38
Roads and stormwater (Missing covers and grids) Total		0	23	15	38
Roads and stormwater (Unsafe surface)	Road surface compromised by oil, sand, etc.	0	1	1	2
Roads and stormwater (Unsafe surface) Total		0	1	1	2
Sewer	Sewer-manhole cover-damaged	0	3	2	5
Sewer	Sewer-manhole cover-stolen/missing	0	4	0	4
Sewer	Sewer: blocked/overflow	1	4	6	11
Sewer Total		1	11	8	20
Solid waste (Dumping, beaches and street sweeping)	Illegal dumping	0	5	1	6
Solid waste (Dumping, beaches and street sweeping) Total		0	5	1	6
Stormwater (Blockages)	Stormwater gully or manhole blocked	0	7	5	12
Stormwater (Blockages) Total		0	7	5	12
Street People	Anti-social behaviour	0	1	0	1
Street People Total		0	1	0	1
Traffic Signals	All traffic lights are out	0	2	0	2
Traffic Signals	Congested traffic at intersections	0	2	1	3
Traffic Signals	Faulty arrows at intersections	0	1	0	1
Traffic Signals	Robot down	0	1	1	2
Traffic Signals	Traffic lights are flashing	0	1	3	4
Traffic Signals Total		0	7	5	12

Category	Sub-Category	Uncompleted	Underway	Completed	Total
Transport (Speed bumps and signage)	Traffic signage damaged	0	4	0	4
Transport (Speed bumps and signage)	Traffic signage required	0	1	1	2
Transport (Speed bumps and signage) Total		0	5	1	6
Water	Burst pipe	0	1	8	9
Water	Leak at fire hydrant	1	3	5	9
Water	Leak at valve	3	9	8	20
Water	Leak at water meter/stopcock	0	2	2	4
Water	Leak at WMD meter	0	2	0	2
Water	Leak in road/pavement/underground	0	2	5	7
Water	Meter-stolen	0	2	0	2
Water	Re-instatement after water incident	0	1	0	1
Water	Stopcock-defective	0	1	0	1
Water	Valve-missing cover	0	1	0	1
Water	Water run to waste	1	2	2	5
Water Total		5	26	30	61
TOTAL		8	209	124	341

Urban Management Tasks Graph

- Uncompleted
- Underway
- Completed



- 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 make 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 "2023/2024")

Service/ Project components	2022/2023			2023/2024		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Cleansing Services	R 2 750 000	R 2 749 978	R 22	R 2 894 044	R 2 894 044	-
Environmental Upgrading	R 4 500	R 3 652	R 848	R 5 800	R 5 700	R 100
Urban Management	-	-	-	R 19 700	R 18 859	R 841

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 supplementary 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 "2023/2024")

Service/ Project components	2022/2023			2023/2024		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure

Social Services	R 10 000	R 9 430	R 570	R 20 000	R 19 500	R 500
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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 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.

4. BOARD OVERSIGHT OF RISK MANAGEMENT

4.1. Risk management policy

The ECID board is committed to maintaining a comprehensive risk management policy aimed at safeguarding the ECID's assets and ensuring responsible use of public funds in alignment with its objectives. The risk management policy is integrated into the company's operations and management processes, overseen by the board.

Key elements of the risk management strategy include:

1. **Board Oversight:** The board has the ultimate responsibility for risk management and ensures that a sound internal control system is in place. The board regularly considers risk at its board meetings to ensure that key risk areas are being adequately addressed and monitored by the appointed management company.
2. **Code of Conduct:** As part of the risk management framework, the ECID adheres to a strict code of conduct, ensuring confidentiality and ethical handling of sensitive information.
3. **Internal Controls:** The system of internal controls includes:
 - **Performance Targets:** These are established at each board meeting, with actual performance being tracked on a quarterly basis with every board meeting set out as per the CID policy and implementation plan. This process helps identify areas of concern and mitigates risk through proactive monitoring.
 - **Risk Register:** A detailed risk register is maintained and reviewed by the appointed management company as set out in the implementation plan. This register identifies the ECID's operational risks, assesses the likelihood and potential impact of each risk, and outlines mitigation strategies.

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

This approach ensures that risk is addressed in a structured and consistent manner, enhancing the ECID ability to achieve its objectives while safeguarding its assets and operations. The board's continuous engagement in the risk management process provides an additional layer of assurance that all significant risks are being appropriately managed.

4.2. Effectiveness of risk management

During the year under review, the appointed management company of the Epping City Improvement District NPC (ECID) conducted thorough risk assessments to evaluate the effectiveness of its risk management policy and strategy.

The board is satisfied with the adequacy of the systems and processes in place to govern and manage risks. The risk assessments were carried out in accordance with the ECID's established risk framework, ensuring that operational risks were continually identified, monitored, and mitigated. These assessments also included an evaluation of any emerging risks, ensuring that the risk register remained updated and reflective of the company's current risk profile.

Overall, the board is confident that it has fulfilled its responsibilities in managing and mitigating risks and that the existing systems provide robust support for the company's risk governance objectives.

4.3. Key business risks and opportunities

During the reporting period, the board identified several material risks that could impact the ability of ECID to achieve its strategic objectives. The key risks identified and monitored include:

The board confirms that no unexpected or unusual risks arose during the period under review. Furthermore, all risks were managed within the pre-determined risk tolerance levels, and appropriate mitigation strategies were applied.

In future reporting periods, the board and the appointed management company plans to enhance its risk management processes by incorporating more frequent risk assessments, expanding internal audit functions, and integrating risk management practices more closely with strategic decision-making processes. This will ensure that the organization remains agile and responsive to emerging risks and deliver the supplementary service to the members of the ECID.

5. ACCOUNTABILITY

5.1. Performance reviews

During the reporting period, the ECID board conducted a comprehensive performance review of its governance structures and operations. The assessment covered the effectiveness of the appointed management company, focusing on strategic oversight, decision-making, and risk management. Based on the review, the board is satisfied that the appointed management company has performed its duties effectively and met its responsibilities in overseeing the ECID's performance and achieving its strategic goals.

5.2. Delegated limits of authority

The board has appointed a management company to ensure smooth day-to-day functioning of the ECID. These delegations of authority include decision-making in areas such as operational management, and execution of strategic initiatives.

The board has reviewed these delegations during board meetings for period under review to ensure that there is an appropriate balance between governance oversight and operational efficiency. It confirmed that the existing delegations are appropriate, maintaining a clear distinction between the board's governance responsibilities and management's operational functions. This structure allows for agile decision-making without compromising the board's overall accountability.

5.3. Supplier Code of conduct

The board and appointed management company undertook a review of the supplier code of conduct to ensure alignment with the company's ethical standards and risk management frameworks. The board and appointed management company will review all suppliers that are required to comply with the organization's standards concerning ethical behaviour, sustainability, and legal compliance. The board emphasized the importance of maintaining these standards to mitigate risks associated with supply chain practices, such as performance issues, reputational risks, and non-compliance with regulatory requirements.

The ECID has a procurement policy which outlines the procurement of goods and services for the ECID. The procurement process is the acquisition process (purchasing) of goods and/or services. The procurement process is meant to ensure that the ECID's needs are met for the best possible cost in terms of quality, time, and other relevant factors to support the ECID's operations.

PART D: FINANCIAL INFORMATION

1. REPORT OF THE EXTERNAL AUDITOR

See full report below

2. ANNUAL FINANCIAL STATEMENTS

See full report below

RISK REGISTER

Annexure C

RISK DESCRIPTION	IMPACT DESCRIPTION	IMPACT LEVEL	PROBABILITY LEVEL	PRIORITY LEVEL	MITIGATION NOTES	OWNER
Manage the funds and bank accounts of the NPC responsibly	The loss of funds due to a hacking incident	Moderate	Very Low	High	The management of the funds and accounts payment functions are properly seperated with separate authorisation and daily and monthly payment limits are imposed.	Management and Board
Adelay in the aoption of the new MOI to serve as a foundation to apply for the correct Tax Exemption status	If not adopted this could lead to loss of Tax Exemption Status	High	Low	High	The MOI will be presented at the 2024 AGM for adoption and will be lodged with the CIPC thereafter. Upon acceptance at the CIPC a tax practitioner will be appointed to apply for a change in Tax Exemption registration	Management and Board
Delay of redevelopment of Public Transport Interchange	The impact of congestion, illegal informal trade and crime	High	Moderate	Moderate	The Board and Management, through the Board Observer from the City of Cape Town urges the City officials to consider the mentioned risks and prioritise the redevelopment	Management and Board
The potential of more problem buildings in the precinct	Degradation of the urban landscape, harbouring of illegal and criminal activity	Moderate	Moderate	High	The management of the Imporvement District will identify the specific steps required for each identified problem property and continuously focus on getting feedback, action steps and resolution from the problem buildings unit of the City of Cape Town	Management
The potential impact of vandalism and illegal occupation of vacant municipal buildings	Degradation of the urban landscape, harbouring of illegal and criminal activity	Moderate	Moderate	Moderate	The various department heads and custodians of these buildings have been made aware of the risks and the Imporvement District management and public safety teams are continuously monitoring these spaces to detect and prevent criminal activities	Management
The potetial impact of informal structures and occupation of the railway line	Harbouring of illegal and criminal activity that impacts the public space , municipal infrastructure and community	Low	Moderate	Moderate	The management has made various attempts to meet with the relevant PRASA officials to resolve the issues and will continue to do so through all available channels	Management
Theft and/or vandalism of municipal infrastructure	Degradation of the urban landscape. Interruption or total loss of services such as elecricity supply, street lights, sewer pump facilities and water supply.	Moderate	High	High	The management team has identified potential municipal infrastructure at risk of vandalism and theft and the public safety teams are continuously monitoring these spaces to detect and prevent criminal activities. Where possible, additional technology such as AI CCTV cameras will be deployed to provide additional safegaurds.	Management

**EPPING CITY IMPROVEMENT DISTRICT NPC
(Registration number 2001/028149/08)
Annual Financial Statements
for the year ended 30 June 2024**

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

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 2024

Index

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

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Statement of Financial Position	7
Statement of Comprehensive Income	8
Statement of Changes in Equity	9
Statement of Cash Flows	10
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The following supplementary information does not form part of the annual financial statements and is unaudited:	
Detailed Income Statement	18

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

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 set 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 2025 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 5 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 their behalf by:

Approval of annual financial statements



B H Dyke-Beyer



X D Fazakerley



G A Isherwood

Q Mesias

Cape Town

Date: 27-08-2024

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

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 2024.

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

B H Dyke-Beyer
G A Isherwood
X D Fazakerley
Q Mesias

There have been no changes to the directorate for the period under review.

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 2024.

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 2025 financial year.

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 2024, 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 2024, 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 2024", 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: 29/08/2024

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

Statement of Financial Position as at 30 June 2024

	Note(s)	2024 R	2023 R
Assets			
Non-Current Assets			
Property, plant and equipment	2	1,337,763	1,481,678
Current Assets			
Trade and other receivables	4	13,151	97,656
Current tax receivable		3,443	-
Cash and cash equivalents	5	13,919,680	11,250,297
		13,936,274	11,347,953
Total Assets		15,274,037	12,829,631
Equity and Liabilities			
Equity			
Retained income		13,903,902	12,829,596
Liabilities			
Current Liabilities			
Trade and other payables	6	1,370,135	-
Current tax payable		-	35
		1,370,135	35
Total Equity and Liabilities		15,274,037	12,829,631

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

Statement of Comprehensive Income

	Note(s)	2024 R	2023 R
Revenue	7	14,430,978	13,631,187
Other income	8	185,100	652,369
Operating expenses	9	(14,060,647)	(13,347,623)
Operating surplus		555,431	935,933
Investment revenue	12	690,867	519,029
Surplus before taxation		1,246,298	1,454,962
Taxation	13	(171,992)	(125,526)
Surplus for the year		1,074,306	1,329,436
Other comprehensive income		-	-
Total comprehensive income for the year		1,074,306	1,329,436

Epping City Improvement District NPC

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Annual Financial Statements for the year ended 30 June 2024

Statement of Changes in Equity

	Retained income R	Total equity R
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 01 July 2023	12,829,596	12,829,596
Surplus for the year	1,074,306	1,074,306
Other comprehensive income	-	-
Total comprehensive income for the year	1,074,306	1,074,306
Balance at 30 June 2024	13,903,902	13,903,902

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

Statement of Cash Flows

	Note(s)	2024 R	2023 R
Cash flows from operating activities			
Cash receipts from customers		14,694,496	13,631,187
Cash paid to suppliers and employees		(11,918,515)	(12,206,547)
Cash generated from operations	14	2,775,981	1,424,640
Interest income		690,867	519,029
Tax paid	15	(175,470)	(34,125)
Net cash from operating activities		3,291,378	1,909,544
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(651,640)	(163,809)
Proceeds from sale of property, plant and equipment	2	29,644	1,220,028
Net cash from investing activities		(621,996)	1,056,219
Total cash movement for the year		2,669,382	2,965,763
Cash and cash equivalents at the beginning of the year		11,250,297	8,284,534
Total cash at end of the year	5	13,919,679	11,250,297

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

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, except for the measurement of investment properties and certain financial instruments at fair value, 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 10 years
Motor vehicles	Straight line	5 years
Office equipment	Straight line	5 years
Containers	Straight line	15 to 20 years
Camera equipment	Straight line	5 years
Trailers	Straight line	7 to 10 years
Fence	Straight line	10 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.

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

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.

Epping City Improvement District NPC

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Annual Financial Statements for the year ended 30 June 2024

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

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

Notes to the Annual Financial Statements

	2024 R	2023 R
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2. Property, plant and equipment

	2024			2023		
	Cost or revaluation	Accumulated depreciation and impairment	Carrying value	Cost or revaluation	Accumulated depreciation and impairment	Carrying value
Furniture and fixtures	136,180	(131,611)	4,569	136,180	(113,545)	22,635
Motor vehicles	1,522	(786)	736	125,418	(76,042)	49,376
Office equipment	171,561	(137,986)	33,575	171,561	(121,832)	49,729
IT equipment	6,077,880	(5,057,472)	1,020,408	5,653,218	(4,388,743)	1,264,476
Containers	12,883	(12,883)	-	12,883	(12,883)	-
Fence / Wall	296,412	(17,937)	278,475	101,676	(6,214)	95,462
Total	6,696,438	(5,358,675)	1,337,763	6,200,936	(4,719,259)	1,481,678

Reconciliation of property, plant and equipment - 2024

	Opening balance	Additions	Disposals	Depreciation	Closing balance
Furniture and fixtures	22,635	-	-	(18,066)	4,569
Motor vehicles	49,376	-	(23,557)	(25,083)	736
Office equipment	49,729	-	-	(16,153)	33,575
IT equipment	1,264,475	433,347	-	(677,414)	1,020,408
Fence/Wall	95,462	194,736	-	(11,723)	278,475
	1,481,677	628,083	(23,557)	(748,439)	1,337,763

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

3. Intangible assets

	2024			2023		
	Cost	Accumulated amortisation and impairment	Carrying value	Cost	Accumulated amortisation and impairment	Carrying value
Radio software	36,879	(36,879)	-	36,879	(36,879)	-

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

Notes to the Annual Financial Statements

	2024 R	2023 R
4. Trade and other receivables		
VAT	13,151	97,656
5. Cash and cash equivalents		
Cash and cash equivalents consist of:		
Bank balances	5,138,574	3,160,057
Short-term deposits	8,781,106	8,090,240
	13,919,680	11,250,297
6. Trade and other payables		
Trade payables	1,370,135	-
7. Revenue		
Revenue - Additional rates received	13,640,404	12,807,892
Revenue - Additional Rates Retention Received	790,574	823,295
	14,430,978	13,631,187
8. Other income		
Surplus on disposal of assets	6,087	422,441
Sponsorship income	179,013	229,928
	185,100	652,369
9. Operating expenses		
Operating expenses include the following expenses:		
Operating lease charges		
Premises		
• Contractual amounts	54,458	47,913
Depreciation and amortisation	771,997	1,045,327
10. Auditor's remuneration		
Fees	36,500	33,500
Tax and secretarial services	11,640	29,839
	48,140	63,339

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

Notes to the Annual Financial Statements

	2024 R	2023 R
11. Depreciation, amortisation and impairments		
The following items are included within depreciation, amortisation and impairments:		
Depreciation		
Property, plant and equipment	771,997	1,045,327
12. Investment revenue		
Interest revenue		
Bank	690,867	519,029
13. Taxation		
Major components of the tax expense		
Current taxation		
South African normal tax - year	171,992	125,526
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.		
14. Cash generated from operations		
Surplus before taxation	1,246,298	1,454,962
Adjustments for:		
Depreciation and amortisation	771,997	1,045,327
Surplus on sale of assets	(6,087)	(422,441)
Investment income	(690,867)	(519,029)
Changes in working capital:		
Trade and other receivables	84,505	(97,249)
Trade and other payables	1,370,135	(36,930)
	2,775,981	1,424,640
15. Tax paid		
Balance at beginning of the year	(35)	91,366
Current tax for the year recognised in profit or loss	(171,992)	(125,526)
Balance at end of the year	(3,443)	35
	(175,470)	(34,125)
16. Commitments		
Operating leases – as lessee (expense)		
Minimum lease payments due		
- within one year	59,600	11,404
- in second to fifth year inclusive	80,764	-
	140,364	11,404

Operating lease payments represent rentals payable by the company for certain of its office properties. Leases are negotiated for an average term of seven years and rentals are fixed for an average of three years. No contingent rent is payable.

Epping City Improvement District NPC

(Registration number: 2001/028149/08)

Annual Financial Statements for the year ended 30 June 2024

Notes to the Annual Financial Statements

	2024	2023
	R	R
17. Related parties		
Relationships		
Members of key management		
	BH Dyke-Beyer	
	XD Fazakerley	
	Q Mesias	
	GA Isherwood	
	AMJ Bartram (Secretary) - Resigned	
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

18. 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 2024

Detailed Income Statement

	Note(s)	2024 R	2023 R
Revenue			
Revenue - Additional Rates Received		13,640,404	12,807,892
Revenue - Additional Rates Retention Received		790,574	823,295
	7	14,430,978	13,631,187
Other income			
Sponsorship received		179,013	229,928
Surplus on disposal of assets		6,087	422,441
		185,100	652,369
Operating expenses			
Accounting fees		51,310	50,352
Advertising		8,952	5,056
Auditors remuneration	10	48,140	63,339
Bank charges		7,485	4,932
Cleaning		2,894,044	2,749,849
Computer expenses		2,700	21,292
Depreciation, amortisation and impairments		771,997	1,045,327
Electricity & water		35,908	-
Environmental upgrading		5,700	-
Insurance		112,358	168,660
Law enforcement officers		282,015	9,002
Lease rentals on operating lease		54,458	47,913
Management - administration fees		1,924,560	1,863,457
Motor vehicle expenses		-	708,557
Project: COVID-19		-	3,652
Projects : Replace Rail Siding Lights		-	337,610
Repairs and maintenance		257,967	351,790
Security - CCTV Cameras		1,296,000	1,221,057
Security - Patrol		6,218,106	4,598,005
Social upliftment		19,500	-
Telephone		50,588	50,950
Urban maintenance		18,859	46,823
		14,060,647	13,347,623
Operating surplus			
Investment income	12	690,867	519,029
Surplus before taxation		1,246,298	1,454,962
Taxation	13	(171,992)	(125,526)
Surplus for the year		1,074,306	1,329,436