

# ANNUAL REPORT

**Strand Business Improvement District NPC**  
**Annual Report and Financial Statements**  
**for the year ended 30 June 2023**



Our online report is available at [www.strandbid.co.za](http://www.strandbid.co.za)

## Contents

<b>PART A: GENERAL INFORMATION</b>	3
1. NPC's general information	3
2. List of abbreviations or acronyms	4
3. Foreword by Chairperson	5
4. Management overview	6
5. Statement of responsibility and confirmation of accuracy for the annual report	7
6. Strategic overview	8
6.1. Vision	8
6.2. Mission	8
6.3. Goals	9
7. Statutory mandate	9
8. Organisational structure	10
9. Meet the Team	10
<b>PART B: PERFORMANCE INFORMATION</b>	11
1. Situational Analysis	11
1.1. Service delivery environment	11
1.2. Organisational environment	11
2. Strategic Objectives	11
3. Complaints process	11
4. Performance information by service/project	12
4.1. Public Safety	10
4.2. Maintenance and Cleansing Services	16
4.3. Social development	23
<b>PART C: CORPORATE GOVERNANCE</b>	24
1. Application of King [IV]	23
2. Governance structure	23
2.1. Board composition	23
2.2. Board Observer	23
2.3. Appointment of the board	23
2.4. Overview of the board's responsibilities	23
2.5. Board charter	25
2.6. Independence of the directors	25
2.7. Board committees	25
2.8. Attendance at board and board committee meetings	25
3. Ethical leadership	25
<b>PART D: FINANCIAL INFORMATION</b>	26
1. Report of external auditor	26
2. Annual financial statements	26

## PART A: GENERAL INFORMATION

### 1. GENERAL INFORMATION

<b>Company:</b>	Strand Business Improvement District NPC (SBID) Non-Profit Company		
<b>Company Registration No:</b>	2014/240759/08		
<b>Registered Office:</b>	2nd Floor, Friedman & Cohen, 10 Wesley Street, Strand SP, Western Cape, 7140		
<b>VAT No:</b>	4890269121		
<b>SBID Directors:</b>			
Grant Goodwin (Chairperson)	-	Friedman & Cohen	
Barry Friedman	-	Friedman & Cohen	
Daantjie Malan	-	Malan Lourens Viljoen Inc	
<b>Ward</b>	-	83	
<b>Sub-Council</b>	-	8	
<b>Principle Board Observer</b>	-	Carl Punt	- Carl.Punt@capetown.gov.za
<b>Alternative Board Observer</b>	-	Chantal Cerfontein	- Chantal.Cerfontein@capetown.gov.za
<b>Sub-Council Manager</b>	-	Erika Williams	- Erika.Williams@capetown.gov.za
<b>Auditors</b>	-	BGR PYPper TURNER	
<b>Accountant</b>	-	Boland Secretarial Dienste	
<b>Company Secretarial Duties</b>	-	BGR PYPper TURNER	
<b>SBID Management</b>	-	Geocentric Urban Management 2, 12 <sup>th</sup> Street Elsie's River, 7490 info@geocentric.co.za www.geocentric.co.za 021 565 0901	
<b>SBID Manager</b> Grant Joseph	-	074 300 0353	- grant@geocentric.co.za
<b>Public Safety Service Provider</b>	-	Secure Rite Security	- 086 010 3099

**2. LIST OF ABBREVIATIONS/ACRONYMS**

SBID Strand Business 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

I am delighted to present the Chairperson's Report for the Strand Business Improvement District (SBID) as we conclude the financial year ending on June 30, 2023. It is with a profound sense of accomplishment that I reflect on the journey we have undertaken, the challenges we have faced, and the remarkable strides we have made in serving the Strand community and enhancing the quality of life in our vibrant district.

The SBID was established to augment municipal services beyond those provided by the City of Cape Town. Our unwavering commitment encompasses delivering top-up municipal services that encompass public safety, urban sanitation, urban maintenance, greening initiatives, and social upliftment services. Our overarching objective is to cultivate a thriving, inclusive community grounded in enhanced services and enhanced infrastructure.

The past financial year has been characterized by significant challenges. The persistent occurrence of load shedding has not only disrupted our operations but has also impacted the safety and well-being of our community.

The escalating demands on public services have challenged all of us to strike a balance between fulfilling the evolving needs of our community and maintaining fiscal responsibility. Our steadfast commitment to upholding service standards remains unwavering, despite the financial complexities. In the face of these challenges, there have been several noteworthy accomplishments throughout the year:

- **City of Cape Town's Involvement:** The City of Cape Town has continued its involvement in upgrading the urban environment in our district. This includes crucial improvements to the sea wall, promenade, and traffic circle. These projects signify a significant step towards enhancing the aesthetic and functional aspects of Strand.
- **Future Strand Initiative:** We acknowledge the tireless efforts of the Future Strand initiative, initially established by the SBID. Their ongoing engagement with the City of Cape Town has been instrumental in making several of these transformative projects possible.

As we conclude the last year of our second 5-year term, we hope and trust that you will support the extension of the SBID's term by another 5 years. This continuity is vital for the sustained progress and development of our district, enabling us to build upon the foundations we have laid.

I wish to extend heartfelt gratitude to our dedicated Board members, the Ward Councillor, the City of Cape Town, and our esteemed property owners. I wish to make special mention of Gene Lohrentz and his entire Geocentric and Securite Teams for their ongoing commitment, hard work and dedication. Your unwavering support and commitment have been instrumental in our achievements. Together, we have forged a path toward a brighter and more prosperous Strand.

In conclusion, I want to express my profound appreciation to our entire community for their resilience and engagement. Your continued support fuels our determination to serve you and elevate the quality of life in Strand.

Thank you for entrusting the Strand Business Improvement District. We remain steadfast in our commitment to the betterment of our cherished district.

Sincerely,

**Grant Goodman**  
**Chairperson, Strand Business Improvement District Non-profit Company**

#### 4. STRAND BUSINESS IMPROVEMENT DISTRICT MANAGEMENT OVERVIEW

The past financial year ending June 2023 has been a year of notable accomplishments and challenges for the Strand Business Improvement District (SBID) 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.

Our operational achievements for the year are as follows:

- **Public Safety:** We have responded to the incentive for criminal behaviour created by unemployment by implementing our CCTV network. AI-enabled cameras have been implemented to enhance public safety and protect public infrastructure.
- **Social Upliftment and Recycling:** Integration of social upliftment projects with recycling initiatives has provided interim work opportunities for individuals currently living in shelters. Our partnership with the Somerset West Night Shelter continues to facilitate these initiatives.

**Strategies and Initiatives:** To address these challenges, we have implemented the following strategies and initiatives:

- a. **Enhanced Security:** The implementation of our AI-enabled CCTV network aims to deter criminal behaviour and protect public infrastructure.
- b. **Urban Maintenance and cleaning:** We are committed to expanding our urban maintenance initiatives to improve the district's aesthetics and overall state of urban function including the constant repair of urban defects, the repair of urban infrastructure and paving and the sanitisation and cleaning of public spaces and sidewalks.
- c. **Social Upliftment:** Our partnership with Somerset West Night Shelter and the integration of social upliftment projects with recycling initiatives will create additional work opportunities for vulnerable individuals.

We extend our heartfelt gratitude to the following:

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

**Gene Lohrentz**

**Chief Executive Officer**

**Geocentric Urban Management as management company for the Strand Business 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 Pyper Turner Auditors Inc.
- 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 23 August 2023 and signed on behalf by:

Grant Goodwin  
Chairperson of the Board  
23 August 2023

## 6. STRATEGIC OVERVIEW

### 6.1. Vision

The Strand CBD is a well-established business district area that has experienced a systematic decline in business investment and activity. To some degree, the decline in business vitality is attributed to the development of a regional shopping mall that offers a controlled public environment perceived to be more convenient and safer for shoppers and visitors. The CBD's decline is further associated with increased homelessness in the area and the area became a target of property related crime. The lack of dedicated urban management was evident in some parts of the CBD where public and municipal infrastructure fell into neglect and disrepair.

With the implementation of the Strand Business Improvement District these problems were systematically addressed to counter any potential for further urban decay and the further increase of crime in the area. This timely intervention and coordinated management of the area preserved the existing infrastructure and contributed to the viability of the area as a vibrant central business district.

The vision of the SBID is to maintain a safe, clean, well-managed CBD area that attracts and retains business investment and attractive retail opportunities.

### 6.2. Mission

The mission of the SBID is to create and maintain an inviting and safe business district attractive and safe for visitors and shoppers alike.

Our strategy for promoting that vision is detailed in our Business Plan, available online at [www.strandbid.co.za](http://www.strandbid.co.za)

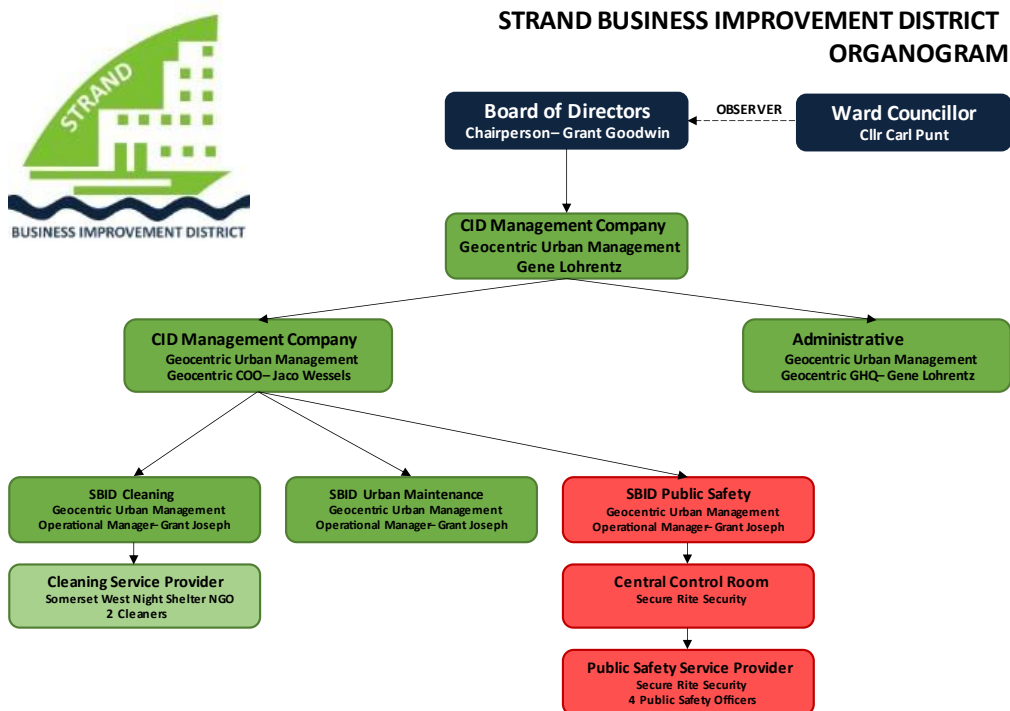
**6.3. Our Goals**

- Reducing crime significantly by proactive visible patrolling and cooperation with existing SAPS and City of Cape Town Law Enforcement efforts as well as other security service providers in the area.
- Creating a safe and clean public environment by addressing issues of maintenance and cleaning of streets, pavements and public spaces.
- Manage existing and new public infrastructure for the future benefit of all the users of the area.
- Protect property values.
- Attract investment to the area.
- Support and promote social responsibility in the area
- The sustained and effective management of the SBID area.

**7. STATUTORY MANDATE**

In terms of the CID By-law and Section 22 of the Municipal Property Rates Act, the Strand Business Improvement District NPC is tasked with considering, developing and implementing improvements and upgrades to the Strand Business 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 THE TEAM

# Meet the Team



<p><b>Gene Lohrentz</b> Chief Executive Officer</p> <ul style="list-style-type: none"> <li>• Company enquiries</li> <li>• Proposals</li> <li>• Community groups and liaison</li> </ul>	<p><b>Micaela Bester</b> Personal Assistant</p> <ul style="list-style-type: none"> <li>• Admin enquiries</li> <li>• Meeting requests</li> </ul>	<p><b>Jaco Wessels</b> Chief Operating Officer</p> <ul style="list-style-type: none"> <li>• Operational enquiries</li> <li>• Control Room issues</li> <li>• Collaboration requests</li> <li>• CCTV enquiries</li> </ul>	<p><b>Wandre Nortje</b> Operations Manager</p> <ul style="list-style-type: none"> <li>• Operational enquiries</li> <li>• Control Room issues</li> <li>• Collaboration requests</li> <li>• CCTV enquiries</li> </ul>	<p><b>Wejaen Viljoen</b> Admin &amp; Information Manager</p> <ul style="list-style-type: none"> <li>• Admin enquiries</li> <li>• Reports</li> <li>• AGM enquiries</li> <li>• Board Meeting enquiries</li> <li>• HR enquiries</li> </ul>	<p><b>Grant Joseph</b> CID Manager</p> <ul style="list-style-type: none"> <li>• Day-to-day operations</li> </ul>
<p><b>Contact Details</b></p> <p>gene@geocentric.co.za 083 255 7657</p>	<p><b>Contact Details</b></p> <p>admin@geocentric.co.za 061 997 4869</p>	<p><b>Contact Details</b></p> <p>jaco@geocentric.co.za 062 650 3322</p>	<p><b>Contact Details</b></p> <p>wandre@geocentric.co.za 061 971 6155</p>	<p><b>Contact Details</b></p> <p>wejaen@geocentric.co.za 062 753 4779</p>	<p><b>Contact Details</b></p> <p>grant@geocentric.co.za 074 300 0353</p>

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 SBID the area has been upgraded and maintained. The SBID completed its initial five-year term and successfully achieved the support of its members to extend its term for an additional five years. During this term the SBID is repositioning itself to support the future revitalisation of the Strand economy through the Future Strand initiative. The SBID is seeking approval for a third term at the 2023 Annual General Meeting.

The SBID aims to continue to enhance the area and work closely with the City of Cape Town to upgrade its infrastructure in the Strand CBD.

#### **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 continued as planned.

### **2. STRATEGIC OBJECTIVES**

Strategically, the SBID 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 Strand.

### **3. COMPLAINTS PROCESS**

The SBID offers numerous channels for dealing with complaints. Formal complaints are lodged to the SBID management via email. The SBID 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 SBID 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 manager or the central control room.

Most of the complaints relate to crime incidents or perceived criminal activity or relates to illegal dumping and vagrancy. Unless immediate response is required, safety and crime incidents are dealt with through our monthly meetings with SAPS or through the adjustment of our public safety deployment plans. Illegal dumping is either cleared by the SBID 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 SBID 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 and Neighbourhood Watch
- Other existing security services in the area
- City of Cape Town Safety and Security Directorate
- Community organisations
- Other stakeholders

4.1.2. The SBID 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 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 SBID.

4.1.3. This plan involves the deployment of Public Safety Patrol Officers (similar to the concept of Neighbourhood Safety Ambassadors) 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:

- 4 x public safety patrol officers patrolling the area on foot, 7 days per week during the day-time (06:30 – 17:30).
- Radio communications network.
- Centralised Control Room
- Ad-hoc day and night-time patrols per vehicle and motorcycle provided by the Public Safety Service Provider.

4.1.6. Assistance from the City of Cape Town

4.1.7. The SBID will further enhance its public safety initiative through close cooperation 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***

<b>ACTION STEPS</b>	<b>KEY PERFORMANCE INDICATOR</b>	<b>FREQUENCY per year</b>	<b>Comments</b>
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	
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	Effective Safety and Public Safety patrols in the SBID measured by:	Ongoing	Public safety officers are inspected and posted to

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Daily attendance registers Incident reports		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 Whatapp groups.
4. Assist the police through participation by SBID in the local Police sector crime forum.	Incorporate feedback and information in Public Safety and safety initiatives of the SBID Report on any Public Safety information of the SBID 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 SBID Board with recommendations where applicable	Quarterly	

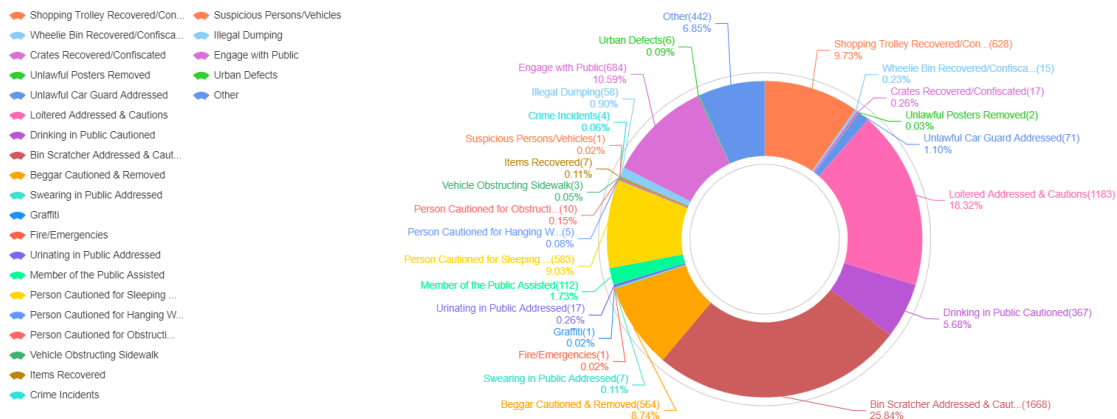
<b>IMPROVE AND CONTINUALLY ASSESS ALIGNMENT OF RESOURCES WITH SAFETY NEEDS OF LOCAL COMMUNITY</b>			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
6. Weekly Public Safety Reports from Contract Public Safety Service Provider	Report findings to the SBID Board with recommendations where applicable  Incident reports	Weekly	<b>Incident reports</b> See the Table and Graph below
7. 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 Incident Summary Report**

Type	Count
Shopping Trolley Recovered/Confiscated	628
Wheelie Bin Recovered/Confiscated	15
Crates Recovered/Confiscated	17
Unlawful Posters Removed	2
Unlawful Car Guard Addressed	71
Loitered Addressed & Cautions	1183
Drinking in Public Cautioned	367

Type	Count
Bin Scratcher Addressed & Cautioned	1668
Beggar Cautioned & Removed	564
Swearing in Public Addressed	7
Graffiti	1
Fire/Emergencies	1
Urinating in Public Addressed	17
Member of the Public Assisted	112
Person Cautioned for Sleeping in Public Space	583
Person Cautioned for Hanging Washing in Public	5
Person Cautioned for Obstructing Sidewalk	10
Vehicle Obstructing Sidewalk	3
Items Recovered	7
Crime Incidents	4
Suspicious Persons/Vehicles	1
Illegal Dumping	58
Engage with Public	684
Urban Defects	6
Other	442
<b>TOTAL</b>	<b>6456</b>

**Public Safety Incidents Graph**



The most significant challenge to the public safety operations in SBID remains the limited resources. The budget does not allow for night-time deployment and patrols.

The SBID's overall strategy to address the challenge is based on a multi-disciplinary approach which includes the following measures:

- Working closely with the Strand Neighbourhood Watch.
- Engaging the City of Cape Town for the deployment of additional Law Enforcement Officers for the Strand.
- Constantly adjusting the deployment plan and deployment times of the existing resources to address issues as they arise.
- Engaging with businesses to apply the necessary security measures to their properties.

#### 4.1.9. Resource Allocation

A budget of R 929 978 was expended on the Public Safety deployments for the year.

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 "2021/2022")

Service/ Project components	2021/22			2022/23		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Public Safety	R 861 000	R 860 209	R 791	R 982 575	R 929 978	R 52 597

## 4.2. MAINTENANCE AND CLEANSING SERVICES

4.2.1. The SBID does not have adequate budget to deploy 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 was incorporated in the social upliftment plan for the SBID. As part of the Social Reintegration Plan, two workers deployed by the Somerset West Night Shelter NGO performs the duties of a public cleaning service. This is augmented by the SBID management identifying and using 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 establishing 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 SBID 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 SBID Implementation Plan.
- Greening, tree pruning and landscaping.
- Storm water drain cleaning where required.

4.2.5. The cleaning team members are 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:

- 2 x urban management workers per day for 4 hours. The shifts run Monday to Friday

### ***Cleansing and Urban Maintenance performance information***

<b>PROVIDE A CLEANER PUBLIC SPACE</b>			
<b>ACTION STEPS</b>	<b>KEY PERFORMANCE INDICATOR</b>	<b>FREQUENCY per year</b>	<b>Comments</b>
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 SBID 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



<b>RENEWING PUBLIC SPACES</b>			
<b>ACTION STEPS</b>	<b>KEY PERFORMANCE INDICATOR</b>	<b>FREQUENCY per year</b>	<b>Comments</b>
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

<b>PROVIDE A WELL-MAINTAINED PUBLIC SPACE</b>			
<b>ACTION STEPS</b>	<b>KEY PERFORMANCE INDICATOR</b>	<b>FREQUENCY per year</b>	<b>Comments</b>
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 SBID 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

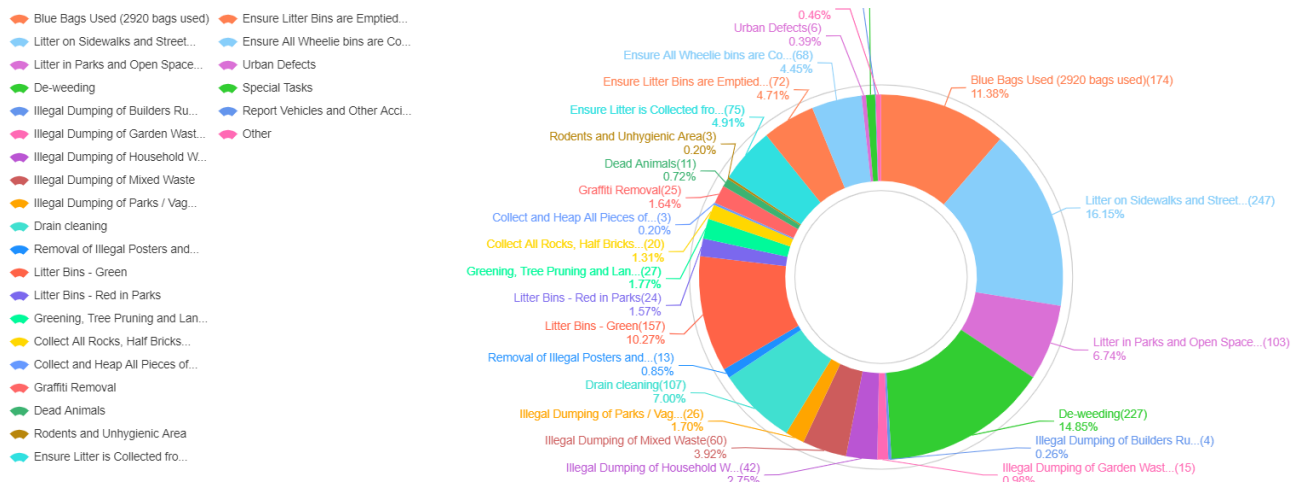
<b>MAINTENANCE OF PUBLIC GREEN AREAS</b>			
<b>ACTION STEPS</b>	<b>KEY PERFORMANCE INDICATOR</b>	<b>FREQUENCY per year</b>	<b>Comments</b>
1. Mow street verges	Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below
2. Tree pruning and landscaping.	Measure effectiveness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

### ***Cleansing Summary Report***

<b>Type</b>	<b>Count</b>
Yellow Bags Used	2920
Litter on Sidewalks and Streets	247
Litter in Parks and Open Spaces	103
De-weeding	227
Illegal Dumping of Builders Rubble	4
Illegal Dumping of Garden Waste	15
Illegal Dumping of Household Waste	42

Type	Count
Illegal Dumping of Mixed Waste	60
Illegal Dumping of Parks / Vagrants	26
Drain cleaning	107
Removal of Illegal Posters and Pamphlets from Public Spaces and Non-municipal Infrastructure	13
Litter Bins - Green	157
Litter Bins - Red in Parks	24
Greening, Tree Pruning and Landscaping	27
Collect All Rocks, Half Bricks, Concrete Pieces	20
Collect and Heap All Pieces of Wood and Other Objects	3
Graffiti Removal	25
Dead Animals	11
Rodents and Unhygienic Area	3
Ensure Litter is Collected from City	75
Ensure Litter Bins are Emptied from City	72
Ensure All Wheelie bins are Collected	68
Urban Defects	6
Special Tasks	12
Report Vehicles and Other Accidents	1
Other	7
<b>TOTAL</b>	<b>1529</b>

**Cleansing Task Graph**



**Urban Management Task List**

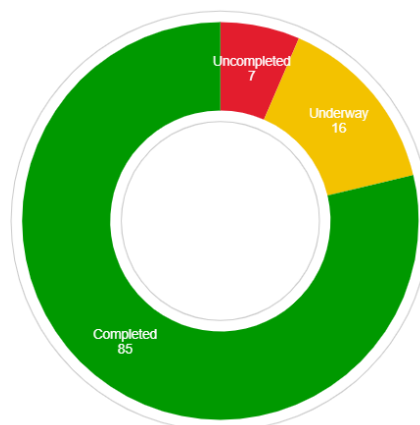
Category	Sub-Category	Uncompleted	Underway	Completed	Total
City Parks (Enquiries)	Enquiries-Parks	1	0	0	1
<b>City Parks (Enquiries) Total</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
City Parks (Maintenance)	Bush clearing/weed control	0	0	2	2
City Parks (Maintenance)	Mowing	0	0	3	3
City Parks (Maintenance)	Repair city parks infrastructure	0	1	0	1
City Parks (Maintenance)	Root trimming/pruning	0	0	1	1
City Parks (Maintenance)	Tree trimming/pruning	0	0	1	1
<b>City Parks (Maintenance) Total</b>		<b>0</b>	<b>1</b>	<b>7</b>	<b>8</b>
Electricity (Equipment damage & exposure)	Equipment damaged	0	1	2	3
Electricity (Equipment damage & exposure)	Exposed cable	0	0	1	1
Electricity (Equipment damage & exposure)	Kiosk damaged	1	0	2	3
Electricity (Equipment damage & exposure)	Pole knocked down in vehicle accident	0	0	1	1
<b>Electricity (Equipment damage &amp; exposure) Total</b>		<b>1</b>	<b>1</b>	<b>6</b>	<b>8</b>
Electricity (Street lighting)	All streetlights are out	0	0	2	2
<b>Electricity (Street lighting) Total</b>		<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>
Litter Bins (Public)	New or additional litter bins required	0	0	1	1
<b>Litter Bins (Public) Total</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>

Category	Sub-Category	Uncompleted	Underway	Completed	Total
Refuse (Collection and removal)	Non collection of recycling	0	0	1	1
<b>Refuse (Collection and removal) Total</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
Roads and storm water (Maintenance required)	Paint or repaint road marking, lines, etc.	0	3	4	7
Roads and storm water (Maintenance required)	Repair a pothole	0	2	17	19
Roads and storm water (Maintenance required)	Repair or replace bollards, guards or handrails	1	2	11	14
Roads and storm water (Maintenance required)	Repair road or footway	2	1	10	13
Roads and storm water (Maintenance required)	Traffic and road signs require attention	0	1	1	2
<b>Roads and storm water (Maintenance required) Total</b>		<b>3</b>	<b>9</b>	<b>43</b>	<b>55</b>
Roads and stormwater (dumping)	Dumping on stormwater infrastructure	0	0	1	1
<b>Roads and stormwater (dumping) Total</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
Roads and stormwater (flooding)	Flooding of road	0	0	1	1
<b>Roads and stormwater (flooding) Total</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
Roads and stormwater (Missing covers and grids)	Repair or replace manhole cover or grid	0	1	13	14
<b>Roads and stormwater (Missing covers and grids) Total</b>		<b>0</b>	<b>1</b>	<b>13</b>	<b>14</b>

Category	Sub-Category	Uncompleted	Underway	Completed	Total
Roads and stormwater (Unsafe surface)	Road surface compromised by oil, sand, etc.	0	1	0	1
<b>Roads and stormwater (Unsafe surface) Total</b>		<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>
Safety and security (Problem buildings)	Unkempt/abandoned buildings	1	0	0	1
<b>Safety and security (Problem buildings) Total</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
Sewer	Sewer-manhole cover-damaged	1	1	2	4
Sewer	Sewer-manhole cover-stolen/missing	0	2	0	2
Sewer	Sewer: blocked/overflow	0	0	1	1
<b>Sewer Total</b>		<b>1</b>	<b>3</b>	<b>3</b>	<b>7</b>
Solid waste (Dumping, beaches and street sweeping)	Illegal dumping	0	0	4	4
<b>Solid waste (Dumping, beaches and street sweeping) Total</b>		<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>
Stormwater (Blockages)	Stormwater gulley or manhole blocked	0	0	1	1
<b>Stormwater (Blockages) Total</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
Water	Meter: missing cover	0	0	2	2
<b>Water Total</b>		<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>
<b>TOTAL</b>		<b>7</b>	<b>16</b>	<b>85</b>	<b>108</b>

**Urban Maintenance Task Graph**

- Uncompleted
- Underway
- Completed



- Although the SBID improved the cleanliness of most public environments in the area, the most challenging area remains the Public Transport Interchange and surrounding streets and open spaces. The large number of homeless people makes a significant contribution to the generation of public litter through bin-picking at night when there are no patrol officers present.
- The SBID is in constant liaison with the City of Cape Town to address both the origin and the result of this problem through concerted efforts.

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 “2020/2021”) – Please see Social Upliftment as the two services are integrated.

**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 SBID 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 which the SBID supports with its cleaning programme.

**4.3.2. Resource Allocation**

- Two (2) job opportunities were created for cleaning and maintenance staff members recruited from the Somerset West Night Shelter.

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	2021/22			2022/23		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
<b>Social Services</b>	R 72 783	R 69 000	R 3 783	R 78 000	R 75 000	R 3 000

## **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 SBID 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 Cllr. Carl Punt 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

No Board Committees were appointed. The Board members did however support and participate in the Future Strand initiative.

#### 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.strandbid.co.za](http://www.strandbid.co.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.<sup>1</sup>

---

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



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.

## **PART D: FINANCIAL INFORMATION**

### **1. Report of the External Auditor**

See full report below

### **2. Annual Financial Statements**

See full report below

**STRAND BUSINESS IMPROVEMENT DISTRICT NPC  
(REGISTRATION NUMBER 2014/240759/08)  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2023**

Pyper Turner Incorporated  
Registered Auditors  
Issued 23 August 2023

# Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

## General Information

---

<b>Country of incorporation and domicile</b>	South Africa
<b>Nature of business and principal activities</b>	General upliftment of Strand central business district area
<b>Directors</b>	B S Friedman G M Goodwin D J Malan
<b>Registered office</b>	2nd Floor Friedman and Cohen 10 Wesley Street Strand Western Cape 7140
<b>Business address</b>	2nd Floor Friedman and Cohen 10 Wesley Street Strand Western Cape 7140
<b>Postal address</b>	PO Box 1029 Strand 7139
<b>Auditors</b>	Pyper Turner Incorporated Registered Auditors
<b>Company registration number</b>	2014/240759/08
<b>Tax reference number</b>	9017/135/25/3
<b>Level of assurance</b>	These financial statements have been audited in compliance with the applicable requirements of the Companies Act 71 of 2008.
<b>Preparer</b>	The financial statements were independently compiled by: J D Knoblauch Professional Accountant (SA)

# Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

## Index

---

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

	<b>Page</b>
Directors' Responsibilities and Approval	3
Directors' Report	4
Independent Auditor's Report	5 - 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 - 12
Notes to the Financial Statements	13 - 14

## Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

### Directors' Responsibilities and Approval

---

The directors are required by the Companies Act 71 of 2008, to maintain adequate accounting records and are responsible for the content and integrity of the financial statements and related financial information included in this report. It is their responsibility to ensure that the 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 financial statements.

The 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.

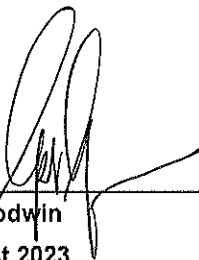
The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors set standards for 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.

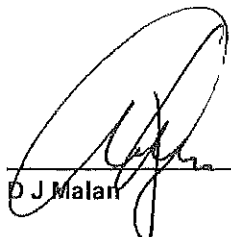
The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the financial statements. However, any system of internal financial control 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 financial statements. The financial statements have been examined by the company's external auditors and their report is presented on pages 5 to 6.

The financial statements set out on pages 7 to 14, which have been prepared on the going concern basis, were approved by the directors and signed on their behalf by:

  
\_\_\_\_\_  
G M Goodwin  
23 August 2023

  
\_\_\_\_\_  
D J Malan

# Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

## Directors' Report

---

The directors herewith submit their report on the financial statements of Strand Business Improvement District NPC for the year ended 30 June 2023.

### 1. Nature of business

Strand Business Improvement District NPC was incorporated in South Africa with interests in the services industry. 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 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 71 of 2008. 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 financial statements.

### 3. Directors

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

B S Friedman  
G M Goodwin  
D J Malan

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 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.

## Independent Auditor's Report

---

To the members of Strand Business Improvement District NPC

### Opinion

We have audited the financial statements of Strand Business Improvement District NPC set out on pages 7 to 14, 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 financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Strand Business 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 71 of 2008.

### 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 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 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 includes the Directors' Report as required by the Companies Act 71 of 2008, and the supplementary information as set out on pages 8 to 14. The other information does not include the financial statements and our auditor's report thereon.

Our opinion on the 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 financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the 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 Financial Statements**

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act 71 of 2008, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the 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.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the 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 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 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 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 financial statements, including the disclosures, and whether the 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.



**Pyper Turner Incorporated**  
**Registered Auditors**  
**Director: E van Wyk CA (SA) / RA**

**23 August 2023**



# Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

## Statement of Financial Position as at 30 June 2023

Figures in Rand	Notes	2023	2022
<b>Assets</b>			
<b>Non-Current Assets</b>			
Property, plant and equipment	2	24,312	24,312
<b>Current Assets</b>			
Trade and other receivables	3	86,805	80,563
Cash and cash equivalents	4	749,062	650,058
		<b>835,867</b>	<b>730,621</b>
<b>Total Assets</b>		<b>860,179</b>	<b>754,933</b>
<b>Equity and Liabilities</b>			
<b>Equity</b>			
Retained income		859,929	745,398
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Trade and other payables	5	250	9,535
<b>Total Equity and Liabilities</b>		<b>860,179</b>	<b>754,933</b>

# Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

## Statement of Comprehensive Income

Figures in Rand	Notes	2023	2022
<b>Revenue</b>	6	<b>1,570,375</b>	<b>1,463,460</b>
<b>Operating expenses</b>			
Accounting fees		11,958	11,362
Administration and management services		422,600	396,000
Advertising		12,056	1,175
Auditors remuneration	7	19,150	18,400
Bank charges		1,129	1,252
CIPC		450	450
Entertainment and meetings		-	1,735
Insurance		14,217	4,565
Interest - SARS		-	43
Minor tools and equipment		2,995	1,838
Projects		11,750	75,000
Protective clothing		2,939	-
Public safety		924,724	855,321
Social upliftment		75,000	69,000
Urban maintenance		-	11,250
		<b>1,498,968</b>	<b>1,447,391</b>
<b>Operating surplus</b>		<b>71,407</b>	<b>16,069</b>
Investment income	8	43,124	24,043
<b>Surplus for the year</b>		<b>114,531</b>	<b>40,112</b>
Other comprehensive income		-	-
<b>Total comprehensive income for the year</b>		<b>114,531</b>	<b>40,112</b>

## Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

### Statement of Changes in Equity

Figures in Rand	Retained income	Total equity
<b>Balance at 01 July 2021</b>	<b>705,286</b>	<b>705,286</b>
Surplus for the year	40,112	40,112
<b>Balance at 01 July 2022</b>	<b>745,398</b>	<b>745,398</b>
Surplus for the year	114,531	114,531
<b>Balance at 30 June 2023</b>	<b>859,929</b>	<b>859,929</b>

# Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

## Statement of Cash Flows

Figures in Rand	Notes	2023	2022
<b>Cash flows from operating activities</b>			
Cash generated from operations	10	55,880	8,206
Interest income		43,124	24,043
<b>Net cash from operating activities</b>		<b>99,004</b>	<b>32,249</b>
<b>Cash flows from investing activities</b>			
Purchase of property, plant and equipment	2	-	(24,312)
<b>Total cash movement for the year</b>		<b>99,004</b>	<b>7,937</b>
Cash and cash equivalents at the beginning of the year		650,058	642,121
<b>Total cash at end of the year</b>	4	<b>749,062</b>	<b>650,058</b>

# Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

## Accounting Policies

---

### 1. Basis of preparation and summary of significant accounting policies

The 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 71 of 2008. The 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 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.

An item of property, plant and equipment is recognised as an asset when it is probable that future economic benefits associated with the item will flow to the company, and the cost of the item can be measured reliably.

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.

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.

Property, plant and equipment with a cost of R7,000.00 or less per item, is depreciated in full during the year of acquisition.

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

---

Item	Depreciation method	Average useful life
CCTV camera system	Straight line	5 years

---

The depreciation charge for each period is recognised in surplus or deficit unless it is included in the carrying amount of another asset.

Gains and losses on disposals are recognised in surplus or deficit.

#### 1.2 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 surplus or deficit) 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 cost

Equity instruments that are not publicly traded and whose fair value cannot otherwise be measured reliably without undue cost or effort are measured at cost less impairment.

# Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

## Accounting Policies

---

### 1.2 Financial instruments (continued)

#### Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. These are initially and subsequently recorded at fair value.

### 1.3 Revenue

Revenue is recognised to the extent that the company has transferred the significant risks and rewards of ownership of goods to the buyer, or has rendered services under an agreement provided the amount of revenue can be measured reliably and it is probable that economic benefits associated with the transaction will flow to the company. Revenue is measured at the fair value of the consideration received or receivable, excluding sales taxes and discounts.

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

## Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

### Notes to the Financial Statements

Figures in Rand 2023 2022

#### 2. Property, plant and equipment

	2023			2022		
	Cost	Accumulated depreciation	Carrying value	Cost	Accumulated depreciation	Carrying value
CCTV camera system	24,312	-	24,312	24,312	-	24,312

#### Reconciliation of property, plant and equipment - 2023

	Opening balance	Closing balance
CCTV camera system	24,312	24,312

#### Reconciliation of property, plant and equipment - 2022

	Opening balance	Additions	Closing balance
CCTV camera system	-	24,312	24,312

#### 3. Trade and other receivables

Prepaid expenses	86,605	80,563
VAT	200	-
	<b>86,805</b>	<b>80,563</b>

#### 4. Cash and cash equivalents

Cash and cash equivalents consist of:

Nedbank current account	89,265	33,386
Nedbank 32 - day notice account	659,797	616,672
	<b>749,062</b>	<b>650,058</b>

#### 5. Trade and other payables

Trade payables	250	249
VAT	-	9,286
	<b>250</b>	<b>9,535</b>

#### 6. Revenue

Rates received - City of Cape Town	1,570,375	1,443,538
Rates retention received - City of Cape Town	-	19,922
	<b>1,570,375</b>	<b>1,463,460</b>

In accordance with the Finance Agreement, the City pays over 97% of the annual budget to the CID in 1/12th instalments and retains 3% as a provision for bad debts. Accordingly, the City paid over R1,570,375 to the company in 2022/2023.

# Strand Business Improvement District NPC

(Registration number: 2014/240759/08)

Financial Statements for the year ended 30 June 2023

## Notes to the Financial Statements

Figures in Rand	2023	2022
<b>7. Auditors remuneration</b>		
Audit services - prior year	12,000	11,000
Tax and secretarial services	7,150	7,400
	<u>19,150</u>	<u>18,400</u>
<b>8. Investment revenue</b>		
<b>Interest revenue</b>		
Bank	<u>43,124</u>	<u>24,043</u>
<b>9. Taxation</b>		
No provision has been made for 2023 tax as the company is registered as a Public Benefit Organisation at the Tax Exempt Unit and has no taxable income.		
<b>10. Cash generated from operations</b>		
Surplus before taxation	114,531	40,112
Investment income	(43,123)	(24,043)
<b>Changes in working capital:</b>		
(Increase) decrease in trade and other receivables	(6,242)	(5,621)
Increase (decrease) in trade and other payables	(9,286)	(2,242)
	<u>55,880</u>	<u>8,206</u>
<b>11. Directors' remuneration</b>		
No emoluments were paid to the directors or any individuals holding a prescribed office during the year.		