

POLICY : UNIFORM POLICY WITH REGARD TO SECURITY SERVICES AT COUNCIL-OWNED FLAT COMPLEXES

Item B-HD (66-2003)
MC 16.10.2003

HOUSING DEPARTMENT : UNIFORM POLICY WITH REGARD TO SECURITY
SERVICES AT COUNCIL-OWNED FLAT COMPLEXES

RESOLVED:

1. **That** the report on a uniform policy with regard to security services at Council-owned residential complexes **BE NOTED**.
2. **That** the Executive Director: Public Safety **ENSURE** that all Council-owned rental properties **ARE INCLUDED** as part of the provision of security and monitoring services rendered by the Public Safety Department.
3. **That** the Executive Director: Housing **BE REQUESTED** to investigate the provision of caretaker services at all Council-owned properties and that a further report **BE SUBMITTED** by November 2003.
4. **That** the Executive Director: Housing **INVESTIGATE** the provision of access control to all Council-owned properties.

**HOUSING DEPARTMENT: UNIFORM POLICY WITH REGARD TO SECURITY SERVICES AT COUNCIL
OWNED FLAT COMPLEXES**

15/3/2 P (JJJ)

PURPOSE OF REPORT

To implement a uniform policy with regard to the rendering of security services at Council owned flat complexes.

MOTIVATION

Council currently owns 59 flat complexes, situated throughout its area of jurisdiction.

Security services are rendered at only four (4) of these complexes.

The complexes and monthly costs at each complex are as follows:

- | | | | |
|---|----------|------------------|---------------------|
| • | Tokoza | Tokoza Mews | R8 500,00 per month |
| • | Alberton | Parklands Mews | R5 800,00 per month |
| • | Boksburg | Andries Scnbante | R8 500,00 per month |
| • | Brakpan | TweedyPark | R2000,00permonth |

Due to the limited funds allowed for security in the current financial year, (R151 000,00) these services could only be provided for a period of two (2) months at Parklands Mews, Tokoza Mews and Andries Scribante.

With regard to Tweedy Park, the Brakpan Society for the Care of the Aged is providing the security service with Ekurhuleni Metropolitan Municipality making a contribution towards the costs that is (R24 000,00 per annum). This arrangement should continue until the Society for the Care of the Aged is consulted and time frames agreed to, preferably up to the end of this financial year.

DISCUSSION

No security services are provided at the remaining 55 complexes. Some, however, are equipped with electronic remote controlled access gates. This system seems to be working well and need to be extended to all flats.

Council is not obliged to render security services. The lease agreement does not mention the provision of security measures at these premises. The contract protects Council from any liability claims there may be in this regard.

Council's insurance cover and premiums are not affected as any security arrangements are aimed at the protection of the tenants and their property.

FINANCIAL IMPLICATION

Funds are available for the installation and maintenance of electronic access gates at Parklands Mews, Tokoza Mews and Andries Scribante Flats. The cost of installing the three (3) gates will amount to approximately R50 000,00 which will represent a saving of R205 000,00 in the current financial year.

CONCLUSION

It is suggested that the external security arrangements with the private security companies at the aforementioned three (3) complexes be terminated in terms of approved termination notice and that the remote controlled electronic access gates installed at these complexes.

COMMENTS FROM THE RELEVANT DEPARTMENTS

Finance Department

"The recommendations are in order."

Department Corporate and Legal Services

"The contracts with the residents as well as the security providers were not scrutinized. We are unable to comments on Council's obligation to provide security to the complexes. Likewise we are unable to comment on the cancellation of the services with the security providers.

Provided that the terms of these agreements are adhered to we support the recommendations. We however suggest that in recommendation (2) the word "personal" be removed because, if retained, it may be interpreted that Council will provide security other than personal."