ANNUAL REPORT

Brackenfell Business Improvement District NPC

Annual Report and Financial Statements

for the year ended 30 June 2025

BBID

Brackenfell Business Improvement District NPC

Our online report is available at www.bbid.co.za

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PART A: GENERAL INFORMATION

1. GENERAL INFORMATION

Registered Name:	Brackenfell Business Improvement District NPC (BBID) Non-Profit Company
Registration No:	2017/258764/08
Physical Address:	Unit 5 Higro Park Fourie Street, Brackenfell, 7560
Postal Address:	PO Box 1738, Brackenfell, Western Cape, 7561
Telephone Number/s:	**BBID Manager/s:**
	Byron Page - 061 373 6736
Email Address:	manager@bbid.co.za
Website Address:	www.bbid.co.za
External Auditors:	C2M Chartered Accountants
Banker's Information:	First National Bank (FNB)
Company Secretary:	Wejaen Viljoen

2. LIST OF ABBREVIATIONS/ACRONYMS

BBID	Brackenfell 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

Dear Stakeholders,

It is my privilege, as Chairperson of the Brackenfell Business Improvement District (BBID), to present the Annual Report for the financial year ended 30 June 2026.

Since its establishment in 2014, the BBID has remained committed to supporting a safer, cleaner and better-maintained business environment in Brackenfell. Our work is guided by the strategic objectives set out in the approved Business Plan for 2024–2029, with a focus on public safety, urban maintenance, cleansing, environmental improvement, social upliftment and stakeholder communication.

During the year under review, the BBID continued to deliver its core services while working towards strengthening operational effectiveness and improving the public environment. Public safety remained a key priority, supported by patrol operations, CCTV surveillance and licence plate recognition technology. Maintenance and technical improvements to the CCTV network continued, while engagement with the City of Cape Town remained important in addressing infrastructure concerns and advancing streetscape and landscaping initiatives.

Cleansing and urban maintenance also remained central to our efforts to maintain an attractive and functional business district. Through continued cooperation between the Board, management, service providers and relevant authorities, the BBID seeks to protect property values, support local businesses and contribute to a positive experience for those who work, live and visit in the area.

The year presented challenges, particularly rising fuel costs and the ongoing need to maintain public safety and surveillance infrastructure. Management implemented measures to manage fuel consumption and operational expenditure while seeking to maintain appropriate service levels. These challenges reinforce the importance of careful financial planning, effective resource allocation and continued collaboration with our partners.

The BBID maintained a sound financial position during the reporting period. The independent auditor issued an unmodified audit opinion, confirming that the financial statements fairly present the organisation's financial position and performance in all material respects. Responsible financial management remains essential to ensuring that property owners' contributions are used effectively and in support of the district's priorities.

Looking ahead, our focus will remain on maintaining public safety, improving the reliability of CCTV infrastructure, strengthening urban maintenance and working with the City of Cape Town to address outstanding infrastructure matters. We will also continue implementing the 2024–2029 Business Plan, with an emphasis on accountable governance, effective service delivery and sustainable use of available resources.

I wish to thank my fellow Board members for their commitment and guidance and making tough decisions, Geocentric Urban Management for their professional support, and all service providers for their contribution to the BBID's daily operations. I also extend my appreciation to Hendrich Brand from Essential Health Pharmacy, Johan Coetzee from Zerocrete and the City of Cape Town Parks Division the Old Paarl Road Project. Luan Kitching from Brackenfell Steel for moving the cameras to more appropriate positions. The South African Police Service, Law Enforcement, local

security partners. Special thank you to our businesses and community stakeholders for their cooperation and support.

Finally, I thank the property owners whose contributions make the BBID's supplementary services possible. Your continued support enables us to work towards our shared objective of a safer, cleaner and more attractive Brackenfell.

While challenges remain, the BBID is committed to building on the progress made and continuing to serve the interests of the district with accountability, dedication and a clear focus on the future.

Sincerely,
Koos van der Merwe
Chairperson
Brackenfell Business Improvement District Non-profit Company

4. MANAGEMENT OVERVIEW

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Dear Stakeholders,

The 2025/2026 financial year reflected the continued commitment of the Brackenfell Business Improvement District (BBID) to maintaining a safe, clean and well-managed business environment. Guided by the Business Plan for 2024–2029, the organisation continued to provide supplementary public safety, cleansing, urban maintenance, environmental and social development services to support local businesses, property owners and visitors.

The BBID maintained a sound financial position during the year under review. The Annual Financial Statements for the year ended 30 June 2026 received an unmodified audit opinion from C2M Chartered Accountants Incorporated. This confirms that the financial statements fairly present the organisation's financial position and performance in accordance with the applicable reporting requirements.

Responsible financial management remains a priority, with continued monitoring of expenditure against approved budgets to ensure that available funds are used effectively and directed towards BBID's core services and strategic objectives.

During the year, the BBID continued its established service delivery activities, with a focus on public safety, cleansing, urban maintenance and stakeholder cooperation. The implementation of the new CID management system and electronic incident reporting platform represents an important step towards improving operational reporting, identifying incident trends and supporting informed decision-making.

Following the postponement of the proposed City of Cape Town CID Procurement Policy Framework to 2027, the BBID will continue to review its procurement procedures and strengthen documentation, transparency and accountability in the appointment and management of service providers.

In the year ahead, the focus will remain on maintaining service standards, improving operational reporting, monitoring expenditure and implementing the approved Business Plan and annual Implementation Plan. Proposed initiatives, including investigating traffic flow improvements in Roslyn Street, will be considered in consultation with the relevant City of Cape Town departments.

I would like to thank the Board of Directors for its guidance and oversight, as well as the City of Cape Town, SAPS, service providers, property owners and local businesses for their continued cooperation. I also extend my appreciation to everyone involved in the day-to-day operations of the BBID for their contribution towards maintaining and improving the Brackenfell business environment.

Through continued collaboration and responsible management, the BBID remains committed to creating an environment that supports business growth, protects property values and contributes to the long-term development of the area.

Sincerely,
Gene Lohrentz
Chief Executive Officer
Geocentric Urban Management as management company for the Brackenfell 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 Haumann Rodger Bellville Incorporated.

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 August 2026 and signed on behalf by directors Abrie De Klerk and Leon van der Merwe.

Koos van der Merwe
Chairperson of the Board
30 August 2026

6. STRATEGIC OVERVIEW

6.1. Vision

The Brackenfell Business Improvement District (BBID) was formally established in 2014 providing supplementary public safety, urban maintenance, and urban cleaning services in close cooperation with the various City Departments as well as South African Police Services (SAPS).

The vision of the BBID is to foster a central business district that is accessible, inviting, and conducive to economic activity. The BBID strives to create an environment that is safe, clean, and attractive for workers, visitors, and clients, ensuring that the public realm supports the daily operations and growth of local businesses. Through close collaboration with the City of Cape Town, SAPS, and a range of public and private partners, the BBID delivers supplementary public safety, urban cleaning, and maintenance services that enhance the quality of life and working environment within the district.

The BBID continues to address the ongoing issues impacting the area, noting that the area remains a popular node subjected to urban infrastructure damage, traffic congestion, littering and increased opportunities for crime. The BBID aims to continue to motivate property owners to enhance their investments and work closely with the BBID and the City of Cape Town.

6.2. Mission

The BBID envisions a vibrant, secure, and well-managed urban centre that attracts and retains business and retail operators while serving as a model for collaborative urban management. This vision is anchored in the belief that a clean, orderly, and safe environment forms the foundation for economic vitality and community pride. The BBID aims to maintain a district where businesses can thrive, public spaces are cared for, and people feel confident to live, work, and visit. By combining proactive safety measures, consistent maintenance, and social upliftment initiatives, the BBID seeks to build a resilient and appealing business environment that supports long-term economic growth and reflects the collective commitment of its property owners and partners.

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

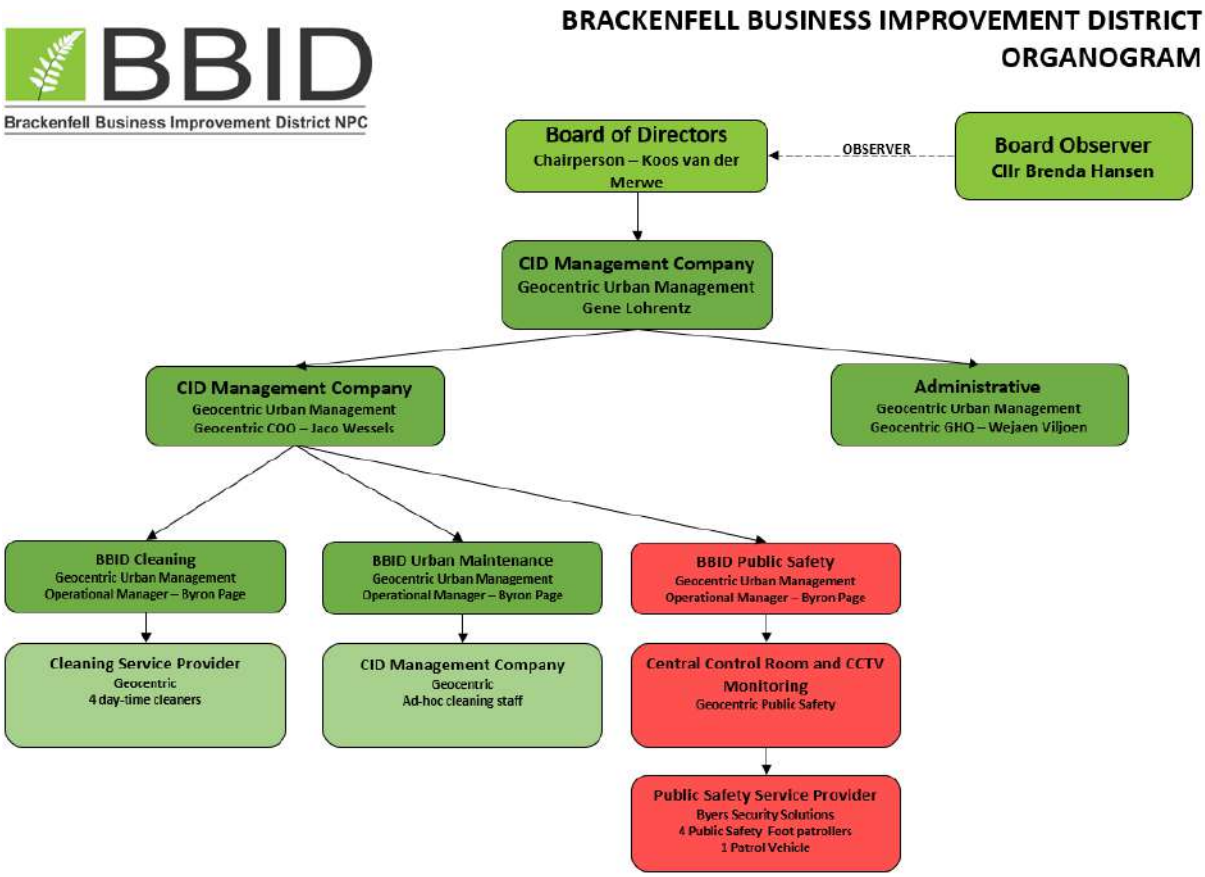
6.3. Our Goals

- Improve Public Safety 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 new investment to the area.
- Support and promote social responsibility in the area.
- The sustained and effective management of the BBID area.

7. STATUTORY MANDATE

In terms of the CID By-law and s.22 of the Municipal Property Rates Act, the Brackenfell Business Improvement District NPC is tasked with considering, developing and implementing improvements and upgrades to the Brackenfell Business Improvement District area to supplement services provided by the CCT. The funding comes from additional rates collected by the CCT from BBID 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

Gene Lohrentz
Chief Executive Officer

- Company enquiries
- Proposals
- Community groups and liaison

Contact Details

gene@geocentric.co.za
083 255 7657

Jaco Wessels
Chief Operating Officer

- Operational enquiries
- Control Room issues
- Collaboration requests
- CCTV enquiries

Contact Details

coo@geocentric.co.za
062 650 3322

Wejaen Viljoen
Admin & Information Manager

- Admin enquiries
- Reports
- AGM enquiries
- Board Meeting enquiries
- HR enquiries

Contact Details

admin@geocentric.co.za
062 753 4779

Byron Page
CID Manager

- Day-to-day Operations

Contact Details

bbid@geocentric.co.za
061 373 6736

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 BBID the area has been upgraded and maintained. During this term the BBID continues to address the impact of infrastructure damage and the associated potential for urban decay, littering and increased opportunities for crime that may impact the entire BBID area.
In the light of these challenges the BBID aims to continue to enhance the area and work closely with the City of Cape Town to upgrade its road surfaces and infrastructure.

1.2. Organisational environment

In this year, most 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 and scheduled. Our focus remained on building the relationships and efforts amongst the various partners in the area including the SAPS and the Community Policing Forum. Close cooperation with the Ward Councillor, Sub council management and City officials to further improve service delivery has been the focus of this engagement.

2. STRATEGIC OBJECTIVES

Strategically, the BBID 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 Brackenfell.

3. COMPLAINTS PROCESS

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

- Referring serious complaints to the COO and CEO 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 BBID 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 the public environment. 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. Public environmental issues is either cleared by the BBID 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 BBID 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 BBID 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 BBID.

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 a bicycle, Monday – Friday during the daytime (06:30 – 17:30).
- 2 x public safety officers patrolling the area per foot, Monday – Friday during the daytime (06:30 – 17:30).
- 1 x public safety patrol vehicle patrolling the area on a 24/7 basis.
- 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 BBID 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.

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	
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 BBID measured by:	Ongoing	Public safety officers are inspected and posted to their patrols daily. The

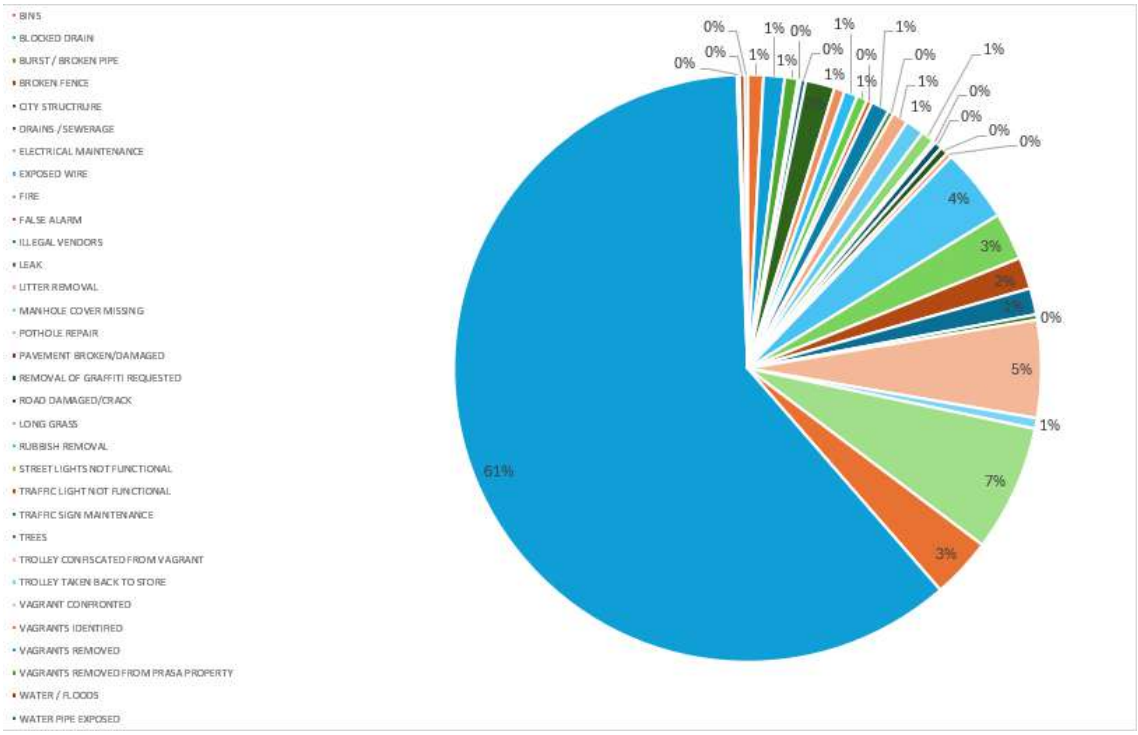
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Daily attendance registers Incident reports Patrol vehicle tracking reports Patrol vehicle patrol logs		Public safety officer's performance is measured on 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 BBID in the local Police sector crime forum.	Incorporate feedback and information in Public Safety and safety initiatives of the BBID Report on any Public Safety information of the BBID 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 BBID 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 BBID 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 BBID Board with recommendations where applicable Incident reports Patrol vehicle tracking reports Patrol vehicle patrol logs	Weekly	**Incident reports** See the Table and Graph below **Patrol vehicle patrol logs** See the Table below
9. Identify "hot spot" areas.	Number of "hot spot" areas identified and the number of "hot spot visitation for the reporting period	Monthly	See the Table Below

Public Safety Incident Summary Report

TYPE	Total
Bins	6
Blocked Drain	8
Burst / Broken Pipe	5
Broken Fence	1
City Structrure	2
Drains / Sewerage	11
Electrical Maintenance	4
Exposed Wire	5
Fire	4
False Alarm	2
Illegal Vendors	7
Leak	2
Litter Removal	6
Manhole Cover Missing	7
Pothole Repair	5
Pavement Broken/Damaged	1
Removal Of Graffiti Requested	3
Road Damaged/Crack	3
Long Grass	2
Rubbish Removal	28
Street Lights Not Functional	18
Traffic Light Not Functional	12
Traffic Sign Maintenance	10
Trees	2
Trolley Confiscated From Vagrant	37
Trolley Taken Back To Store	4
Vagrant Confronted	48
Vagrants Identified	23
Vagrants Removed	419
Vagrants Removed From Prasa Property	1
Water / Floods	2
Water Pipe Exposed	1
Total	**689**

Public Safety Incidents Graph



From 1 July 2025 to 30 June 2026 the patrol vehicle logged the following number of patrol kilometres:

Patrol Vehicle 1: 31 231 km
Total: 31 231 km

- The most significant challenge to the public safety operations in BBID remains the limited resources.
-
- The BBID'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 BBID deployed one public safety vehicle and two public safety bicycles and two public safety foot patrollers during the daytime and two public safety officers in one patrol vehicle at night during weekdays. On weekends there is one patrol vehicle.

- A budget of R 2 405 680 was expended on the Public Safety deployments for the year and an additional R 92 022 was allocated for CCTV monitoring.

Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as "2025/2026")

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Public Safety	R 2 439 000	R 2 428 303	R 10 697	R 2 482 341	R 2 405 680	R 76 661
CCTV Monitoring	R 87 165	R 87 165	-	R 110 400	R 92 022	R 18 378
CE: CCTV/LPR Cameras	R 200 000	R 19 550	R 180 450	R 100 450	R 90 476	R 9 974

- The amount of R 100 450 allocated for the CCTV / LPR was carried over to the 2025/26 financial year to allow for the project's completion.

4.2. MAINTENANCE AND CLEANSING SERVICES

4.2.1. The BBID 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 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 BBID 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 BBID 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 BBID. 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:

- 3 x urban management workers per day. The shifts run Monday to Friday
- 1 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 BBID 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. Removed 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 BBID 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

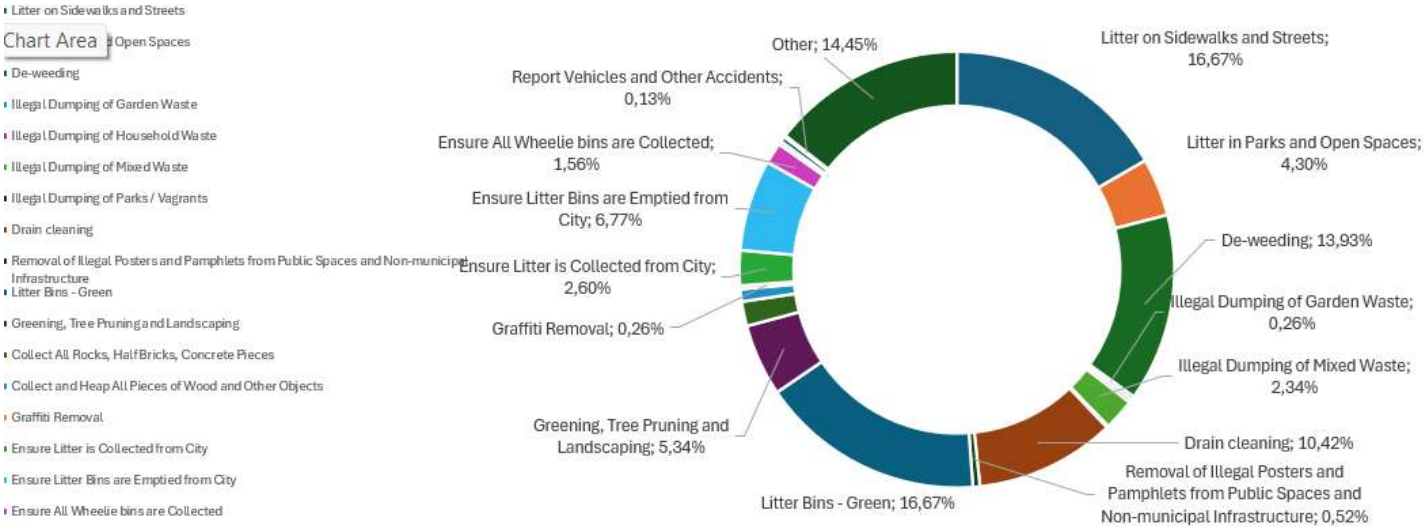
MAINTENANCE OF PUBLIC GREEN AREAS			
ACTION STEPS	**KEY PERFORMANCE INDICATOR**	**FREQUENCY per year**	**Comments**
1. Mow street verges	Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below
2. Tree pruning and landscaping.	Measure effectiveness through Urban Maintenance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

Cleansing Summary Report

Type	2024/25	2025/26	2024/25 - 2025/26
Yellow Bags Used	1 648	4 610	↑
Litter on Sidewalks and Streets	41	128	↑
Litter in Parks and Open Spaces	11	33	↑
De-weeding	35	107	↑
Illegal Dumping of Garden Waste	0	2	↑
Illegal Dumping of Household Waste	1	2	↑
Illegal Dumping of Mixed Waste	2	18	↑
Illegal Dumping of Parks / Vagrants	3	1	↓
Drain cleaning	20	80	↑
Removal of Illegal Posters and Pamphlets from Public Spaces and Non-municipal Infrastructure	0	4	↑
Litter Bins - Green	36	128	↑
Greening, Tree Pruning and Landscaping	4	41	↑
Collect All Rocks, Half Bricks, Concrete Pieces	0	14	↑
Collect and Heap All Pieces of Wood and Other Objects	0	7	↑

Type	2024/25	2025/26	2024/25 - 2025/26
Graffiti Removal	0	2	↑
Ensure Litter is Collected from City	14	20	↑
Ensure Litter Bins are Emptied from City	2	52	↑
Ensure All Wheelie bins are Collected	2	12	↑
Urban Defects	1	2	↑
Special Tasks	1	3	↑
Report Vehicles and Other Accidents	0	1	↑
Other	38	111	↑
TOTAL	**211**	**768**	

Cleansing Task Graph

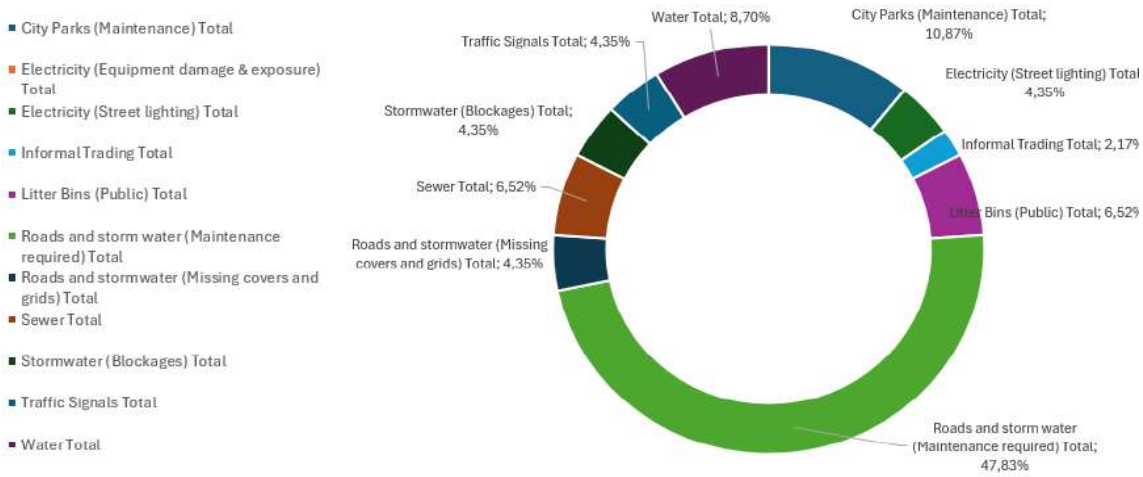


Urban Management Task List

Category	Category	2024/25	2025/26	2024/25 - 2025/26
City Parks (Maintenance)	Bush clearing/weed control	0	3	↑
City Parks (Maintenance)	Mowing	3	0	↓
City Parks (Maintenance)	Tree trimming/pruning	6	2	↓
City Parks (Maintenance) Total		**9**	**5**	↓
Electricity (Equipment damage & exposure)	Equipment has been tampered with	1	0	↓
Electricity (Equipment damage & exposure)	Kiosk damaged	0	0	→
Electricity (Equipment damage & exposure) Total		**1**	**0**	↓
Electricity (Street lighting)	All streetlights are out	2	2	→
Electricity (Street lighting)	Individual streetlights are out	0	0	→
Electricity (Street lighting) Total		**2**	**2**	→
Informal Trading	Trading illegally or without permit	0	1	↑
Informal Trading Total		**0**	**1**	↑

Category	Category	2024/25	2025/26	2024/25 - 2025/26
Litter Bins (Public)	Litter bins are not being emptied/serviced	0	1	↑
Litter Bins (Public)	New or additional litter bins required	2	2	→
Litter Bins (Public) Total		**2**	**3**	↑
Roads and storm water (Maintenance required)	Paint or repaint road marking, lines, etc.	8	17	↑
Roads and storm water (Maintenance required)	Repair a pothole	7	4	↓
Roads and storm water (Maintenance required)	Traffic and road signs require attention	0	1	↑
Roads and storm water (Maintenance required) Total		**15**	**22**	↑
Roads and stormwater (Missing covers and grids)	Repair or replace manhole cover or grid	8	2	↓
Roads and stormwater (Missing covers and grids) Total		**8**	**2**	↓
Sewer	Sewer-manhole cover-stolen/missing	1	2	↑
Sewer	Sewer: blocked/overflow	2	1	↓
Sewer Total		**3**	**3**	→
Stormwater (Blockages)	Stormwater gulley or manhole blocked	9	2	↓
Stormwater (Blockages) Total		**9**	**2**	↓
Traffic Signals	Faulty arrows at intersections	0	2	↑
Traffic Signals	Robot down	2	0	↓
Traffic Signals Total		**2**	**2**	→
Water	Burst pipe	0	2	↑
Water	Leak at valve	1	0	↓
Water	Leak in road/pavement/underground	0	1	↑
Water	Re-instatement after water incident	0	1	↑
Water Total		**1**	**4**	↑
TOTAL		**52**	**46**	

Urban Maintenance Task Graph



4.2.6. Resource Allocation

- In addition to the deployment of the day-time cleaning teams, the BBID has four day-time cleaners and are required to work one Saturday per month.

- *Actual expenditure compared with the projected expenditure for (1) the financial year <u>preceding</u> the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as "2025/2026")*

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Cleaning Services	R 318 929	R 288 133	R 30 796	R 462 600	R 462 600	-
Environmental Upgrading	-	-	-	R 40 000	R 39 966	R 34
Urban Management	R 10 000	R 9 352	R 648	R 25 000	R 24 617	R 383
Centre Island Beautification	R 105 000	-	-	R 105 000	R 104 855	R 145

- The amount of R 105 000 allocated for the Centre Island Beautification Project was carried over to the 2025/26 financial year to allow for the project's completion.

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 BBID coordinates it's 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. Resource Allocation

- Although the social upliftment programme for the BBID could not be executed as intended, several temporary job opportunities were created for cleaning and maintenance staff members recruited from Mould Empower Serve (MES).

Actual expenditure compared with the projected expenditure for (1) the financial year <u>preceding</u> the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as "2025/2026")

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Social Services	R 20 600	R 15 163	R 5 437	R 10 000	R 9 240	R 760

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 BBID footprint. The Board did not appoint any committees during the reporting period due to the size of the Board.

Koos van der Merwe - *Chairperson*	
Portfolio	Cleansing & Maintenance
Appointment Date	11/08/2014
Qualifications	Mr. van der Merwe holds a BA degree and a BEd in Educational Management. He also holds an NQF Level 4 qualification in Real Estate and serves as a trustee of the Steynsdraai Trust.
Abrie De Klerk - Director	
Portfolio	Marketing
Appointment Date	30/06/2015
Qualifications	Mr. de Klerk holds qualifications in marketing, management and sales from the Institute of Administration and Commerce (IAC). He serves as Chairman of Supa Quick Western Cape and as National Vice-Chairman of Supa Quick.
Pieter Syfert - Director	
Portfolio	Social Upliftment
Appointment Date	11/06/2024
	Syfert holds a National Diploma in Architecture. He serves as a director of South Sea Property Investments (Pty)

	Ltd and Syfprop (Pty) Ltd, and as a trustee of the PJ Syfert Family Trust.
Leon van der Merwe - Director	
Portfolio (Co-opted)	Public Safety
Appointment Date	11/06/2024
Qualifications	Mr. van der Merwe holds a Diploma in Electronic Engineering and has lived in Brackenfell since 1982. He has been a business owner in Brackenfell since 2007 and a business property owner within the BBID area since 2002. He is the sole member of Alu Supreme CC and holds a 50% membership interest in Meditrim CC.
Keimpe Weistra – Director (Co-opted)	
Portfolio	Finance
Appointment Date	15/10/2025 (Pending Approval)
Qualifications	Mr. Weistra is a property professional associated with Pam Golding Properties. He holds a Bachelor of Commerce (B.Comm) degree in Accountancy from Rand Afrikaans University (RAU), now the University of Johannesburg, which he attended from 1986 to 1989, as well as a B.Comm Honours degree from the University of Johannesburg. He further obtained a Higher Diploma in Tax Law from the University of South Africa (UNISA) in 1991. In addition to his academic qualifications, Mr. Keimpe is a Chartered Accountant (South Africa) [CA(SA)] and holds a National Certificate in Real Estate. He is also a Registered Principal Property Practitioner with the Property Practitioners Regulatory Authority (PPRA). His background in accounting, taxation and property provides him with valuable financial and business expertise within the real estate sector.

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. Brenda Hansen 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 committee during the reporting period.

2.8. Attendance at board and committee meetings

The Board of Directors met regularly throughout the year, in line with the requirements of the City of Cape Town's CID Policy. Meetings were convened at least once every three months, ensuring sound governance, effective oversight, and accountability in driving the implementation of the Business Plan and service delivery priorities.

BOARD MEETINGS					
Director	**Total**	**17/09/2025**	**19/11/2025**	**04/03/2026**	**27/05/2026**
Koos van der Merwe	4 / 4	✓	✓	✓	✓
Abrie De Klerk	3 / 4	✓	-	✓	✓
Pieter Syfert	3 / 4	-	✓	✓	✓
Leon van der Merwe	4 / 4	✓	✓	✓	✓
Keimpe Weistra	4 / 4	✓	✓	✓	✓

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.bbid.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.[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 BBID board is committed to maintaining a comprehensive risk management policy aimed at safeguarding the BBID'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 BBID 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 BBID's operational risks, assesses the likelihood and potential impact of each risk, and outlines mitigation strategies.

This approach ensures that risk is addressed in a structured and consistent manner, enhancing the BBID 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 Brackenfell Business Improvement District NPC (BBID) 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 BBID'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

The Brackenfell Business Improvement District (BBID) operates within a dynamic urban environment where public safety, urban management, infrastructure, financial sustainability and operational capacity are key considerations. The following risk assessment summarises the principal risks identified from the BBID's operating environment and the measures in place or proposed to manage these risks.

Risk Rating Key

Risk Score	Rating	Colour
1–4	Low	
5–9	Moderate	
10–16	High	
17–25	Critical	

Likelihood and impact	Rating	Colour
1	Very low	
2	Low	
3	Moderate	
4	High	
5	Very High	

Risk Register

Risk Area	Key Risk / Exposure	Likelihood	Impact	Risk Score	Rating	Key Mitigation / Control Measures
Public Safety & Crime	Crime and public safety incidents may affect businesses, property owners, workers and visitors.	3	4	**12**	**High**	Visible public safety patrols, 24/7 patrol vehicles, foot patrols, control room monitoring, coordinated operations with SAPS, Law Enforcement, Metro Police and other security stakeholders.
Fuel & Operational Cost Pressure	Rising fuel costs may affect patrol coverage, response capability and the delivery of public safety services within the approved budget.	3	3	**9**	**Moderate**	Fuel-saving strategy measures were introduced, reduced non-essential vehicle trips, tiered public safety deployment, stand-off points and increased use of CCTV-directed response and foot patrols where required. Currently Under control
CCTV & Security Technology	Equipment failure, damage, battery or power limitations and gaps in CCTV coverage may reduce surveillance and incident-response capability.	3	4	**12**	**High**	Regular monitoring and maintenance of the CCTV network, asset-register controls, replacement of faulty equipment, battery-backup measures and continued expansion of PTZ, AI and LPR camera coverage at identified locations.
Infrastructure & Urban Maintenance	Defects or deterioration affecting roads, pavements, stormwater infrastructure, streetlights, road	2	2	**4**	**Low**	Routine inspection and reporting of infrastructure defects, stormwater drain cleaning, minor repairs and reinstatement, greening and landscaping, and ongoing coordination with relevant City

Risk Area	Key Risk / Exposure	Likelihood	Impact	Risk Score	Rating	Key Mitigation / Control Measures
	markings, signage and other public infrastructure may affect safety and the quality of the public environment.					of Cape Town departments to address outstanding defects.
Operational Capacity & Staffing	Difficulty in maintaining suitably qualified service providers or sufficient operational resources may affect public safety, cleansing, urban maintenance and social upliftment programmes.	2	4	**8**	**Moderate**	Well-documented procurement and recruitment processes, monitoring of service-provider performance and staffing requirements, review of contracts and ongoing Board and management oversight.
Governance & Compliance	Failure to maintain appropriate governance, financial, procurement and statutory reporting processes could expose the NPC to compliance, financial and reputational risk.	2	4	**8**	**Moderate**	Board oversight, quarterly Board meetings, audited annual financial statements, regular financial and operational reporting, procurement review, CIPC compliance, maintenance of statutory registers and ongoing risk monitoring.

Key Risk Observations

The key risks identified in this assessment are actively managed through processes driven and overseen by the BBID Board and Management. The Board and Management are responsible for identifying, monitoring and reviewing the risks that may affect BBID's operations, service delivery and financial sustainability. Appropriate mitigation measures and controls are implemented where required, with ongoing oversight to ensure that identified risks are addressed and that the BBID remains responsive to changes in its operating environment. The Risk Assessment is reviewed periodically by the Board and Management to ensure that the identified risks and corresponding mitigation measures remain relevant.

Overall Risk Position

The overall risk profile of the BBID reflects the operational and financial environment within which the Board and Management are responsible for delivering the CID's services. The assessment identifies Public Safety & Crime, CCTV & Security Technology, and Financial Sustainability & Revenue Base as the principal high-risk areas. These risks require ongoing monitoring, active management and appropriate mitigation measures by the BBID Board and Management.

The remaining risks are assessed as moderate or low and continue to be monitored through the BBID's operational and governance processes. The Board and Management will continue to review the risk profile, assess changes in the operating environment and ensure that appropriate controls and

mitigation measures are implemented where required. The Risk Assessment will be reviewed periodically to ensure that it remains relevant to the BBID's current operations and priorities.

5. ACCOUNTABILITY

5.1. Performance reviews

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

PART D: FINANCIAL INFORMATION

1. ANNUAL FINANCIAL STATEMENTS

See full report below

BRACKENFELL BUSINESS IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER 2014/155124/08)

ANNUAL FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2026

BRACKENFELL BUSINESS IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2014/155124/08)
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

GENERAL INFORMATION

Country of incorporation and domicile	South Africa
Nature of business and principal activities	District improvement
Directors	AJ De Klerk JA Van Der Merwe K Weistra KL Van Der Merwe PJ Syfert
Registered office	Unit 5 Higro Park Fourie Street Brackenfell Western Cape 7560
Business address	Unit 5 Higro Park Fourie Street Brackenfell Western Cape 7560
Postal address	PO Box 1738 Brackenfell Western Cape 7561
Bankers	First National Bank (FnB)
Auditors	C2M Chartered Accountants Incorporated Chartered Accountants (SA) Registered Auditors IRBA No. 958662
Company registration number	2014/155124/08
Tax reference number	9100/711/19/2
Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.
Preparer	The annual financial statements were independently compiled by: MD Dreyer Professional Accountant (SA)
Issued	21 August 2026

BRACKENFELL BUSINESS IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2014/155124/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

INDEX

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

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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	17

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 2027 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 page 5 to 6.

The annual financial statements set out on pages 7 to 16, which have been prepared on the going concern basis, were approved by the directors on 21 August 2026 and were signed on its behalf by:

AJ De Klerk

KL Van Der Merwe

DIRECTORS' REPORT

The directors have pleasure in submitting their report on the annual financial statements of Brackenfell Business Improvement District NPC for the year ended 30 June 2026.

1. Business activities

The company provides supplementary public safety, cleansing, maintenance services, environmental development, social development and communications in the Brackenfell area.

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 the IFRS for SMEs Accounting Standard and the requirements of the Companies Act 71 of 2008.

During the year under review the company operated independently of any shared services. The main business and operations of the company during the year under review has continued as in the past year and we have nothing further to report thereon.

The financial statements adequately reflect the results of the operations of the company for the year under review and no further explanations are considered necessary.

3. Directors

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

Directors	Changes
AJ De Klerk	
JA Van Der Merwe	
K Weistra	Appointed Monday, 23 February 2026
KL Van Der Merwe	
PJ Syfert	

Mr/Mrs K Weistra was appointed as a director of the company on 23 February 2026. There were no other changes to the composition of the board during the financial year.

4. Events after the reporting period

There have been no facts or circumstances of a material nature that have occurred between the reporting date and the date of this report that have a material impact on the financial position of the company at the reporting date.

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.

C2M Chartered Accountants Inc.

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INDEPENDENT AUDITOR'S REPORT

To the Shareholder of Brackenfell Business Improvement District NPC

Opinion

We have audited the annual financial statements of Brackenfell Business Improvement District NPC (the company) set out on pages 7 to 16, which comprise the statement of financial position as at 30 June 2026, 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 Brackenfell Business Improvement District NPC as at 30 June 2026, 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 "Brackenfell Business Improvement District NPC annual financial statements for the year ended 30 June 2026", which includes the Directors' Report as required by the Companies Act of South Africa and the supplementary information as set out on page 17. 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.

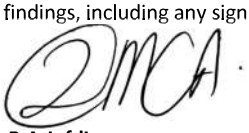
Auditor's Responsibilities for the Audit of the Annual Financial Statements

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.



31 August 2026

R Ariefdien
Chartered Accountant (SA)
Registered Auditor
Director

Tygeforum B
53 Willie van Schoor Drive
Tygervalley
Bellville
7530

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026

Figures in Rand	Notes	2026	2025
Assets			
Non-Current Assets			
Property, plant and equipment	2	648 659	859 894
Current Assets			
Cash and cash equivalents	3	3 101 653	2 365 231
Total Assets		**3 750 312**	**3 225 125**
Equity and Liabilities			
Equity			
Non-distributable Reserve		3 749 561	3 223 511
Liabilities			
Current Liabilities			
Trade and other payables	4	751	1 614
Total Equity and Liabilities		**3 750 312**	**3 225 125**

STATEMENT OF COMPREHENSIVE INCOME

Figures in Rand	Notes	2026	2025
Revenue	5	4 680 987	4 163 647
Other income	6	-	208 800
Expenditure		(4 322 894)	(3 933 864)
Operating surplus/(deficit)		**358 093**	**438 583**
Finance income	8	167 957	138 673
Surplus/(deficit) for the year		**526 050**	**577 256**
Other comprehensive income		-	-
Total comprehensive surplus/(deficit) for the year		**526 050**	**577 256**

STATEMENT OF CHANGES IN EQUITY

Figures in Rand	Accumulated Surplus	Total equity
Balance at 01 July 2024	**2 598 749**	**2 598 749**
Surplus for the year	577 256	577 256
Other comprehensive income	-	-
Total comprehensive income for the year	**577 256**	**577 256**
Prior period discrepancies	47 506	47 506
Total changes	**47 506**	**47 506**
Balance at 01 July 2025	**3 223 511**	**3 223 511**
Surplus for the year	526 050	526 050
Other comprehensive income	-	-
Total comprehensive surplus/(deficit) for the year	**526 050**	**526 050**
Balance at 30 June 2026	**3 749 561**	**3 749 561**

STATEMENT OF CASH FLOWS

Figures in Rand	Notes	2026	2025
Cash flows from operating activities			
Cash receipts from customers		4 680 987	4 163 647
Cash paid to suppliers and employees		(4 052 047)	(3 616 910)
Cash generated from operations	10	628 940	546 737
Finance income		167 957	138 673
Net cash from operating activities		**796 897**	**685 410**
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(51 625)	(515 602)
Proceeds/(loss) from sale of property, plant and equipment	2	(8 850)	208 695
Net cash from investing activities		**(60 475)**	**(306 907)**
Total cash movement for the year		**736 422**	**378 503**
Cash and cash equivalents at the beginning of the year		2 365 231	1 986 728
Total cash at end of the year	3	**3 101 653**	**2 365 231**

ACCOUNTING POLICIES

1. Basis of preparation and summary of significant accounting policies

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

These accounting policies are consistent with the previous period.

1.1 Significant judgements and sources of estimation uncertainty

Critical judgements in applying accounting policies

Management did not make critical judgements in the application of accounting policies, apart from those involving estimations, which would significantly affect the annual financial statements.

Key sources of estimation uncertainty

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 is included in surplus or shortfall 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
IT equipment	Straight line	3 years
Motor vehicles	Straight line	5 years
Office equipment	Straight line	5 years
Other fixed assets	Straight line	5 years
Other property, plant and equipment	Straight line	4 years
Security systems removable	Straight line	5 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 surplus or shortfall to bring the carrying amount in line with the recoverable amount.

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 surplus or shortfall when the item is derecognised.

1.3 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 shortfall) 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 surplus or shortfall.

1.4 Tax

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.

1.5 Impairment of assets

The company assesses at each reporting date whether there is any indication that property, plant and equipment or intangible assets or goodwill or investment property on the cost model 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.

1.6 Government grants

Grants that do not impose specified future performance conditions are recognised in income when the grant proceeds are receivable.

Grants received before the revenue recognition criteria are satisfied are recognised as a liability.

Grants are measured at the fair value of the asset received or receivable.

ACCOUNTING POLICIES

1.7 Revenue

Revenue is recognised when it's probable that future economic benefits or service potential will flow to the CID and when these benefits can be reliably measured. Revenue comprises revenue income from additional rates levied by the City of Cape Town on ratepayers, net of retention revenue retained.

1.8 Finance income

Finance income comprises interest income on funds invested. Finance income is recognised as it accrues, using the effective interest method.

1.9 Unauthorised, irregular, fruitless and wasteful expenditure

Unauthorised, irregular and fruitless and wasteful Expenditure is accounted for as an expense in the statement of financial performance classified in accordance with the nature of the expense. Where recovered it is subsequently accounted for as other income.

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025

2. Property, plant and equipment

	2026			2025		
	Cost or revaluation	Accumulated depreciation and impairment	Carrying value	Cost or revaluation	Accumulated depreciation and impairment	Carrying value
IT equipment	53 895	(53 889)	6	53 895	(53 889)	6
Motor vehicles	496 052	(181 524)	314 528	496 052	(82 313)	413 739
Office equipment	34 006	(28 591)	5 415	34 006	(25 223)	8 783
Other fixed assets	50 158	(50 155)	3	50 158	(50 155)	3
Other property, plant and equipment	85 217	(85 205)	12	147 376	(107 219)	40 157
Security systems removable	2 254 692	(1 925 997)	328 695	2 164 217	(1 767 011)	397 206
Total	**2 974 020**	**(2 325 361)**	**648 659**	**2 945 704**	**(2 085 810)**	**859 894**

Reconciliation of property, plant and equipment - 2026

	Opening balance	Additions	Depreciation	Closing balance
IT equipment	6	-	-	6
Motor vehicles	413 739	-	(99 211)	314 528
Office equipment	8 783	-	(3 368)	5 415
Other fixed assets	3	-	-	3
Other property, plant and equipment	40 157	(38 850)	(1 295)	12
Security systems removable	397 206	90 476	(158 987)	328 695
	859 894	**51 626**	**(262 861)**	**648 659**

Reconciliation of property, plant and equipment - 2025

	Opening balance	Additions	Disposals	Depreciation	Closing balance
IT equipment	6	-	-	-	6
Motor vehicles	18 492	496 052	105	(100 910)	413 739
Office equipment	12 151	-	-	(3 368)	8 783
Other fixed assets	3	-	-	-	3
Other property, plant and equipment	55 696	-	-	(15 540)	40 156
Security systems removable	546 083	19 550	-	(168 427)	397 206
	632 431	**515 602**	**105**	**(288 245)**	**859 893**

3. Cash and cash equivalents

Cash and cash equivalents consist of:

Bank balances	3 076 681	2 340 259
Short-term deposits	24 972	24 972
	3 101 653	**2 365 231**

4. Trade and other payables

VAT	751	1 614

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025
5. Revenue		
Revenue - Additional rates received	4 472 926	4 163 647
Revenue 1	208 061	-
	4 680 987	**4 163 647**
6. Other income		
Gains on disposals of assets	-	208 800
7. Auditor's remuneration		
Consulting	15 465	11 120
8. Finance income		
Interest income	167 957	138 673
9. Taxation		
Reconciliation of the tax expense		
Accounting surplus	526 050	577 256
Tax at the applicable tax rate of 27% (2025: 27%)	142 034	155 859
Other		
Exempt from income tax under section 10(1)(d)(iii)	(142 034)	(155 859)
	-	**-**

Non provision of tax

No provision has been made for 2026 tax as the company is exempt from income tax under section 10(1)(d)(iii) of income tax act.

10. Cash generated from operations		
Net surplus before taxation	526 050	577 255
Adjustments for:		
Depreciation, amortisation, impairments and reversals of impairments	262 859	288 245
Gain on disposal of assets	8 850	(208 800)
Rounding of cash flow	-	(1)
Investment income	(167 957)	(138 673)
Changes in working capital:		
Increase (decrease) in trade and other payables	(862)	28 711
	628 940	**546 737**

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025

11. Related parties

Amounts received from the City of Cape Town

Related party transactions

Amounts received from the City of Cape Town		
Revenue services rendered	4 472 926	4 163 647
Revenue retention refunded	208 061	-

12. Fruitless and wasteful expenditure

Interest, fines and penalties	-	9 708

Unauthorised, irregular and fruitless and wasteful Expenditure is accounted for as an expense in the statement of financial performance classified in accordance with the nature of the expense. Where recovered it is subsequently accounted for as other income.

DETAILED INCOME STATEMENT

Figures in Rand	Notes	2026	2025
Revenue			
Revenue - Additional Rates Received		4 472 926	4 163 647
Revenue - Additional Rates Retention Received		208 061	-
	5	**4 680 987**	**4 163 647**
Other income			
Gains on disposal of assets		-	208 800
Operating expenses			
Accounting fees & taxation fees		(31 950)	(36 639)
Administration and management fees		(537 000)	(179 000)
Advertising costs		(10 146)	(20 291)
Auditors remuneration	7	(15 465)	(11 120)
Bank charges		(3 642)	(3 874)
Cleansing services		(462 600)	(288 133)
Computer expenses		-	(2 151)
Depreciation		(262 859)	(288 244)
Environmental upgrading		(39 966)	-
Insurance		(34 634)	(30 313)
Interest, fines and penalties		-	(9 708)
Loss on sale of non-current asset		(8 850)	-
Marketing and promotions		-	(10 521)
Meeting expenses		-	(400)
Minor tools and equipment		-	(1 348)
Motor vehicle expenses		(88 164)	(119 472)
Office rental		(160 144)	(88 888)
Printing and stationery		-	(866)
Project - Boulevard beautification		(104 855)	-
Public safety		(2 405 680)	(2 428 303)
Public safety - CCTV monitoring		(92 022)	(87 165)
Repairs and maintenance		(5 500)	(23 628)
Salaries and wages		-	(241 063)
Secretarial fees		(9 590)	(3 824)
Social upliftment		(9 240)	(15 163)
Telecommunication		-	(14 195)
Urban maintenance		(24 617)	(9 352)
Utilities (not COCT)		(15 970)	(20 203)
		(4 322 894)	**(3 933 864)**
Operating surplus		**358 093**	**438 583**
Finance income	8	167 957	138 673
Surplus for the year		**526 050**	**577 256**

The supplementary information presented does not form part of the annual financial statements and is unaudited