



**PETITION BY RESIDENTS  
WARD 38 BRACKENDOWNS  
CITY OF EKURHULENI  
GAUTENG**

Briefing to the  
Portfolio Committee on  
Public Works and  
Infrastructure

17 May 2023

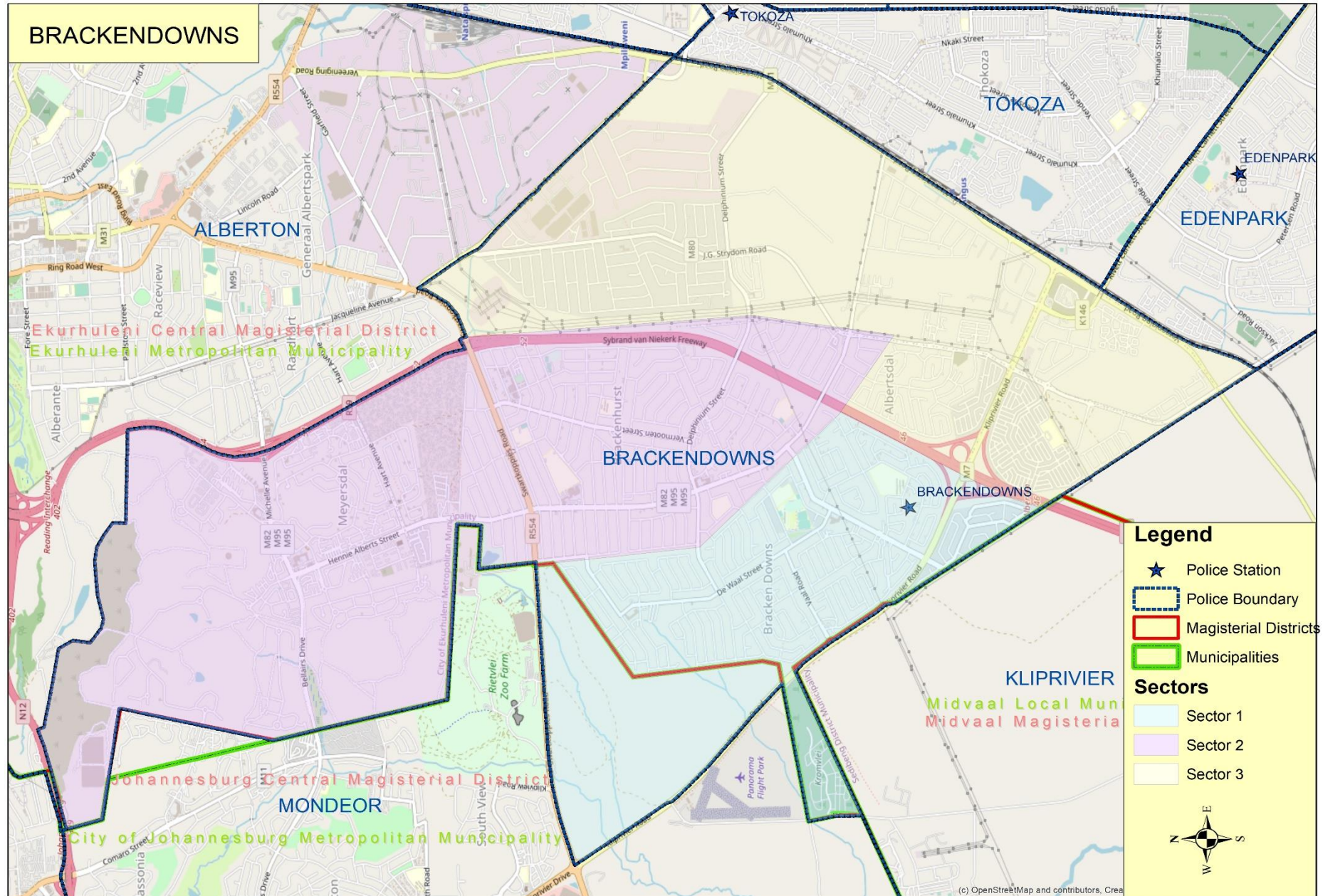
# TABLE OF CONTENTS

- Purpose
- Background
- Current Situation
- Challenges
- Recommendations

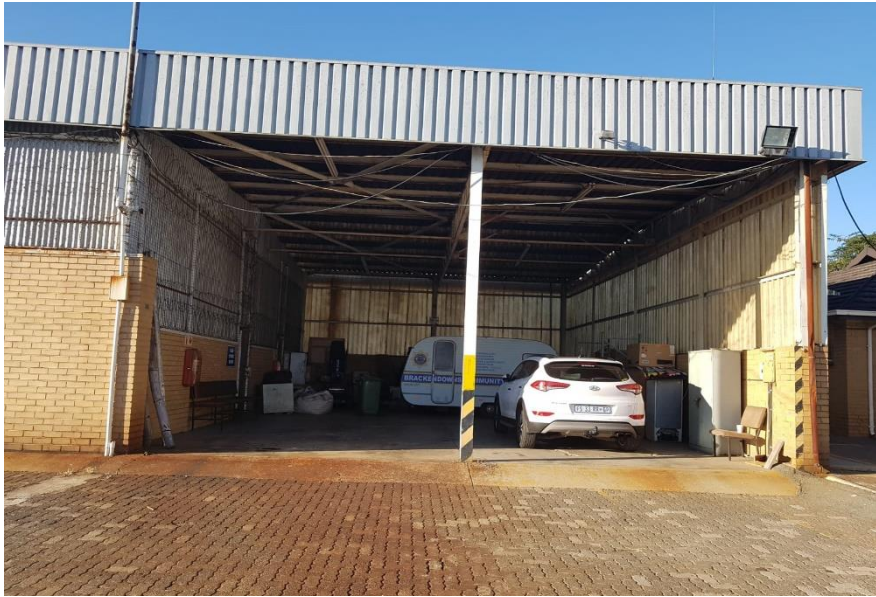
# PURPOSE

The purpose of this presentation is to provide feedback on the status of the Brackendowns in response to the pending portfolio committee briefing scheduled for the 17th May 2023.

# STATION PRECINCT MAP









# BACKGROUND

- The National Department of Public Works and Infrastructure (NDPWI) is mandated in terms of the Government Immovable Asset Management Act (GIAMA) to facilitate the acquisition of accommodation for all departments.
- The devolution of Custodial functions to Departments in terms of the signed MOU excludes the leasing of facilities for any form of accommodation needs i.e. office accommodation, residential accommodation and storage facilities
- The Brackendowns Police Station is leased by the NDPWI from the Ekurhuleni Metropolitan City for use by the South African Police Service (SAPS). The first date of occupation of the aforementioned facility was with effect from the 1st of May 2002.
- The current lease contract commenced on the 1st of May 2019 with an expiration date of the 31st of March 2028. The rental amount paid is R30 059, 32 per month.
- The condition of the facility has deteriorated over the years in occupation due to neglected maintenance by the Ekurhuleni Metropolitan City and this was raised with the NDPWI in an effort of finding an amicable solution towards addressing the maintenance challenges at the station.
- In 2017 the SAPS submitted a request to the NDPWI for the purchasing of the leased facility from the Ekurhuleni Metropolitan City (refer to attached Annexure A for your ease of reference). The request was underpinned by the fact that upon the finalization of the purchasing of the facility, the SAPS would then be in a position to utilize the Capital/Planned Maintenance Budget and bring the station to the desired condition.



# BACKGROUND

- Note must be taken that the objective was also an effort to circumvent the rapid dilapidation of the facility as the Metro was not in a financially viable position to fund the required maintenance due to the low rental amount paid. The SAPS in turn could not execute any maintenance requirements due to limitation by the Public Financial Management Act (PMFA 1 of 1999 as amended) which prohibits government departments from utilizing state funding on leased facilities.
- The purchasing of the facility stalled and the SAPS was therefore left with no option but to activate a process for the procurement of an alternative accommodation in 2021(refer to attached Annexure B for your ease of reference) and no tangible progress on the matter has been achieved.
- The relocation of the existing police station to a new site is not prioritized on the User Asset Management Plan (UAMP) plan by the Gauteng Provincial Commissioner and thus is not catered for in the current Medium Term Expenditure Framework.
- The requirements captured and prioritized on the User Asset Management Plan (UAMP) at this stage is as follows:

<b>Item</b>	<b>Priority</b>
Placement of a standby Generator	Priority number 65
Placement of parkhomes for additional office accommodation	Priority number 93
Repairs to the cell block area	Priority number 95
Repair and upgrade to the CSC	Priority number 96

# BACKGROUND

- The aforementioned maintenance requirements have been brought to the attention of the NDPWI to communicate with the respective property owner.
- Consideration must be made that the delivery of a new police station is a long term process and cannot be shortened due to dependencies on external stakeholders. This was the basis which was used as a compass for the decision to acquire the existing leased facility.
- The feasibility analysis was concluded by the NDPWI for the acquisition of the facility and the SAPS concurs with the findings and recommendations made and hence the NDPWI will be activated to proceed with the registration of a project.

# CHALLENGES

- The police station consist of a small two room brick & mortar building accommodating the Community Service Centre with inadequate ablution and detention facilities.
- The lack of proper detention facilities (cells) necessitate detainees be transported to neighbouring stations for detention impacting service delivery and availability of resources.
- The rest of the Station consist of six park homes and prefabricated structures to accommodate the different functions performed by the SAPS.
- Two of the park homes is rented from Kwikspace and are maintained, however the remaining four state owned park homes are in a poor state.
- There are no shelters or awnings in front of the park home office doors resulting in flooding of the offices during rainy periods.
- The Police Station does not cater for disabled members of the community due to steps accessing park home offices as well as size and layout of the CSC.
- Non availability of a back-up generator for the police station. The small generator currently used is inadequate.
- Repairs and renovations cannot be done by the NDPWI as the premises is owned by the Metro Municipality.
- During April 2019 part of the building in front of the police station, which is not attached to the police station has burnt. Although reported to the Metro no action was taken to repair or demolish the structure.
- Current infrastructure, condition of the station and inadequate office space impact the morale of the members stationed at Brackendowns negatively.

# RECOMMENDATIONS

- It is therefore recommended that the acquisition of the property by NDPWI be accelerated to allow the necessary repair and renovations.



**THANK YOU**