



Report of the Kensington Residents and Ratepayers Association for the period January 2019 to December 2020.

▪ **Introduction by the Chair**

- In terms of our constitution, the Association is required to hold an Annual General Meeting before the end of March each year. Due to the national Covid-19 lock down we were obviously unable to hold the meeting in 2019 as planned and by the time it became feasible to hold a meeting, there remained only 5 months before a new meeting would be required. As there was no provision in the constitution for these circumstances, it was decided to hold off until March 2021 and to provide an interim report which would have been presented at the 2019 AGM. The report was circulated as widely as possible and also made available on the web site.
- This report therefore covers the past 2 years of the Associations activities.
- The purpose of the Annual General meeting is largely to provide a report on the general activities of the Association, to elect new office bearers and to present a report on the financial affairs.
- Day to day operational matters are best handled in regular committee meetings so that they can be minuted and attended to in the normal course of activities.

▪ **Report from the Chairperson.**

- As I reach the end of my term, I would like to reflect on a number of developments and provide some context and clarity on a number of items.
 - Governance and compliance.
 - For some reason, the Association was registered as a non- profit company some years ago. On taking the Chair, I found that the company had not remained current with CIPC and there were no directors. The Association had also been offered pro-bono services by Schindlers Attorneys and had elected to take legal action against the owners of a particular property as this was the recommended route that would also establish some precedent. Schindlers were hampered in pursuing the matter as the Association had no Locus standi (legal standing) due to the company's status. I undertook to perform duties as a Director in order to get the matter back on track. In this regard, I offered to personally underwrite any legal expenses that would be incurred if we proceeded. Due to incredible work by Leila Patel and Julie Bonnett, the courts made finding against the city as well as the property owners. I was subsequently required to provide personal surety for all the possessions that were removed by the sheriff of the court.

Kensington Residents and Ratepayers Association

(KRRRA)

- The Associations bank account was also frozen when they required FICA documents of the previous directors and it took some months to sort it all out. One of my priorities therefore was to attend to the governance and I formed a portfolio to attend to this. In addition to the above, was the need to tidy up any outstanding financial reports and other statutory issues and this was all delayed during the Covid lock-down. Our treasurer, Paddy Faller spent considerable time and effort gaining assistance and advice from professionals regarding the process of getting previous years accounts correctly submitted. I had hoped to have this matter concluded before the AGM, however our treasurer contracted Covid in January and has been hospitalized since. This process is ongoing and all information and progress will be handed to the incoming committee as it is a priority to be finalized. Management accounts are available for the past 2 years and are included in this report. The financials of the Association are transparent and bank records of all transactions are available for scrutiny, on request to any members in good standing. We have received strong advice to de-register the company and simply operate as an association due to the onerous obligations placed on non-profit companies as well as the significant cost of auditing when the association has such insignificant financial transactions and does not issue any tax certificates.
- Constitutional changes
 - There are a number of anomalies in our constitution that require addressing in order to make governance a little better and to clear up some grey areas. A great deal of work was done to identify all the required / proposed changes, and these were previously published together with an explanation for the proposed changes. These changes would have been put to a vote at the 2019 AGM and been in force today, but due to our inability to hold the meeting, It was decided that these proposed amendments should not be foisted on to a new incoming committee and they should rather be handed over to the new committee for their approval before being put to a vote of the members at a special meeting.
- On taking office, I appointed a full-time assistant at my own cost, to help with any matters that needed attending and in particular, a drive to improve our membership and communication with the residents. This remains one of the most challenging and frustrating tasks that I hope the new committee will be more successful at than I was.
- The Role of KRRRA
 - One of the most frustrating elements of my term, was dealing with the multitude of approaches by people who for various reasons perhaps don't quite understand the nature and role of the association and this lead to length and often unnecessary interactions.
 - The KRRRA is not some statutory body or official body but rather an association that was set up by volunteers and interested residents many years ago. Membership fees, which are very modest, are levied simply to help cover some unavoidable expenses and to

Kensington Residents and Ratepayers Association

(KRRRA)

demonstrate a genuine interest in the suburb. The Association has no powers vested in it to other than those that any resident would have. No member should derive any financial or other benefit other than the satisfaction of being of service to others. I have therefore provided some further information below in order to assist in the understanding of the associations work.

- The Association operates as best it can in accordance with a constitution which was amended and adopted in 2017.
- **Aims of the KRRRA.**
 - The Association is a voluntary group that is made up from interested residents who perform a range of activities that are intended to benefit the residents and property owners in Kensington. The association has modest resources and has for many years consisted of a relatively small number of individuals who have given unselfish service. The challenges that the residents face, are wide and varied and the latest developments with Covid have brought additional needs.
 - **Promote and protect the rights**, interests and general welfare of the residents
 - **Engage with Johannesburg City Council** and other authorities in matters affecting the residents of the area
 - Create awareness among residents of **the special historic and architectural features** of the area and to **promote the preservation** thereof
 - **Promote the safety and security** of all who live or work in the area
 - **Maintain and protect the special residential character** of the area
 - **Engage with Councillors** to achieve all of the above
- **Organization of the Association.**
 - The Association has 4 office bearers (Chair, Vice Chair, Secretary and Treasurer)
 - The activities of the Association are grouped into a number of portfolios although many members perform service in multiple areas.
 - The general grouping of activities fall into the following
 - By-laws
 - Finance and Governance
 - Events
 - Facilities and infrastructure
 - Community initiatives
 - Security
- **Meetings and the impact of Covid on the Association.**
 - During 2019, general meetings were held monthly and minutes of all meetings are available through the secretary.

Kensington Residents and Ratepayers Association

(KRRRA)

- At the commencement of the Covid Lockdown in March 2020, we were in the final stages of preparing for the AGM. We did not at the time realize how long the regulations would be in place but once we realized that things would not normalize very soon, we introduced Zoom meetings and held these twice monthly for the remainder of the year. Being confined to these meetings has hampered wider participation and I trust that the incoming committee will be able to reinstate more participative meetings in the near future.
- Proposed changes to the constitution.
 - There are a number of small flaws and some degree of ambiguity in the current constitution which have led to a number of frustrations. The proposed changes are aimed at improving the effectiveness of Association. As previously mentioned, these proposed amendments will be provided to the incoming committee for their consideration and action.
 - In summary the proposed changes are:
 - Clarification of eligibility criteria and membership admission;
 - Adoption of codes of conduct;
 - Timing of annual subscriptions;
 - Removal of ambiguity regarding the process of office bearer elections;

▪ **Portfolio activity reports.**

Events

Spring Fair 2019

The 2019 Spring Fair proved once again to be a tremendous success, with a huge number of positive compliments being received by members of our community. Over 3,000 visitors were welcomed to the Fair this year.

Due to the hard work put in by the Spring Fair committee, a much larger and more varied event unfolded on Sunday 8 September.

Thanks to great cooperation from the City Council, our local Councillor, the CPF, and with the experience and help of Clean Village, Rhodes Park was in pristine condition for the event.

Followed by the traditional opening of the event by the Jeppe High School for Boys Pipe Band, the day was filled with many varied entertainment events catering for all ages and tastes, some of whom were forced to overstay their allotted times due to the demand from the audience.

The upper area of the Park proved to be a magnet for all the kiddies entertainment and events that kept them all busy with various events running right throughout the day.

Starting at 4:00am, over 120 vendors were checked in prior to the opening event - there was an amazing variety of goods on offer, including a veritable smorgasbord of foodstuffs available catering for all tastes.

All our local charities were represented with their own stalls or running the tea gardens - it was fitting that they participated with such enthusiasm.

Mention must be made about the complimentary comments received about how safe people felt in Rhodes Park that day, due to the visible presence of a huge number of security personnel on site, even including the JMPD Equestrian Unit patrols.

A vote of thanks must go to the committee for their commitment to making the Fair the success it was, and to all the gate volunteers, vendors, entertainers, security personnel and the Jeppe High School for Boys medical team for enabling the day to proceed with no incidents whatsoever.

Golf day – Fund raiser.

The Association held a golf day to raise funds for Clean Village as well as PPS (Patrolling Public Spaces) over R20,000 was raised through the event. This was not repeated in 2020 due to the Covid lock-down.

Spring Fair 2020 and alternate events

Due to the ongoing uncertainty surrounding the impact and spread of the Covid-19 pandemic as well as the restrictions placed gatherings coupled with the complexity of meeting all the compliance requirements to hold the event, the Committee was forced to take the painful decision not to hold the annual spring fair in Rhodes park in 2020.

Kensington Residents and Ratepayers Association

(KRRRA)

We had hoped against hope that somehow we would be able to continue with our preparations or find an alternate date later in the year, but it became apparent that there was just too much uncertainty and the associated risks were just too high.

Once we made the decision to call off the fair, we set out to evaluate the feasibility of holding an event in Queen street in December that would involve closing the roads and holding some sort of festive day and to attract business to the area. We were able to obtain all the permissions, however the idea proved to be possible but financially unviable. The cost estimate to pay for the requisite city permissions and policing would have been around R60,000 with very little opportunity to obtain any income. In addition, the manpower requirements for road closures were too onerous and we had to abandon the plan.

We then turned our attention to the idea of installing festive lights all the way down Queen street and we were also able to eventually obtain all the necessary permissions etc. We managed to find an affordable supplier and obtained quotes for lighting and although we raised pledges for the funding, the supplier let us down at the last minute, leaving us with no time to find an alternative. I hope that the incoming committee will consider these initiatives for next year and all the financial models, planning documents and compliance procedures will be handed over to assist them.

Kensington Residents and Ratepayers Association
(KRRRA)

Financial report.

Summary.

For the year ending December 2019, expenses exceeded income by just over R14,000. This was accepted as we had reserves and were able to provide continued subsidisation of Clean Village. The money retained by the Association is for the benefit of Kensington Residents and serves little purpose in the bank.

The year ending December 2020, expenses exceeded income by some R10,000. It is important to note that the only income for the year was R2,800 received in membership fees, R1,000 donation and R65,000 from Liberty which is passed on the Clean Village. The Association made contributions to the Kensington Can and purchased a large freezer for use by a feeding scheme during the Covid lock-down.

Income Statement for 2019

INCOME

Spring Fair	72,623
Golf Day	35,000
Membership	7,363
Sponsorship	1,300
Interest on Investment a/c	1,972
Total Income	118,258

EXPENSES

Spring Fair	47,707
Golf Day	12,540
No Crime	12,000
Clean Village	48,000
Marketing/Web Hosting	2,520
Legal fees	8,580
Bank Charges	1,199
Total Expenses	132,546

NET RESULT

Expenses exceed Income by	14,288
---------------------------	--------

Kensington Residents and Ratepayers Association
(KRRRA)

Kensington Residents & Ratepayers Association - Income Statement as at end December 2019													
	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD
Income													
Spring fair vendor					4 950	3 850	13 950	18 100	1 750				42 600
Golf day fees					2 400	30 600	2 000						35 000
Spring fair sponsorship			1 000			2 000		20 000					23 000
Spring fair park refund									5 000				5 000
Membership fees		300	850	2 050	150	300	150		300	1 700	1 113	450	7 363
Sponsorship								1 300					1 300
Entertainer refund									1 000				1 000
Spring fair net cash									1 023				1 023
Interest on Investment Account								397	397	386	401	390	1 972
Total Income		300	1850	2050	7500	36750	16100	39796,89	9470,28	2086,41	1513,74	840,26	118 258
Expenses													
Legal fees								419		2 765		5 397	8 580
Marketing								920					920
Bank charges	77	76	68	68	113	68	68	310	120	86	77	68	1 199
Web hosting					1 200	400							1 600
Golf day - costs for carts							1 740						1 740
Golf day costs						10 800							10 800
Spring fair - crockery								1 487					1 487
Spring fair - compliance									1 750				1 750
Spring fair compliance								1 750					1 750
Spring fair - cleaning								2 415					2 415
Spring fair - bracelets								2 770					2 770
Spring fair - entertainment costs							1 750	6 450		500	250		8 950
Spring fair advertising							1 420	5 767					7 187
Spring fair insurance							8 500						8 500
Spring fair - park costs							12 898						12 898
No Crime									12 000				12 000
Clean village - golf day									12 000				12 000
Clean village	4000	4000	4 000	4 000	4 000	4 000	4 000	4 000	4 000				36 000
Total Expenses	4077	4076	4 068	4 068	5 313	15 268	30 376	26 288	29 870	3 351	327	5 465	132 547
Net result	-4 077	-3 776	-2 218	-2 018	2 187	21 482	-14 276	13 509	-20 399	-1 265	1 187	-4 624	-14 289
Current Account balance													13880,68
Investment account balance													80191,89
Total													94072,57

Kensington Residents and Ratepayers Association
(KRRRA)

Income statement 2020.

KRRRA Income statement - year 2020													
Income	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Bank charges					-1								-1
Clean village													
computer expenses													
Donation		1,000											1,000
Donation CAN													
Freezer - covid aid													
Legal fees													
Liberty sponsorship					45,000		2,500			10,000		7,500	65,000
membership - heritage													
membership fees		750	650				300		150	1,000			2,850
Total income	0	1,750	650	0	44,999	0	2,800	0	150	11,000	0	7,500	68,849
Expenditure	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Bank charges	80	76	72	72	111	90	91	72	72	72	80	81	970
Clean village	0	0	0	0	45,000	0	2,500	0	0	0	10,000	7,500	65,000
computer expenses	0	0	0	0	1,200	0	0	0	0	0	0	0	1,200
Donation CAN	0	0	0	0	5,000	0	0	0	0	0	0	0	5,000
Freezer - covid aid	0	0	0	0	5,299	0	0	0	0	0	0	0	5,299
Legal fees	0	0	0	0	0	0	0	0	0	0	0	1,403	1,403
membership - heritage	0	0	0	0	0	0	1,200	0	0	0	0	0	1,200
Total expenditure	80	76	72	72	56,610	90	3,791	72	72	72	10,080	8,985	80,072
Net result	-80	1,674	578	-72	-11,611	-90	-991	-72	78	10,928	-10,080	-1,485	-11,223

Bank balances as at 31/12/2020

Current Account R7 358.72

Investment account R86 413.38

Total cash at bank R93 772.10

By-law Committee Report to KRRRA AGM March 2021

The remit of the By-law Committee is to preserve the heritage of the suburb by monitoring inappropriate activities and reporting these where necessary. It encompasses town planning and re-zoning, building control, signage, noise pollution, etc.

The six members of the Committee monitor the suburb and also receive reports from many members of the community via WhatsApp and email. Complaints are reported to the City Council and follow-ups made. Site visits are made to new developments and meetings arranged for residents to review re-zoning applications.

We have added 296 entries to our database in the 2-year period to March 2021. The incidents recorded have been mainly building infringements – building without approved plans or without Heritage approval. In addition we have noted illegal signage, noise pollution, illegal business operations, etc. Where appropriate, these have been reported to the City authorities.

The reporting criteria have been tightened recently and now require: stand number and address, details of the infringement with photographs clearly identifying the property, and full details of the person reporting. We also add contact details of the property owner, as these are required when an inspector is unable to gain access. This makes it difficult for members of the general public to report, and the By-law Committee therefore acts on their behalf.

During Levels 5 and 4 of the lockdown Council monitoring structures were inoperative, but some building continued. Under level 3 a huge amount of building activity commenced. Owners appeared to take advantage of the reduced oversight to build unauthorised structures all over the suburb. Our main challenges are delayed response by the Council and inadequate follow-up, stop orders being ignored by owners, absence of correctly approved plans, and in some cases forged documents. We are currently preparing additional representation to the council, in the hope of improving their responsiveness.

The preservation of the heritage of Kensington is vital to the maintenance of property values. Illegal multiple occupancy is damaging the suburb and its infrastructure. Your committee is doing all in its power to restrain this degradation.

Community initiatives

- Clean Village
 - Clean Village is a registered Non Profit organization that has been in existence for over 5 years.
 - The Clean Village operation is a beacon of hope for Kensington and the Association supports them to the best of our ability. A major contribution to this is the funding we receive from Liberty holdings of R2,500 per month which is channeled to Clean Village. The financial administration of this is handled by KRRRA but the money is channeled to Clean Village.
 - CV employs 4 staff members who spend their days cleaning the streets, pavements and other general areas around Kensington.
 - Several of the founders of the organization have recently stepped aside, however Sue Retallack has remained as a director and Andre Grobler has taken up a directorship from the 1st of March 2021.

Kensington Residents and Ratepayers Association

(KRRRA)

- The back office management has been taken over on a pro-bono basis and the intention is to boost the activities by focusing on the operations and obtaining additional resources such as transport, equipment, bicycles etc.
- **Community assistance**
 - During the lockdown earlier this year, The KRRRA provided a large chest Freezer to assist the community feeding scheme at Jacobs House.
- **Security (Jack V d Vorst)**
 - Kensington is served by two police stations: East falls under Cleveland and West fall under Jeppe.
 - Contact number for sector manager W/O Marx Crouse (Cleveland) is 082-499-0197 and Sgt. Tefu (Jeppe) is 079-886-3543
 - To address safety and security issues, the KSSF (Kensington Sector Security Forum) was established and normally meets on the second Wednesday of each month in the hall of the Bowls Club in Ivanhoe Street at 18:30. The meetings are chaired by Cliff Hutton and the two SAPS sector managers, a JMPD representative and Murphy from NoCrime and PPS report on incidents that took place since the previous meeting, give advice and answer questions.
 - On average the meetings are attended by about 20 visitors. Minutes of the meetings are available on request from jack@x-point.co.za.
 - The PPS (Patrolling Public Spaces) initiative was endorsed and supported by the KRRRA and Murphy's dedication to the well being of Kensington has resulted in numerous arrests, recovery of stolen property and rescue of lost animals.
- **Kensington CAN.** (Report from Markus Bernetzeider)

On the 21st of April, the Kensington CAN was registered with the Gauteng together, this was in the wake and uncertainty of the COVID-19 Lockdown and the affects it was going to having on our community.

Before June we had a financial infrastructure partner with the Creative Co-lab a NPC in the vicinity, we started to spread the word and the community headed the call and donated a substantial amount, thanks in part to the KRRRA and their donation.

This was quickly put to work suppling families in Kensington and close vicinity with healthy food parcels, we learnt quickly and towards the end supplied 100 families and 30 reclaimers with food packages for R4 000.00, buying bulk directly from the JHB Fruit and Veggie Market.

We were at the same time organising ourselves and different programmes were rolled out simultaneously.

- **Educations and stationary:**
 - We managed to get material donated and topped them up to make around 200 packs for young kids who were forced to stay at home.
- **Girl Child Projects:**
 - We managed to get dignity packs and constant donation of sanitary products to young women.

Kensington Residents and Ratepayers Association

(KRRRA)

- Reclaimers:
 - We engaged with them and managed to lend them tremendous support, I.E a shoe drive, Jackets from the Buddhist Centre, and many more ongoing initiatives. We continue to work with them as they continue to do a valuable service for our planet and future generations.

We have learnt a lot and have managed to implement more sustainable projects, like the public/open food gardens a big one is being developed at the Rhodes Park Bowling Club and many smaller ones on public pavements. The aim is to build our own food bank for the community.

We had to also stop the food packages, but managed to get food donated to the Methodist Church and help them with a weekly soup kitchen.

We have had to restructure due to the closing of our Financial Partner and the change of scope but will continue to work with Kensingtonians.

Thanks to the support of all our volunteers, the community, and the other organizations in the area that align with our goal. Find out more by following us on social media or <https://kensingtoncan.wixsite.com/kensingtoncan>

Kensington Residents and Ratepayers Association
(KRRRA)

Note* The Kensington Social Centre is not a formal part the KRRRA but we encourage and support any such initiative that bring value to the residents of Kensington.**

THE KENSINGTON SOCIAL CENTRE

Report to

THE KENSINGTON CLUB AGM 27 March 2021

The Social Centre started in October 2019, using the Kensington Club premises and building on it's intention of providing social and recreation facilities to the Kensington community.

The Social Centre offers affordable short courses, activities and hobby get-togethers. It is low-cost and non-profit, open to the whole community and with no membership fees. It caters to all ages and is focused on people learning and enjoying new skills in practical and social ways.

Activities are priced reasonably. Usually, each session usually costs R40, with R20 going to a facilitator and R20 as rental to the Kensington Club. There may be extra charges for materials and tuition.

The Social Centre depends on facilitators. Many people in Kensington and surrounds have special knowledge and skills which they can share with others in the community as facilitators of groups, activities and short courses. They don't make a fortune, but they earn pin-money, meet people and have the satisfaction of helping others in the community. Anyone with an interest in a hobby or spare-time activity can offer to facilitate a group.

Regular activities include easy yoga and meditation, creative activities, history and heritage of Kensington, a Health group, Environmental activities, Tarot cards and various board games. Courses emphasise interactivity and learning the very basics of something, trying it out and being able to take it on more seriously, with confidence. Courses have included Yoga, self defence, embroidery, isiZulu, Tarot reading and Chess. There was a very successful Chess Camp for children in the December holidays. The programme varies every month, so we hope to have something for everybody

By the end of February 2020 more than 100 people were attending activities every month, with the number growing due to extensive social media advertising and communication. This meant that more than 100 extra people made use of the club facilities every month, raising awareness of the club in the community and bringing in extra cash income (at R20 per attendance).

Activities stopped during the lock down (March to September), started again for October to December, stopped until March but have now resumed. Attendance is slower than this time last year, but as people become more confident about going out to social events, we expect to soon build on previous levels of popularity and use of the Kensington Club. We would particularly like to work with sub-committees of KRRRA to involve the community in joint activities.

Dr Louise Holman