ANNUAL REPORT

BOSTON COMMUNITY IMPROVEMENT DISTRICT

Annual Report and Financial Statements for the year ended 30 June 2026

This annual report is available at www.bostoncid.co.za

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PART A: GENERAL INFORMATION

NPC GENERAL INFORMATION

Registered name:	Boston Community Improvement District NPC
Registration no:	2020/211593/08
Physical Address:	FH 1B 7 Voortrekker Rd Boston Bellville 7530
Telephone numbers:	Office: 068 241 9465
	Control: 086 12 12345
	Management: 0761976816
Email Address:	manager@bostoncid.co.za
Website Address:	https://www.bostoncid.co.za/
External Auditors:	Cecil Kilpin & Co
Bankers' information:	FNB Bank

LIST OF ABBREVIATIONS/ACRONYMS

Boston CID - Boston Community Improvement District

CFO - Chief Financial Officer CCT City of Cape Town

KPI - Key Performance Indicators

SCM - Supply Chain Management

PSO - Public Safety Officer

MES - Mould Empower Serve

FOREWORD BY THE CHAIRPERSON

Janeen van Heerden / Boston CID Chairperson

Chairman's report

Janeen van Heerden

Looking Ahead with Confidence

As we reflect on another year of progress, it is clear that the Boston CID has become an important part of the fabric of our neighbourhood. What began as a focused initiative to strengthen public safety has developed into a broader commitment to creating a cleaner, safer, more connected and more enjoyable community for everyone who lives, works and spends time in Boston.

The past year has once again highlighted the value of having a dedicated team on the ground, supported by an active Board and strong partnerships with the city and local stakeholders. Our public safety officers, control room personnel and operational teams remain visible and responsive throughout the area, dealing with incidents, assisting residents and ensuring that matters are reported and followed through appropriately.

Behind the scenes, the Board continues to play an important role in providing oversight, direction and support to the CID Manager and operational teams. The experience gained over the past six years has allowed us to refine our approach, identify new priorities and focus increasingly on projects that contribute to the long-term improvement of Boston.

One of the most exciting developments this year has been the approval of a dedicated dog park for the area, together with planned upgrades to Van Niekerk Park. These projects represent more than physical improvements to public spaces. They are part of a broader vision to create places where residents can spend time outdoors, families can connect and the community can take greater pride in its surroundings.

Public safety, however, remains a central priority. Our camera network continues to provide valuable support to both proactive monitoring and the investigation of incidents, while our teams maintain a strong presence throughout the neighbourhood. Our collaboration with Bellville SAPS, Boston Neighbourhood Watch, the City of Cape Town, the Sub council and Ward 2 Councillor Roger Cannon continue to strengthen our ability to respond effectively and address issues that affect the community.

The achievements of the Boston CID would not be possible without the people who give their time and energy to making it work. I would like to thank every member of the 2026 Board of Directors for their voluntary service, commitment and willingness to contribute. I would also like to extend our sincere appreciation to Jean Beukman and his team for the professionalism, dedication and care they continue to bring to their work.

Boston has made significant progress over the past six years, but there is still much we want to achieve. With strong partnerships, an engaged community and a clear vision for the future, I believe we are well positioned to continue building a neighbourhood that is safer, better maintained and increasingly enjoyable for all.

It is a privilege to be part of that journey.



Janeen van Heerden

Chairperson

Management Overview

Jean Beukman/ CID Manager

Reporting Period: June 2025 – July 2026

The Boston Community Improvement District (CID) continued to advance its mandate of creating a safer, cleaner, better maintained and more connected neighbourhood for residents, businesses and visitors. During the reporting period, the CID strengthened public-safety partnerships, maintained consistent urban-management services, progressed public-space improvement initiatives and upheld sound governance and financial controls. These achievements reflect the value of a dedicated operational team, active Board oversight and constructive collaboration with community and government stakeholders.

Public Safety and Security

Public safety remained a central priority. CID public-safety officers, control-room personnel and operational teams maintained a visible and responsive presence, assisted residents, monitored incidents and ensured that matters were reported and followed through. The camera network continued to support proactive monitoring and incident investigations. Coordination with Bellville SAPS, Boston Neighbourhood Watch and private-security partners contributed to 24 successful arrests linked to various public-safety incidents.

Urban Management and Public Spaces

The CID sustained essential urban-management services, including street cleaning, maintenance and monitoring of public infrastructure. These activities improved cleanliness, order and the overall experience of the area. A significant development was the approval of a dedicated dog park, together with planned upgrades to Van Niekerk Park. These projects support the CID's broader vision of attractive, accessible public spaces that encourage outdoor activity, community connection and pride in the neighbourhood.

Governance and Financial Management

The Board continued to provide oversight, strategic direction and support to the CID Manager and operational teams. The clean independent audit received during the year confirms sound financial management, effective internal controls, regulatory compliance and responsible stewardship of public funds.

Partnerships and Community Engagement

Ongoing collaboration with the City of Cape Town, the Sub council, Ward 2 Cnll, Bellville SAPS, Boston Neighbourhood Watch, private-security partners and local stakeholders strengthened operational responsiveness and collaborative problem-solving. Regular communication and support for community-led initiatives helped align CID activities with local needs and reinforce trust among residents, businesses and partners.

Priorities for the Next Period

- Enhance operational efficiency and service responsiveness.
- Maintain a strong, intelligence-led public-safety presence.
- Progress the dog park and Van Niekerk Park improvement initiatives.
- Identify further opportunities to improve and activate public spaces.
- Deepen community engagement and strengthen stakeholder partnerships.
- Continue transparent, compliant and accountable financial management.

Acknowledgements

The CID management extends its sincere appreciation to the 2026 Board of Directors for their voluntary service and commitment; to the operational team for their professionalism and dedication; and to all partners, stakeholders and residents who contributed to another productive year.



Jean Beukman

STATEMENT OF RESPONSIBILITY AND ACCURACY FOR THE ANNUAL REPORT

We, the Board of the Boston Community Improvement District confirm to the best of our knowledge:

- All information and amounts disclosed in the annual report are consistent with the annual financial statement audited by our auditors.

- 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.



Janeen van Heerden

Chairperson

Boston Community Improvement District

STRATEGIC OVERVIEW

VISION:

The Boston CID vision is to establish Boston as one of the most sought-after areas in the Metropole.

MISSION:

The Boston CID mission is to ensure:

Continuous and sustainable improvements to the Public Safety of its residents, businesses, and visitors.

The Boston community can enjoy safe and clean public areas.

The area retains its peaceful, residential, family friendly, close to nature and suburban character.

Residents and visitors continue to respect the natural and built environment by keeping it clean and encouraging indigenous biodiversity.

Community spirit is encouraged through regular communication and community events.

GOALS:

The Boston CID will, in conjunction with relevant and appropriate stakeholders, supplement services as detailed in this Business Plan, for the benefit of residents, businesses and visitors to the area. In years to come the CID will be a self-sustaining mechanism to improve safety and enhance the Boston area from an infrastructural perspective, as well as desirability.

The Boston CID's goals are:

- To improve Public Safety
- To promote and safeguard the interests of residents and businesses in the area.
- To take cognizance of the character of Boston as a residential, family orientated suburb.
- To address social issues in a unified, cooperative and sustainable manner.
- To build uplift and protect the natural and built environment of the area.
- To ensure the area remains clean and free from litter and illegal dumping.
- To promote and ensure interaction with neighbouring communities and organizations – and the greater community.

The core values of the Boston CID are:

Vision: To work together to maintain a safe, clean, and sustainable Boston

Mission: To improve Boston consistently and incrementally for the benefit of all who live and work here.

Goal: The goal is to improve the public safety in our area, to address social aspects in a cooperative manner, maintain the public areas and clean it where required, promote improved communication with the city in collaboration with initiatives already active in the area.

Transparency & Accountability: Transparency & Accountability are key parts of the Boston CID's values. They will be achieved through submission of annual reports to the local community, facilitation of local community participation in board meetings and documentation and members' meetings of the Boston CID company, and publication of relevant documentation online.

STATUATORY MANDATE:

In terms of the CID By-law and s.22 of the Municipal Property Rates Act, the Boston CID NPC is tasked with considering, developing and implementing improvements and upgrades to Boston to supplement services provided by the CCT. The funding comes from additional rates collected by the CCT from CID property owners and paid over to the company under the aforesaid legislation, as 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.

ORGANISATIONAL PROFILE

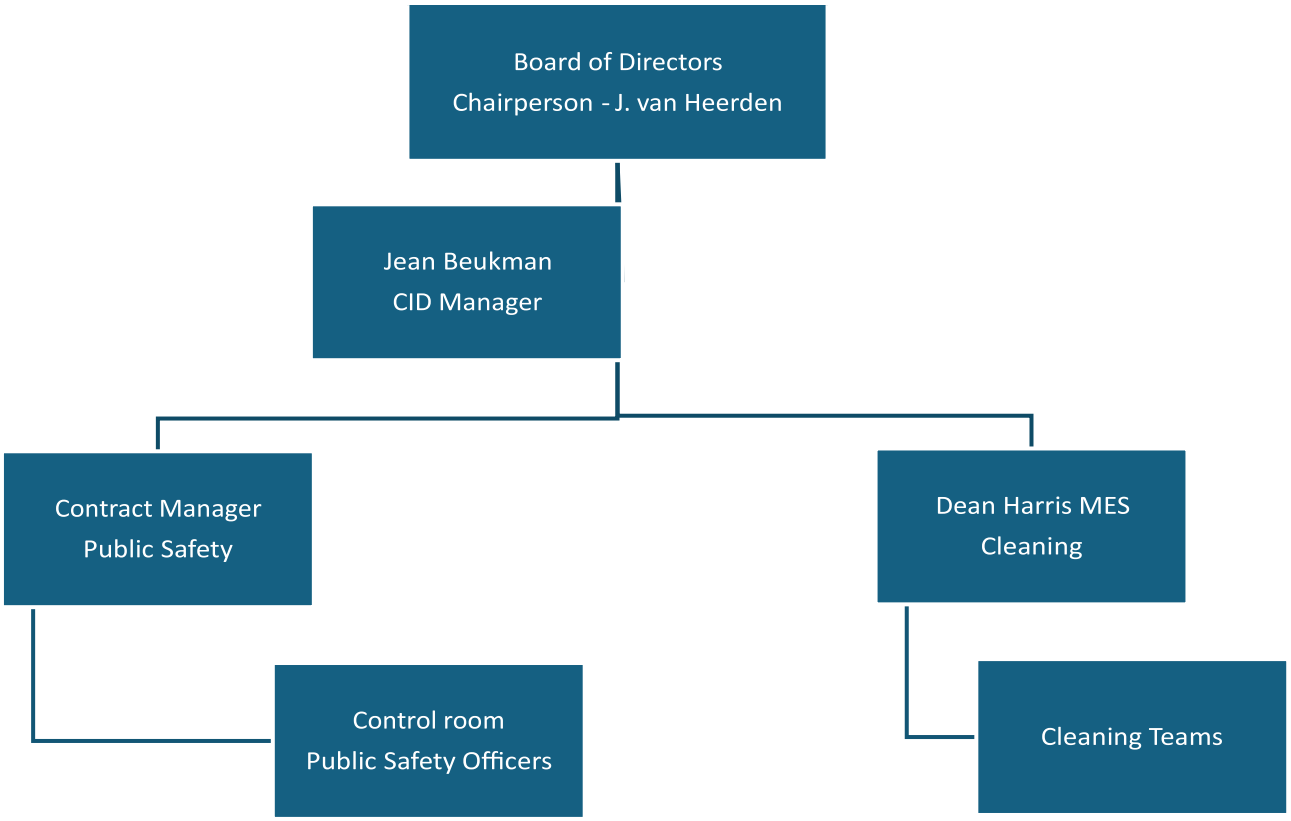
The Boston Community Improvement District NPC (Boston CID) is dedicated to enhancing the Boston Area through a range of initiatives that align with our mission and strategic goals.

Our primary activities include:

- **Public Safety**: We implement measures to ensure the safety and security of all workers and visitors in the area, directly supporting our mission to create a secure environment.

- **Maintenance and Cleansing**: We provide continuous upkeep and cleaning services to maintain a clean and attractive industrial area, fostering a welcoming atmosphere for businesses and their clients.
- **Marketing and Promotion**: We engage in regular marketing efforts and positive press initiatives to promote Boston as a prime residential area for investments.
- **Environmental Development**: We plan and execute projects to beautify and upgrade public areas and verges supporting our commitment to sustainable development and environmental stewardship.
- **Social and Economic Development**: We promote social and economic initiatives that benefit the local community, aligning with our core value of social responsibility. These activities are designed to achieve our strategic objectives of safety, maintenance, greening, beautification, and social responsibility, ensuring a vibrant and sustainable urban environment for the benefit of all stakeholders.

ORGANISATIONAL STRUCTURE



PART B: PERFORMANCE INFORMATION

SITUATIONAL ANALYSIS

SERVICE DELIVERY ENVIRONMENT

The Boston CID's efforts have led to significant upgrades and maintenance in the Boston area. Crime reduction is a priority for the Boston CID, and we take a proactive approach using various tools like CCTV, Mobile Security Units equipped with CCTV and visible Public Safety patrols and a close relationship with the local SAPS and the Sector manager. These are coupled with area cleaning initiatives that aim to prevent further urban decay. Working closely with the City of Cape Town, the Boston CID intends to enhance the area further, with a focus on park maintenance and the upgrading of aging infrastructure such as waterpipes and roads infrastructure in Boston.

ORGANISATIONAL ENVIRONMENT

The Boston Community Improvement District (Boston CID) operates within the vibrant and diverse community of Boston. As a proactive and community-driven organisation, the CID is dedicated to enhancing the quality of life for residents, visitors, and businesses within its boundaries. Our strategic focus areas encompass public safety, maintenance and cleansing, environmental development, and social and economic growth. Through these pillars, we strive to foster a secure, clean, green, and thriving environment for all. Collaboration and community engagement are at the heart of our approach. We actively seek input and involvement from property owners, local businesses, residents, and relevant authorities to ensure that our initiatives reflect the unique needs and aspirations of Boston. Our strong partnerships with law enforcement agencies have resulted in effective security measures, contributing to a notable reduction in crime rates. As part of our commitment to environmental sustainability, the
CID actively promotes green initiatives and beautification projects such as Frans Conradie. Through regular maintenance programs and street cleaning services, we maintain the cleanliness of Boston, ensuring a welcoming and appealing atmosphere for all.

STRATEGIC OBJECTIVES

Strategically, the Boston CID works in partnership with the City of Cape Town and the residential and business owners towards the 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 Boston and surrounding areas.

COMPLAINTS PROCESS

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

- Referring serious complaints to 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 Boston CID 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 as well as actions taken.
- 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 Contract manager, or the central control room.

Most of the complaints relate to crime incidents or perceived criminal activity or relates to illegal dumping. 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. Illegal dumping is either cleared by the Boston CID 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.

STRATEGIC OBJECTIVES

Performance Information

Public Safety

To improve safety and security the Boston CID 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
- BNHW
- Property Owners and other stakeholders

The Boston CID initiative and the inherent security situation of the area require the deployment of public safety patrol officers to adequately monitor and secure the public areas. Such a deployment can be expensive to implement and therefore the focus of the public safety plan is on 2 roaming vehicles and two Security Kiosk equipped with CCTV. Considering the contributions from stakeholders such as the SAPS and safety and security efforts from the City of Cape Town's Law Enforcement Services, a proactive public safety plan has been developed for the Boston CID.

This plan involves the deployment of 2-armed Public Safety Officers and a CCTV surveillance system to provide a reassuring presence within the public areas, 7 days a week, for 24-hours a day.

The public safety officers are uniformed ambassadors that help to maintain an inviting and comfortable experience by serving as additional "eyes and ears" for the 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 identify issues and to maintain order and provide an additional deterrent to crime through their constant coverage and visibility. Public Safety Officers are equipped with two-way radios and patrol the area day and night. 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's law enforcement initiative. This group of well-trained public safety officers have proven to be successful in securing the area through active engagement with the public in the area. They are the eyes and ears in the public space. The additional training of public safety officers is required and is ongoing for them to become knowledgeable on issues such as public safety and incident reporting, first aid and first-responder training and with developing communication skills. Beyond basic training the Public Safety Officers develop a keen awareness and information of specific neighbourhood safety issues including drug trade, gang presence, poverty, social issues, criminal activity, and behaviour, as well as mediation and conflict management. If required public safety officers also provide walking escorts to people entering businesses early or staff leaving work late or elderly and vulnerable people feeling insecure.

The public safety plan includes:

- Two-armed public safety patrol vehicle patrolling the area on a 24/7 basis.
- Two mobile command post.
- Radio communications network.
- Centralised Control Room and CCTV monitoring
- CCTV camera network comprising of LPR, Overview, Human Detection and PTZ cameras and camera monitoring, as set out in the implementation plan.
- A 24-Hour emergency telephone line into the Control Room – 086 121 23456



The Boston CID enhance its public safety initiative through close cooperation with the Safety and Security Directorate of the City of Cape Town through the "Rent-A-Cop" LEO contracted service during 2026 and ongoing for the next financial year 2027. Law Enforcement Officers from the City of Cape Town are deployed in the area to enforce City By-Laws during daytime and this service is funded by additional rates.

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 via the Incident Desk Desktop Application informs decision making in the public safety deployment plan for the area.

The deployment plan is revised both weekly monthly at our sector safety meetings.

The Boston community Improvement District (Boston CID) is proud to acknowledge the invaluable support and partnership extended to us by the City of Cape Town. As a proactive and community-driven organisation, our success is amplified by the collaborative efforts with the city, which shares our vision for a vibrant and thriving residential and business area. The City of Cape Town has been a key ally in our endeavours to enhance the quality of life within Boston.





STRATEGIC OBJECTIVE: PUBLIC SAFETY					
Measure	**Key Performance Indicator**	**Planned target 2025/2026**	**Actual achievement 2025/2026**	**Deviation from target to actual achievement for 2025/2026**	**Comments on deviations**
Develop a Public Safety strategy and management plan	Up to date Public Safety Management and Strategy Plan	This is done comprehensively at the beginning of a new year and modified continuously as Crime shift and with the available crime statistics	Safety plan in updated with service provider,	No	n/a
Review and approve the Public Safety strategy and management plan	Approved Public Safety strategy and management plan	Clear deliverables and defined performance indicators to guide safety services by the appointed service provider and evaluate levels of service provided.	Clear deliverables issued to service provider weekly /monthly	no	n/a
Record Public Safety Incidents	Maintain Incident Desk	Indicative records to be included in Annual Report	Records kept with incidents and statistics	no	n/a
CID participation in joint operations	Participated in joint operations	Participation in joint operations dependent on the public safety needs of the area	Regular joint operations with VRCID and other security providers	no	n/a
STRATEGIC OBJECTIVE: MAINTENANCE AND CLEANING					

Measure	Key Performance Indicator	Planned target 2025/2026	Actual achievement 2025/2026	Deviation from target to actual achievement for 2025/2026	Comments on deviations
Develop a maintenance and cleansing strategy management plan	Up to date maintenance and cleansing strategy and management plan	Adjust cleaning approach monthly based on statistics and first-hand experience of the area	Achieved with MES cleansing staff	no	n/a
Review and approve the maintenance and cleansing management plan	Approved maintenance and cleansing strategy and management plan	Clear deliverables and defined performance indicators to guide maintenance and cleansing services by the appointed service provider and evaluate levels of service provided.	Cleansing plan was drawn up for MES Teams. Area cleansing divided into 10 zones to be cleaned Monthly.	no	n/a
Record maintenance and cleansing activities	Up to date maintenance and cleansing records	Indicative records to be included in Annual Report	Records maintained daily by MES. Manager via signed documents	no	n/a

Identify problems, requiring minor maintenance to CCT infrastructure and perform relevant maintenance on: a. Water and	Completed minor maintenance to CCT infrastructure	Engage with relevant department before undertaking maintenance	Engagement was done with Solid Waste, Roads and Parks to perform work for the CCT	no	n/a
Sanitation infrastructure b. Roads and Stormwater infrastructure c. Road markings d. Grass cutting in Public Open Spaces incl. Parks e. Street furniture			such as maintaining the lawns and bollards in the area		
Identify problems, required maintenance or damage to CCT infrastructure and report to relevant department including: a. Street lighting b. Water and Sanitation c. Roads and Stormwater d. Traffic signals and road markings e. Public Open Spaces incl. Parks	Report findings to the relevant CCT department and log CCT service request	Follow up with sub-council in respect of outstanding CCT service requests	Service request logged daily, and Councillor copied in on all correspondence regarding outstanding issues	n/a	n/a
STRATEGIC OBJECTIVE: ENVIRONMENTAL DEVELOPEMENT					

Measure	Key Performance Indicator	Planned target 2025/2026	Actual achievement 2025/2026	Deviation from target to actual achievement for 2025/2026	Comments on deviations
Develop an environmental development strategy and management plan	Up to date environmental development strategy and management Plan	Maintain environmental strategy management plan with environmental team		NO	n/a

Review and approve the environmental development management plan	Approved environmental development strategy and management plan	Clear deliverables and defined performance indicators to guide environmental development services by the appointed or existing service provider and evaluate levels of service provided.	Monthly meetings conducted to discuss performance and evaluate the service.	n/a	n/a
Implement a recycling programme	Recyclable waste collected	To be done by service provider or cleaning staff.	Waste and leaves collected by MES for recycling	no	n/a
Install public recycling bins	Public recycling bins installed	By GTP in partnership with the City	Cleansing team removes recycling	no	n/a

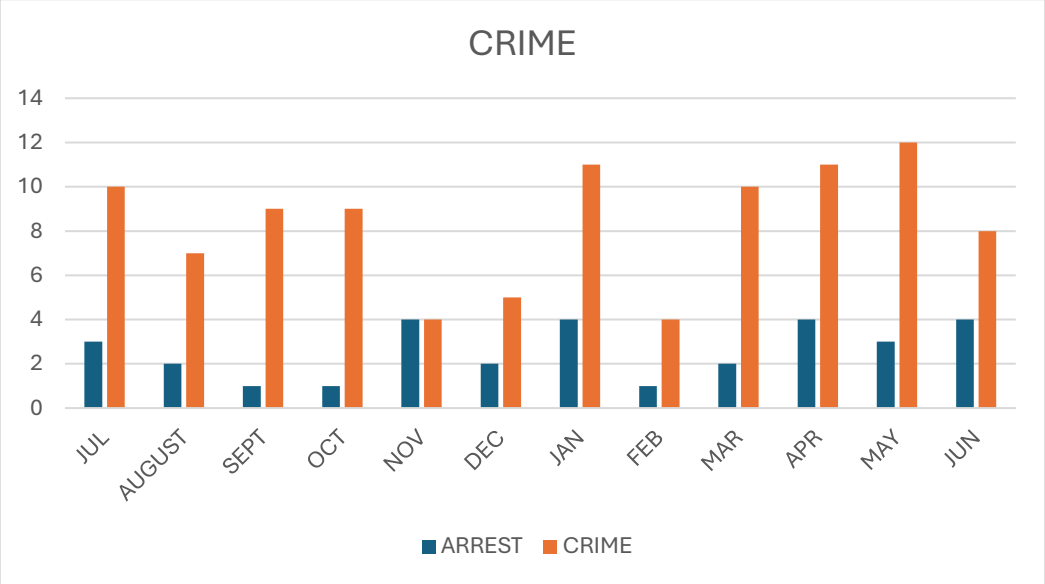
Monitor and report illegal signage and posters	Report findings to the relevant CCT department and log CCT service request	Log and record C3 to CCT	All findings logged and reported to CCT via C3	n/a	n/a
Monitor environmental health of waterways	Report findings to the relevant CCT department and log CCT service request	Inspect waterways daily	Waterways inspected daily and where needed, reported to CCT	NO	N/A
STRATEGIC OBJECTIVE: SOCIAL AND ECONOMIC DEVELOPEMENT					
Measure	**Key Performance Indicator**	**Planned target 2025/2026**	**Actual achievement 2025/2026**	**Deviation from target to actual achieveme**	**Comments on deviations**
				nt for 2025/2026	
Develop a social and economic development strategy and management plan	Up to date social and economic development strategy and management Plan	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics	Social and economic plan included employment on daily basis through MES throughout the year	no	n/a

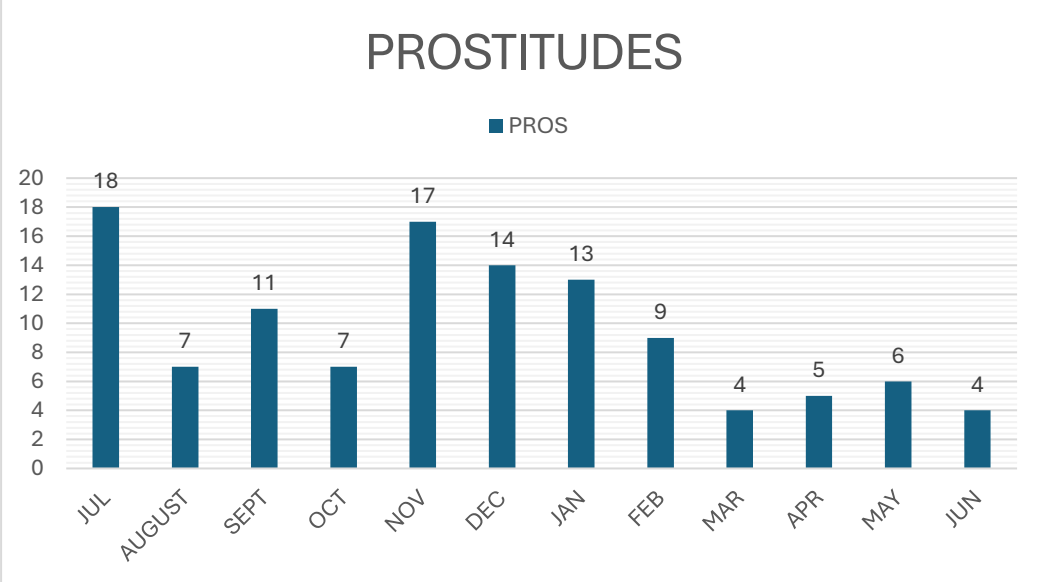
Review and approve the social and economic development management plan	Approved social and economic development strategy and management plan	Clear deliverables and defined performance indicators to guide social and economic development services by the appointed or existing service provider and evaluate levels of service provided.	Newly planned procedure with more assistance to organizations	No social developme nt plan in place currently	No previous plan was established.
Monitor and review implementation of informal trading plans in support of economic development	Managed informal trading	To improve informal trading in accordance with the Bylaws and City Economic Development	No informal trading plan from the CCT yet.	No informal trading plan from the CCT yet.	No informal trading plan from the CCT yet.
Work in conjunction with local social welfare and job creation	Job creation through social intervention	Partner with CCT Social Development and social	Job creations are done weekly	yes	n/a
organisations and develop the delivery of the supplementary services to improve the urban environment		welfare organisations			
Provide social services	Social service to recipients	Create a better life and opportunities	Weekly employment of casual staff	No	n/a

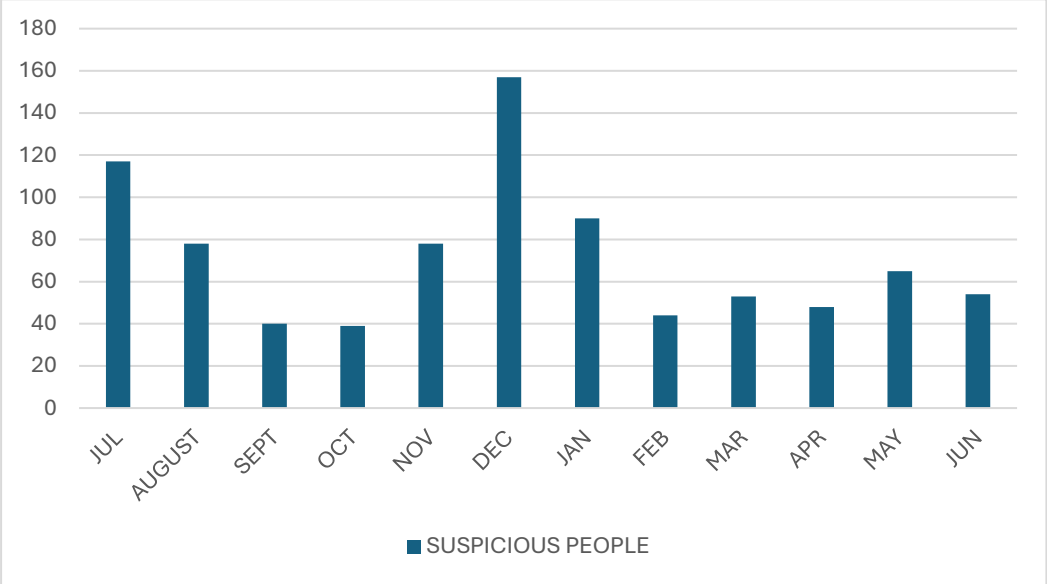
Public Safety Incident - By Category	No of Incidents
Insecure Premises - Open gates	228
Fires	5
Accidents	49
Assistance to stranded vehicles	2
Suspicions vehicles checked	143
Suspicions persons checked	909
Horse and Carts checked	63
Dumping reported	68
Electricity faults	295
Potholes reported	91
Damage telephone/Electrical boxes	0
Attempted theft	26
Housebreaking	24
Burglary	0
Robbery	28
Possession – suspected stolen property	0
Stolen property recovered	1
Public indecency	54
Prostitution	114
Malicious damage to property	1
Drug related/Substance Abuse	35
Trolleys confiscated	34
Wheelie Bins Confiscated	11
Arrests	43






CRIME
14
12
10
8
6
4
2
0
JUL
AUGUST
SEPT
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUN
ARREST
CRIME


PROSTITUDES
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AUGUST
SEPT
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JAN
FEB
MAR
APR
MAY
JUN



From 1 July 2025 to 30 June 2026 the two patrol vehicles logged the following number of patrol kilometres: Total: 90 265 km

During the period from 1 July 2025 to 30 June 2026 the Boston CID identified 21 “Hot Spots” throughout the area. A total of 17000 “Hot Spot” visits were conducted.

The most significant challenge to the public safety operations in Boston CID remains the limited resources. The BCID has limited resources, with these limited resources our overall strategy to address the challenge is based on a multidisciplinary approach which includes the following measures:

- The deployment of 2 Mobile Command Post equipped with CCTV.
- Engaging the City of Cape Town for the deployment of additional Law Enforcement Officers to Boston.
- Extending the CCTV camera network to enhance the Public Safety Operations.

Resource Allocation

During the reporting period the Boston CID deployed two patrol vehicle 24/7along with the Mobile Public Safety Command Post and 1 public safety officer on a bicycle during night.

A budget of R 2 400 000 was expended on the Public Safety initiatives for the year ending July 2026 and an additional R 400 000 was allocated for CCTV monitoring.

A budget of R302 444.00 was allocated for Law Enforcement. However, only R109 985.00 was utilised due to delays in the City of Cape Town’s approval process. As a result, the CID Law Enforcement Officer commenced duties only in January 2026.

The table below illustrates the actual expenditure compared with the projected expenditure for the financial year preceding the current reporting period 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 3000 000	R2 231 130	R 68 870	R2 400 000	R2 325 118	R74 882
CCTV MONITORING	R 320 000	R 307 000	R 13 000	R 400 000	R 371 390	R28 610
Law Enforcement				R 302 444	R 109 985	R192 459.00

MAINTENANCE AND CLEANSING SERVICES

The Boston CID deployed the services of MES to provide "additional" cleaning services required in the Boston area. To establish the most effective cleaning plan the strategy supports existing waste management services, identifies specific waste management problems and specific areas and assists in developing additional focussed cleaning plans for the area.

The plan was executed by establishing a small team to:

- Decrease waste and grime the area through a sustainable cleaning programme.
- Provide additional street sweeping, litter picking / verge maintenance to public space.
- Assist with the maintenance of vegetation and the mowing of verges within the area.
- Perform minor civil works to improve or repair the verges and other public spaces.
- Removal of illegal posters, graffiti and stickers from non-municipal infrastructure.

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 Municipal Departments to address infrastructure defects, general maintenance and repairs, as well as new infrastructure needs. This was done through direct liaison with the Municipal Departments and their officials in addition to the reporting and monitoring of repairs identified by the CID Manager via the City of Cape Town's C3 system.
- After a base level of repair and reinstatement was achieved the Boston CID team implemented local actions to correct minor issues.

- Identifying shortcomings in the basic infrastructure and assisting the Local Authority in planning necessary upgrades and scheduled maintenance in the area.

In addition, the urban management team, in consultation with the relevant Municipal Departments assisted with:





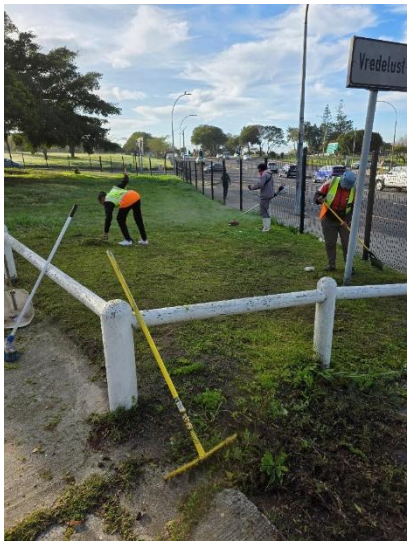
- Graffiti removal from non-municipal infrastructure where possible.
- Removal of illegal posters and pamphlets from public spaces and non-municipal infrastructure as noted in the Boston CID Implementation Plan.
- Painting of road markings and correction of road signs.
- Painting of Fever Trees to discourage debarking
- Greening, tree planting, tree pruning and landscaping.
- Kerb, bollard and paving reinstatements and freestanding street name kerbstones.
- Storm water drain cleaning where required.
- Verge mowing and weed spraying and weed removal.



The cleaning contingent deployed teams in various areas and rotated through the Boston CID. On-the-job training are provided to improve their skills and their ability to be more efficient. They also received specialist training for the management of brush cutters and petrol saws. The cleaning and urban maintenance team includes:

- 3 x permanent CID employed workers per day. The shifts run Monday to Friday.
- 4 x urban management workers per day. The shifts run Monday to Thursday
- 1 x supervisor





Cleaning and Urban Maintenance performance information

Cleaning Task - By Category	TARGET	No of Incidents
Litter on sidewalks and in streets removed	16000	16 000
Litter in parks and public open spaces removed	300	322
De-weeding and weed spraying	30	300
Illegal dumping of builder's rubble removed	5	10
Illegal dumping of garden waste removed	5	22
Illegal dumping of household waste removed	10	4
Drains cleaned	250	250
Removal of illegal posters and pamphlets	20	12
Public litter bins serviced	3000	3000
Greening, tree pruning and landscaping tasks completed	40	50
Collect all rocks, half bricks, concrete pieces	40	60
Collect and heap all pieces of wood and other objects	200	120
Graffiti removal	20	4
Dead animals removed	0	6
Refuse Bags Count Number of bags of litter collected	22 000	28 000
Tons of waste removed	209 000	273 600

Actual expenditure below with regards to services rendered Cleaning, Environmental and Urban Upgrades for the financial year that is the subject-matter of this annual report 2025/2026.

SERVICE/PROJECT COMPONENTS	2024/2025			2025/2026		
	PROJECTED EXPENDITURE	ACTUAL EXPENDITURE	(OVER)/UNDER EXPENDITURE	PROJECTED EXPENDITURE	ACTUAL EXPENDITURE	(OVER)/UNDER EXPENDITURE
CLEANING	R 275 000	R 269 155	R 5845	R 250 000	R 249 531	R 469
URBAN UPGRADES	R 40 000	R 33 487	R 6516	R 30 000	R 29 297	R 703

ENVIROMENTAL UPGRADES

This report highlights the Boston CID's recent environmental improvement projects. Through targeted greening and public-space upgrades, these initiatives are helping to create a cleaner, greener, and more welcoming environment for residents, businesses, and visitors.







Tree Planting Initiative

The initiative seeks to expand the area's green canopy, improve air quality, create shaded pedestrian routes, and enhance Boston's urban landscape.

To date, 22 indigenous, water-wise trees have been planted along key streets and in public parks across Boston. Selected for their sustainability and low maintenance requirements, the trees were placed at the Frans Conradie centre island, Van Niekerk Park, and Haak

Park. Together, these plantings will help establish green corridors, reduce the urban heat island effect, and create a more comfortable pedestrian environment.





Frans Conradie Centre Island Upgrade



The upgrade focused on beautifying and greening the centre island along Frans Conradie Drive. By improving this prominent, high-traffic route, the project strengthens the area's visual appeal and supports a healthier urban environment.

The site was cleared and levelled before landscaping began. An irrigation system was then installed to promote efficient water use and support healthy plant growth. The final design uses layered planting, combining hardy ground covers, flowering perennials, and trees to create a resilient and visually appealing landscape.

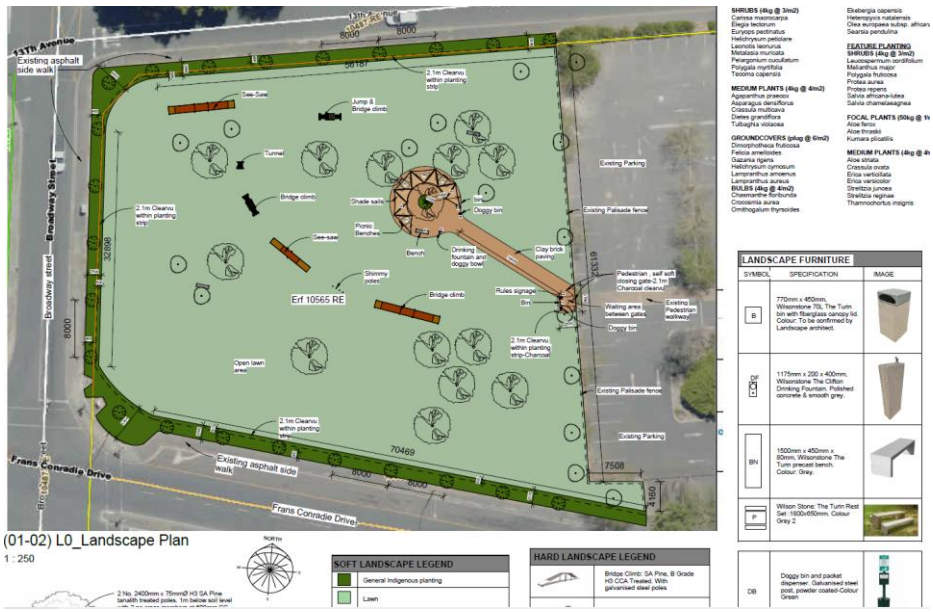


The completed upgrade has significantly improved the appearance of this key arterial route and has attracted positive feedback from both motorists and pedestrians.

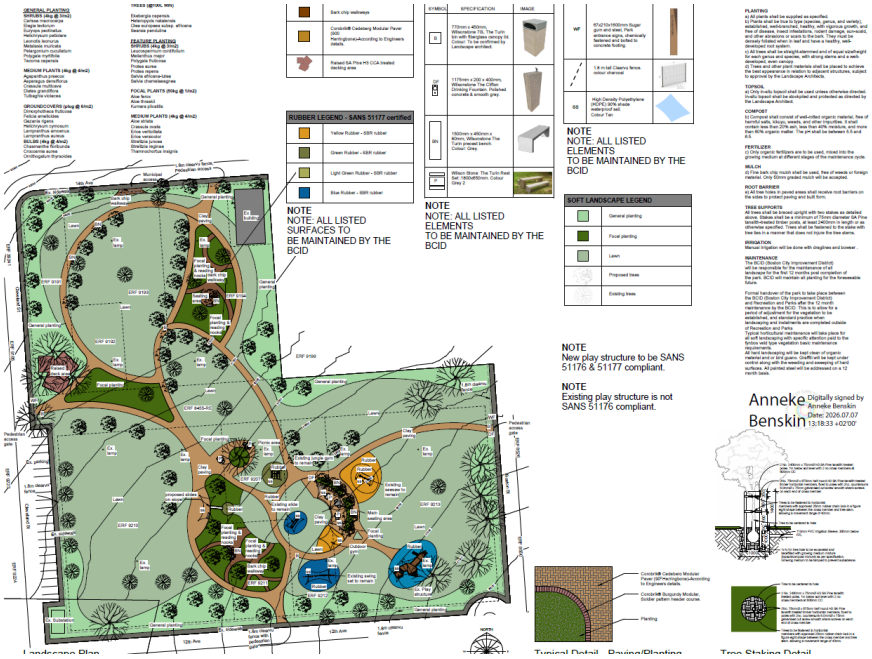
Environmental development remains a central pillar of the Boston CID's service delivery. These projects demonstrate how practical, well-planned interventions can improve the area's appearance, support community well-being, and advance long-term environmental sustainability.

Future Developments

- Regular maintenance and seasonal upgrades.
- Expansion of tree planting to side streets.
- The redevelopment of Haak Park into a dedicated dog park will begin in September 2026
- The upgrade of Van Niekerk Park for family-oriented recreational use will be implemented over a four-year period, commencing in 2027.



Haak Park dedicated dog park



Van Niekerk Park family-oriented Park.

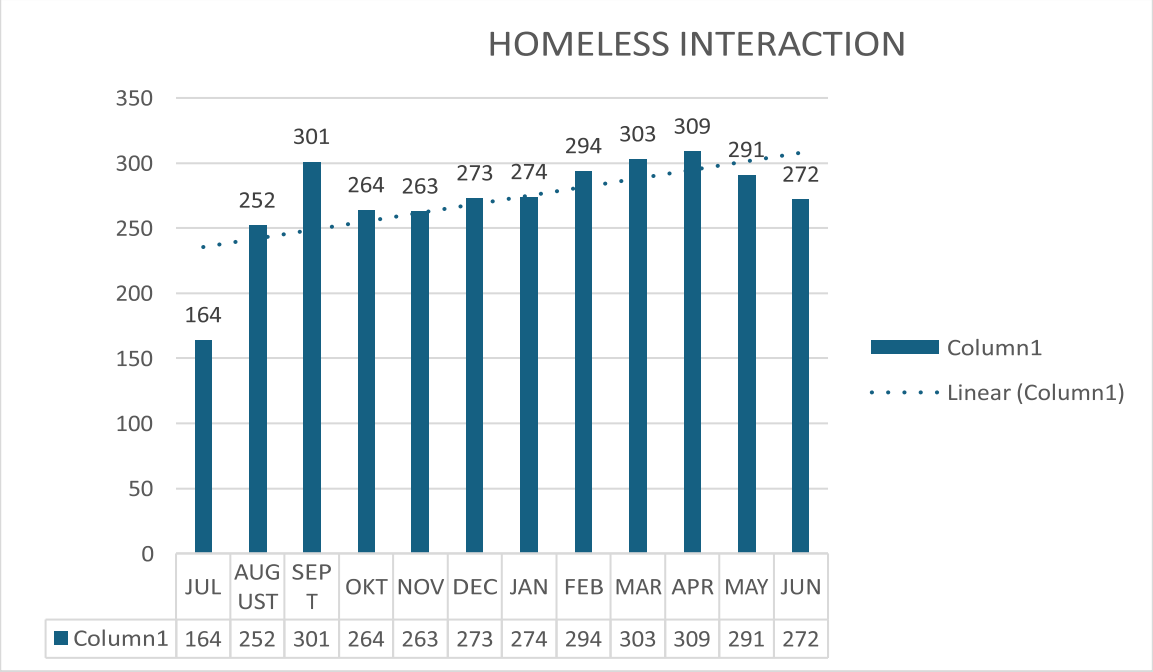
A budget of R 80 000 was allocated for Environmental Upgrades initiatives for the year ending July 2026. However, R109 985 was utilised with an overspending of R 29 985 due to unforeseen cost due to harsh weather conditions.

The table below illustrates the actual expenditure compared with the projected expenditure for the financial year preceding the current reporting period 2025/2026.

SERVICE/PROJECT COMPONENTS	2024/2025			2025/2026		
	PROJECTED EXPENDITURE	ACTUAL EXPENDITURE	(OVER)/UNDER EXPENDITURE	PROJECTED EXPENDITURE	ACTUAL EXPENDITURE	(OVER)/UNDER EXPENDITURE
ENVIROMENTAL UPGRADES	R 96 000	R 77 271	R18 729	R 80 000	R109 985	(R 29 985)

SOCIAL DEVELOPMENT SERVICES

The social issues of the area are varied and complex and no single plan or approach will adequately address these issues. The Boston CID coordinates its social intervention actions with the various NGO's and social improvement organisations in the area to assist in the development of a comprehensive strategy for addressing social issues in conjunction with the City of Cape Town, all relevant social welfare organisations and institutions.



Partnerships between CIDs and NGOs create a more cost-effective approach to the provision of an additional service to the municipal cleaning services when large area cleanups or specific maintenance tasks are required. The intention is to employ staff for the cleansing

profile from the local area through MES. Boston CID created 670 job opportunities for homeless people throughout the reporting period.

Actual expenditure below with regards to services rendered Sosial Upliftment for the financial year report 2025/2026 with an overspending spending of R 13 206 due to employment of MES homeless as a cleaner.



SERVICE/PROJECT COMPONENTS	2024/2025			2025/2026		
	PROJECTED EXPENDITURE	ACTUAL EXPENDITURE	(OVER)/UNDER EXPENDITURE	PROJECTED EXPENDITURE	ACTUAL EXPENDITURE	(OVER)/UNDER EXPENDITURE
SOSIAL	R 30 000	R 10 818		R 65 000	R78 206	R13 206

MARKETING AND COMMUNICATIONS



Marketing and Communications activities continue to play a central role in strengthening the Boston CID's visibility, resident engagement, and stakeholder trust. The primary communication channels remain social media (Facebook and WhatsApp), the Boston CID website, public meetings, and targeted outreach campaigns for instance information boards such as crime prevention posters, fridge magnets and CID information boards at gates.

This review outlines the engagement performance across platforms, highlights areas of success, and identifies opportunities for improvement.

Overview of Engagement Performance

Channel	Key Metrics	Performance Highlights
Facebook	Followers: 1780 Engagement rate: 51% of followers	Monthly community reach has grown by 18%. Engagement highest on posts related to safety alerts and Environmental upgrades.
Website	Monthly visits: 120	Traffic spiked during September October for AGM.
WhatsApp Groups	Active members: 2500 Daily groups, 10 Zone Groups Emergency groups Lost Animal group	Used primarily for real-time safety alerts and community updates. Engagement remains high With positive feedback.
Public Meetings / Events	Attendance: 50–60 Residents per event	Community info sessions with BNHW have stable turnout.



PART C: CORPORATE GOVERNANCE

APPLICATION OF KING IV

The NPC recognises the responsibility of handling public funds and places a strong emphasis on fiscal transparency and accountability. As part of our commitment to good corporate governance, the NPC voluntarily adheres to the King Code of Corporate Governance for South Africa, 2016 (King IV), which has been effective since 1 April 2017. King IV outlines 15 voluntary governance principles, each with recommended reporting practices.

In this section (Part C) of the Annual Report, the company explains the specific practices it applies. The Board carefully considered various factors, including the policy of the City of Cape Town (CCT) and the reporting protocols suitable for a non-profit entity like an NPC when determining which reporting practices to adopt. By following these guidelines, the NPC aims to uphold transparency and accountability in managing public funds and carrying out its responsibilities.

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, as provided fully below.

GOVERNANCE STRUCTURE

The Board of Boston CID is satisfied that their composition brings out a mix of knowledge, skill, experience, diversity combined with the independence that is required to lead the NPC into the future.

NAME	**Janeen van Heerden**
Responsibilities	CID Chairperson
Qualifications	Post Graduate Diploma Financial Planning CFP certification
Appointment to the board	29/10/ 2021
Skills and experience	Long standing Exco member in the Boston Neighbourhood watch that worked toward forming the CID.

Career experience	Current: Head: Business Development Manager. Responsibilities include the management of a team of Portfolio managers as well as admin staff. Ensuring that compliance rules are followed relating to advice and processes. Responsible for increasing new business by activating and educating a nationwide distribution team. I am part of the Exco of Momentum Securities and therefore forms part of the strategic management of the business.
Other Directorships	Exco member at the Boston Neighbourhood Watch.

NAME	**Frederick JM Gey van Pittius**
Responsibilities	Treasurer
Qualifications	M.Com (SA & International Tax) Hons B.Compt.
Appointment to the board	29/10/2021
Skills and experience	Accounting/Taxation
Career experience	Owner of an Accounting Practice
Other Directorships	N/A

Name	**Sean Smith**
Responsibilities	Security
Qualifications	Diploma textiles Diploma design
Appointment to the board	29 October 2021
Skills and experience	Creative, leadership,
Career experience	Various printing formats, factory & production knowledge with planning, sales & marketing, own small business owner
Other Directorships	Bnw chairman, football club chairman, chairman for foundation phase

NAME	ATTIE WINTER
Responsibilities	Cleaning
Qualifications	Irish cleanroom board certified member, Certificate in agriculture,
Appointment to the board	29/10/2021
Skills and experience	Branch manager
Career experience	Business owner(shareholder)
Other Directorships	Boston estate investment group,

NAME	Wimpie Els
Responsibilities	Environmental
Qualifications	Dip luris
Appointment to the board	29/10/2020
Skills and experience	Managing Projects Chairing meetings Partaking in environmental issues
Career experience	Legal Project management Research Consultation Decision making
Other Directorships	BRPA Friends of Jack Muller Park Body corp.

NAME	Jeanette Lomnitz
Responsibilities	SECRATARY
Qualifications	Dip in restaurant and Hospitality management
Appointment to the board	29/10/2020
Skills and experience	
Career experience	Assistant Executive Housekeeper at Radisson Blu 2006-2010

	Pastel Accounting & Payroll consultant since 2010 until currently.
Other Directorships	BRPA

NAME	**Keagan Parris**
Responsibilities	Director
Qualifications	N/Diploma - Construction management and quantity Surveying
Appointment to the board	29/10/2025
Skills and experience	Project management Communication Leadership Record keeping
Career experience	Management of Construction Management of people
Other Directorships	N/A

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 statuary mandate. The Executive Mayor has appointed R. Cannon as board observer, and A.van Zyl as alternate Cllr. Roger Cannon, in his capacity as Board observer, was invited to all Boston CID meetings and attended all but two, for which he submitted apologies due to illness.

APPOINTMENT OF BOARD

An Annual General Meeting is hosted annually to review the performance of the Boston 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 of the company and regular Board meetings allow the directors to provide oversight of, and a review of, current operations and to apply corrective measures, as and when required

BOARD RESPONCIBILLITIES

The Board oversees the day-to-day delivery of the additional services according to the Business Plan. In executing this task, the Board:

1. 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 interest.
2. Monitoring compliance with applicable legislation, codes and standards.
3. Approving the annual budget and monitoring it.
4. Overseeing preparation of and approving the annual financial statements for adoption by members.
5. Exercising effective control of the NPC and monitoring managements implementation of the approved budget and business plan.
6. Attend monthly the different subcommittee's, Finance, Security and Cleaning.

BOARD CHARTER

The Boston CID Board is satisfied that it has fulfilled its responsibilities under the Board charter during the period under review.

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 non-executive directors, including the chairperson, are independent in terms of King IV's definition of "independence" and guidelines provided for in principle 7.28.

ATTENDANCE AT BOARD MEETINGS

The Board convenes at least every second month. Special Board meetings are convened, when necessary, in the form of a round robin. In the period under review, 0 special Board meetings was convened as issues was dealt with at the Board meeting of which Boston CID had 6 for the period in review.

BOARD MEMBER	2025	2025	2025	2026	2026	2026	2026	2026
Janeen van Heerden	Present	Present	Present	Present	Present	Present	Present	Present
Moller gey von Pittius	Present	Present	Present	Absent	Present	Present	Present	Present
Sean	Present	Apology	Absent	Present	Absent	Present	Absent	Present
Wimpie Els	Present	Present	Present	Present	Present	Present	Present	Present

J. Van Niekerk	Present	Present	Present	Present	Present	Present	Present	Present
Attie Winter	Present	Present	Present	Present	Present	Present	Present	Present
Keagan Parris			Present	Present	Apology	Apology	Present	Present

ETHICAL LEADERSHIP

The NPC places a strong emphasis on maintaining the highest ethical standards for its directors. To ensure ethical conduct, the NPC has adopted a comprehensive code of conduct for directors, outlining their roles, responsibilities, and guidelines for adhering to legal, management, and ethical standards. The code is available online at www.bostoncid.co.za.

Upon their appointment, directors are required to disclose in writing to the chairperson any private interests that could potentially lead to a conflict of interest. These declarations are recorded in a register and regularly updated. If any matter before the Board could potentially create a conflict of interest, directors must also disclose this in writing to the chairperson.

In such cases, the director must recuse themselves from the consideration, deliberation, and voting on the matter to ensure transparency and prevent any interference with their ability to act independently and in the best interests of the NPC.

The Board is satisfied that the directors have adhered to their duties as outlined in the Code during the year under review. No changes to the directors' declarations were recorded that could potentially impact their independence. By maintaining these standards, the NPC ensures that its directors act with integrity and in the best interests of the organization.

BOARD OVERSITE AND RISK MANAGEMENT

The risk management policy provides the Directors with direct involvement in the dayto-day financial procedures as authorisation must be given for certain purchases as stipulated in the procurement policy. This approach also applies for the spending of money whereby two directors and the accountant are made aware before a payment is made. Purchases are also approved via Board engagement and in Board meetings Performance Reviews:

To ensure that the Boston CID continued to deliver maximum impact and based on learnings gathered in our five years of operation, certain performance metrics were tightened up and expanded, with monthly assessments completed across all programmes. As with any organisation, certain improvement areas were identified and addressed by the service providers and we're confident that the correct appointments of service providers are in place and potential programme weaknesses have been addressed. The CID Manager's performance was continually assessed by the Board throughout the year, and a performance agreement remains in place. An annual review of overall CID Manager performance for this financial year will be concluded post the finalisation of the Annual Financial Statements. All City reporting requirements have been complied with.

Supplier Code of Conduct: The board ensures appropriate conduct on the part of its vendors by (a) appropriate service level agreements, (b) regular performance reviews, and (c) a robust complaints process.

The board and manager 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 manager 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 Boston CID has a procurement policy which outlines the procurement of goods and services for the Boston CID. The procurement process is the acquisition process (purchasing) of goods and/or services.

PART D: FINANCIAL INFORMATION

1. **Report of the External Auditor**
   Please see Annexure "A"

2. **Annual Financial Statements** Please see Annexure "A