



# ANNUAL REPORT

## Friends of Sea Point Pavilion

NGO 136-164 NPO

As for 22-July 2020



When we come **together** to **play** and **be**  
we are truly ourselves.

When we are truly ourselves it is **wonderful**  
and when we **act collectively** in that wonder  
we do **transformative** work  
for our **community** and **our world**.

*Brad Colby*

## VISION AND MISSION

The Sea Point Pavilion Swimming Pool property is an iconic structure in the Cape Town landscape and among the most beautifully sited public amenities in the world. The Facility is situated on the Public Open Space Erven 151, 153 and 318, Sea Point West, and is owned and operated by the City of Cape Town.

The Friends of Sea Point Pavilion (FSPP) is a voluntary association formed by these concerned citizens. The Organisation aims to support the social and development needs of the Pool Community. The Friends will also provide support and guidance to the City in the management of the Swimming Pools and the City's stated aims to provide clean sea water and a neat, safe, clean and effectively managed pool environment.

The communities of Cape Town and the Western Cape use and enjoy this Facility and it provides a much-needed community resource. Financial pressure on the community poses a serious threat to the sustainability of leisure resources. Concerned citizens have identified the need to protect and maintain this communally, economically and environmentally treasured Facility for the benefit of present and future generations.

The City has indicated that, in order to optimise the potential of the Facility and more effectively sustain its operation, an association with the Friends can add significant value and can also contribute to positioning the Facility as a world class public amenity. Acting in accordance with the philosophy, guidelines and the responsibilities of its constitution, the Friends of Sea Point Pavilion will work closely with the City of Cape Town to ensure the sustainable operation of the facility. The Organisation's role is a collaborative one that will protect the interests of and encourage participation by all who use and have an interest in the pools.

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# AIMS and OBJECTIVES [extract from our constitution]

1. The sole objectives of the Organisation are to carry out the following Public Benefit Activities -
  - 1.1. The administration, development, co-ordination and promotion of sport or recreation at the Sea Point Pavilion Swimming Pools in which the participants take part on a non-professional basis as a pastime;
  - 1.2. The provision of community projects relating to capacity building and skills development;
  - 1.3. Outreach and swimming education projects to benefit the poor or needy members of the Pool Community.
2. The Friends will achieve these objectives by -
  - 2.1. Serving as a community resource group for the Sea Point Pavilion Swimming Pools and related amenities;
  - 2.2. Carrying out activities of benefit to the Pool Community including holding meetings, organising and promoting events, organising 'learn to swim' projects, training and carrying out such activities as are appropriate to the Organisation's objectives;
  - 2.3. Working with the City, as the Facility's controlling authority, to ensure the sustainable operation of the Facility;
  - 2.4. Working with the City on various operational matters including, but not limited to maintenance, finance, safety, security, buildings, refuse control and the general good governance of the resource;
  - 2.5. Internationally promoting the Facility as a world class swimming and recreational amenity;
  - 2.6. Promoting and conducting training programmes to ensure safe use of the Facility;
  - 2.7. Ensuring ready access by all;
  - 2.8. Serving as a watchdog for any proposed development of the Facility which would negatively impact upon the Pool Community.

# Chairperson's Report

The FSPP has gone through some changes in the past year, both in committee members and spirit. The FSPP has grown since inception and it created an amazing, simple business model that allows us to generate income and direct it towards the benefit of Pavilion according to our Constitution and its objectives. It was the right time, now, to renew its focus and process and take it to a more mature and professional level.

As part of the rejuvenation process, we saw the resignation of the previous chairperson Maik Mahadeo-Diercks who left to pursue his swimming coaching activities and Warren Fialkov also resigned. We thank them both for their work and time spent in the FSPP and wish them well going forward.

As a vice-chair I have moved to replace Maik as Chairperson, and we have co-opted new committee members: Kieron Palfarman who is now the Vice-Chair and looks after maintenance projects, Eddy Cassar as Safety and Security portfolio, Maura Sanderoff as Secretary and Chris Laubscher as Treasurer. Robert Van Beest remained as the Forecourt Manager and Alison Cope as Social Development Portfolio. I would like to welcome the new comers, they are well-known in the swimming community and I want to thank the veteran committee members, they all helped us to bring the committee to a place where I feel we have passion and focus as a team once again and we enjoy participating in this great initiative.

Over the past two years the committee focus on re-deploying the revenue earned from the forecourt was very poor. We are very well aware of this as a committee, and we are committed to change this. As part of the way forward we have approved expenditure on refurbishing the forecourt. This was long overdue, and the place felt old, unattended to and unclean. The project is overseen by Robert van Breest with Kieron Palframan assistance. The expenditure is expected to be around R100,000 and it will cover painting, paving, cleaning and refurbishing the tables and benches.

We are still awaiting some form of a formal agreement with long term commitment to the FSPP from the City. I feel that such agreement will strengthen our ability to convince traders and possible external contributors to assist with making the forecourt a much more desirable place.

As part of our rejuvenation process, we tried to review areas in the constitution. We realised that the original constitution from 2009 has been through several ad hoc amendments which were approved online but never materialised into the actual constitution. Therefore, we embarked on a project to recompile the constitution into one clear document which is brought to the AGM for approval. The great work was done by Janey Ball who spent hours looking at hundreds of emails and communications, minutes and documents and which she has managed to recompile to an amended constitution. Janey has all supporting documents and communication if

required. There is nothing significant in any of the amendments aside from hopefully having an approved and signed document at the end of this AGM. This will allow us to suggest possible amendments going forward in a simple process. [all will approved at the AGM].

Chris the new Treasurer with our help, relooked at our finances and we made some changes, based on feedback received. We hope you will find them easier and clearer to understand. We have also rejuvenated our website [www.fspp.co.za](http://www.fspp.co.za) and we hope you will have time to have a quick look and enjoy it. We will endeavour to publish our projects and progress on the website for all to see.

Going forward, with the new reality we have started trading on the forecourt and we are looking at possible development projects that adhere to social distancing and low level gathering. We have some ideas in progress.

We wish everyone safety and health

**Ram Barkai**  
**FSPP Chairperson**

## The Friends of Sea Point Pavilion Committee



Maura Sanderoff.  
secretary



Eddy Cassar  
Safety and Security



Chris Laubscher  
Treasurer



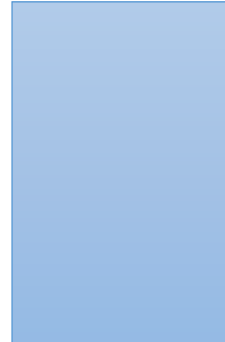
Kieron Palframan.  
Vice Chair & Maintenance.



Alison Cope  
Social Development.



Ram Barkai  
Chairperson



Robert van Breest  
Forecourt and Trading

# Office Bearers' Reports

## Forecourt Trading

The traders survived winter and again experienced a fairly poor summer season. The Friends of the Sea Point Pavilion thank the traders who helped to make this part of Sea Point a pleasure for visitors and residents alike. In the process enabling funds to be accumulated which will be used to good cause in developmental work and improvements to the swimming pool infrastructure.

The fact that the Friends are trading without an appropriate MOU or Head Lease with Council still impacts on the traders and their willingness to spend on improvements to their kiosks. Likewise, it impacted on the ability of the FSPP to possibly increase the number of traders or to give aspirant traders exposure or to spend on improvements.

### **Tenants on the Forecourt:**

1. Cape Malay Delights - Halal treats.
2. Chicken Shack. Chicken snack meals.
3. Chip and Dip - Hot chips and small doughnuts.
4. Ice Zeit - Anchor tenant - Ice cream and coffee.
5. Pancake Affair - Pancakes and slush.
6. Posticino - Pizza and pasta.
7. Slice up - Popcorn and Coke cool drinks.
8. Braai master - Halal grilles burgers and meat and veggies.
9. Toasted - Designer sandwiches, fresh juice and smoothies.
10. Up Cycle - Bicycle hire.
11. Salsa and Tango on Sundays continued on the Forecourt this year and remained popular.

### **Maintenance and improvements:**

Lighting on the Forecourt was improved by the provision of perimeter lighting and carousel style LED lighting. This improved the ambiance and security of the Forecourt. No maintenance work was carried out. Waste removal, security and the homeless were issues of concern for the Traders. Photo and film shoots authorized by Council without consultation with the Friends and our traders are also a problem.

In the Pavilion pool precinct itself the two food venues traded four months over the season. Braaimaster Halal and the Tuck-shop, the second Halal outlet.

The chair and umbrella hire operations. There are challenges with the patron experience with these two vendors. Lack of good sponsors to help with upgrading the

cushions, chairs and umbrellas is the main issue.

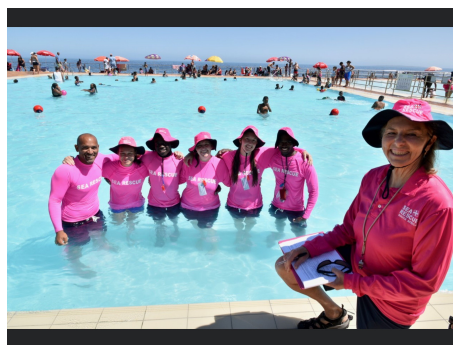
Hopefully after seven years in limbo and four ward Councillors later, the Friends will in the foreseeable future achieve a more permanent status whereby it ought to be possible to further improve the venue for everyone's benefit.

**Robert van Breest**  
**Forecourt and Trading**

## Social Development

Before the summer season kicked off, the FSPP purchased bibs for the teachers of schools that come to the pavilion for an outing. When schools booked a visit, they were informed that staff had to wear the bibs, be on the pool deck and enforce the pool rules with their learners. This greatly improved the safety of all the patrons of the pavilion. (See photo attached) From October 2019 until early March 2020 the FSPP in conjunction with the NSRI sponsored free survival swim lessons at the pavilion for its patrons. The management and teachers were all volunteers. The only expenses were for uniforms, training manuals, a lane rope and gazebo plus a few incidental items.

This was the first Survival Swim Program in the country. Much was learned from the experience and the program will be rolled out nationwide as soon as possible.



**Alison Cope**  
**Social Development**

## Safety & Security

Though Security and Safety is the ambit of the City of Cape Town, the Friends of the Sea Point Pavilion have undertaken to provide supplementary security for the queues that assemble at the main door during the high season months. The main function of the queue security system is to maintain order and provide safety from undesirables who annoy, beg and steal from members of the public. The security function will run for the months of December and January.

Other safety measures that are in the Council pipeline are extra security cameras in the public areas and the permanent erection of fencing below the forecourt area where members of the public gain illegal entry to the facility.

**Eddy Cassar**  
**Safety and Security**

# Financial Accounts for the Year ended 29-Feb-2020

## 1. Annual Financial Statements (AFS)

The 2020 AFS for the year 1 March 2019 to 29 February 2020 were independently reviewed by Maurice Bergoff CA (SA). The same Professional Accountant as the previous financial year.

### Statement of Financial Position

FSPF ended the financial year with a material increase in year-on-year total assets, attributed to a significant increase in cash reserves. Retained Funds at year end was R1,148,481 (2019: R875,242).

#### Key indicators:

**Total Assets:** +30% R1,303,685 (2019: R1,003,238)

Property, plant & equipment

Cost: +11% R706,542 (2019: R635,148)

Carrying Value: -14% R174,481 (2019: R202,731)

Cash and cash receivables: +43% R1,122,232 (2019: R786,523)

Notable increase in PPE was due to additions of carousel lights being installed at the forecourt, LED flood lights for the pool and a new high seat lifeguard chair.

**Liabilities:** +21% R155,204 (2019: R127,996)

FSPF ends the financial period in a solvent state, with assets exceeding liabilities by R1,148,481 (2019: R875,242). Cash Reserves at year end were recorded at R1,122,232. At the time of this report the total cash reserves were R1,118,365.

### Statement of Comprehensive Income

The 2020 financial year returned a surplus for the 12 months ending 29 February 2019 of R273,238 (2019: R146,353).

#### Key indicators:

**Total Revenue:** +31% R522,176 (2019: R398,675)

Rental Revenue: +29%. R470,340 (2019: R364,028)

Interest Income: +50%. R 51,835 (2019: R34,647)

Rental Revenue is more in line with historic rental revenue achieved (prior to 2019 FY). During 2019 financial year rental revenue was reduced due a variety of factors, including the drought that Cape Town experienced.

**Total Expenses:** -1% R248,937 (2019: R252,322)

Development Swimming & Pool: +165% R 41,416 (2019: R 15,650)

Forecourt Management: +45% R 64,996 (2019: R 117,170)

Administrative Expenses: +5% R 42,882 (2019: R 40,971)

Depreciation: +27% R 99,643 (2019: R 78,531)

During the year the Total Expenses decreased by 1%. Positively there has been an increase in Development Swimming & Pool related expenditure. Minimal funds were spent on Kiosk improvements and repairs which will now require extra attention in the new financial year. Accounting fees increased quite significantly due to additional assistance required to complete the AFS.

#### **FSP Depreciation Policy:**

Depreciation is provided using the straight-line method to write down the cost over the useful life of the property, plant and equipment as follows:

Average useful life:

Pool Equipment – 5 Years

Kiosks – 5 Years

Gym Equipment – 5 Years

Other permanent fixtures – 5 Years

The 2020 AFS indicates a healthy financial position. But a renewed focus should be placed in the new year on increasing expenditure (capital and operational) in line with the objectives set for FSP, especially considering the substantial reserves currently held.

Looking forward to a successful and impactful 2021 financial year.

***Chris Laubser***

***Treasurer***