



Photographer: Kevin Eave



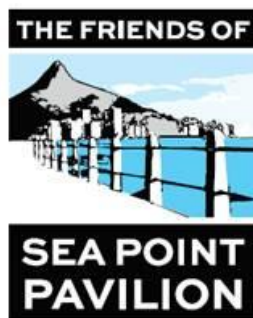
Photographer: Ram Barkai



*Jean Tresfon*

Friends of Sea Point Pavilion  
NGO 136-164 NPO

Dec-2025



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

It has been a busy year for the Friends, and we are still running hard until Christmas. But it has been a good year for the FSPP and their beneficiaries.

The team has been working diligently on all fronts, and it is rewarding to see that our efforts over the past several years have come to fruition. We have established a solid business in the forecourt and now, inside the pool, enabling us to make meaningful investments in the Pavilion.

To make a meaningful contribution, meaningful resources are necessary. We have consistently supported the pool — whenever requested, whether it be HTH chlorine, pool cleaning tools, plumbing, or other items. They were always supplied in response to urgent needs in the pool. We have finally managed to contribute in a meaningful way by renovating the historical and iconic entrance building. Although the financial impact will be reflected in the subsequent FY reporting, the planning and process took place in FY 2025.

We have also invested in the forecourt. We added a large kiosk featuring beautiful Mandela art, which simultaneously tackles a long-standing issue with litter, vagrants, and crime on the back side facing the car park. We refreshed the appearance of the kiosks with shades of blue, connecting the area to the stunning surrounding sea. All tables have been sanded and painted to enhance the new look and feel of the forecourt.

It is worth noting that the entire project, from initiation to delivery, was managed by the FSPP, which is rather impressive. Allow us to feel proud for a short moment, but that's not why we are here.

The entire project has cost the FSPP just over R2m, which represents most of our savings from the past 10 years. Not to worry, the strong business we have built is providing healthy cash flow, and we are looking forward to our next project in the future.

Our social development is also expanding, attracting volunteers and new aspiring swimmers from underserved areas. Watch out for the pink team near the kiddies' pools.

Financially, we expect to have approximately R1 million in our account after spending over R2 million on the pool and some on the forecourt.

I don't want to dampen a positive report; I believe the outcome will be good. It's worth mentioning that getting this project off the ground and making it happen was a tall order for a group of volunteers when working with the city of Cape Town. The council, the Facility Manager, and the city heritage team saved this project and made it possible for us to realise it. Thank you. For the city of Cape Town, it would be wonderful if we received more support and encouragement rather than obstacles, and perhaps a sense of urgency in allocating meaningful attention to the Pavilion and its pool, both inside and out. It is my sixth AGM as a chair and seventh overall (I was secretary at first). We heard about the Master plan's imminent birth over seven years ago, and we have yet to see a glimpse of its image. It is not a criticism; it's a plea. Please. The Pavilion is a unique treasure in this wonderful city; it deserves to be treated as such. Urgently.

Thank you to the Friends team. We all contributed in our own way, with time and skills, but we worked as a team, and the results are clear.

Wishing everyone a safe and happy festive season.

**Ram Barkai**  
*FSPF Chair*

## The Friends of Sea Point Pavilion BOARD

Friends of Sea Point Pavilion  
fssp.capetown@gmail.com

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### The Committee



**Ram Barkai**  
Chairperson



**Kieron Palframan**  
Vice Chairperson



**Hazel Pushman**  
Social Development



**Chris Laubcher**  
Treasurer



**Shaun Reznik**  
Forecourt Management



**Eddy Cassar**  
Safety & Security



**Grant Nirenstein**  
Legal and Contracts

## OFFICE BEARERS' REPORTS

### FORECOURT MAINTENANCE AND IMPROVEMENTS

The past year was a successful period at the Forecourt. FSPF proudly manages 14 tenants which includes the three new kiosks installed in late 2023 - all of which are now operating. This year was also the first in several years that did not see any changes to the tenants. This is a testament to the Forecourt's viability and success.

Maintenance continues on an ad-hoc basis. Additionally, the boundary walls were painted, and the umbrellas were replaced in preparation for the 2024/2025 summer season. We are grateful to Coca-Cola for their ongoing support.

As mentioned in last year's report, in April 2024, Cape Town experienced a severe storm that affected the Forecourt. One of our kiosks was torn from the ground and blown over, while several others shifted in the wind and sustained damage. This was an unusual storm. We managed to recover the refurbishment costs from our insurance.

***Shaun Reznik***  
***Forecourt management***

## **SOCIAL DEVELOPMENT**

Development Swimming Season 24/25

Although we started late due to the pool renovations, we had a fantastic season teaching Survival Swimming on behalf of the NSRI. We conducted approximately 900 lessons for individuals ranging from 6-year-olds to 80-year-olds during our Saturday morning pop-up sessions.

The volunteers greatly appreciate all FSP does to enable this to be run so professionally. We would also like to thank Sonwabo and his team at the pool for all their help.

Thabiso once again ran a programme from Monday to Friday offering free lessons to the general public. He taught 205 lessons and had a further six people who returned in their lunchbreak every day. The photos of some of them jumping from the high diving board and swimming the length of the pool are a joy to see. It has had a massive impact on their confidence. We now have some Au Pairs from the area coming each morning for lessons. Going forward into next season, Thabiso will be joined by Zinithia on two days a week; this will help enormously with the administration.

When school or church groups arrive at the pool, Thabiso also offers them dry land safety training, which is great fun, especially for the younger children.

More social media exposure would help get the word out, as I'm sure other people in the area would benefit.

Once again, a huge thanks to Friends for making this possible.

***Hazel Pushman***  
***Social Development***

## **SAFETY, SECURITY**

The Friends continue to assist with Sea Point Pool security over the high summer season. An extra security officer is assigned to queue management during this stressful time.

The Friends also employ an extra cleaner to assist with cleaning the upper boardwalk, which carries an extra traffic load on busy days.

Doing this has reduced residents' complaints about litter.

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

## FINANCIALS

### FSPF Report from the Treasurer for the year ending 28 February 2025

#### 1. Annual Financial Statements (AFS)

The 2025 AFS for the year 1 March 2024 to 28 February 2025 were audited by Carina Odendaal Chartered Accountants (SA).

#### 2. Statement of Financial Position

FSPF ended the financial year with a retained funds surplus of R1,247,560 (2024: R1,233,233).

Key indicators:

**Total Assets: R2,505,220 (2024: R 1,947,716)**

Property, plant & equipment

Cost: R1,109,261 (2024: R 1,109,261)

Carrying Value: R 209,088 (2024: R 294,865)

Cash and cash receivables: R 2,279,947 (2024: R 1,652,851)

There was no movement in PPE other than depreciation.

**Liabilities: R1,257,660 (2024: R 714,483)**

FSPF concludes the financial period in a solvent position, with assets exceeding liabilities by R1,247,560 (2024: R1,233,233). The rise in liabilities primarily relates to the provision made for leasehold alterations as part of the building project to upgrade the Pavilion Entrance area, which is currently in progress. As of this report (17/11/2024), the total cash reserves stood at **R1,599,415**.

#### 3. Statement of Comprehensive Income

The 2025 financial year returned a surplus for the 12 months ending 28 February 2025 of **R 14,327** (2024: R121,740 deficit)

Key indicators:

**Total Revenue: R 1,514,929 (2024: R 1,117,295)**

Rental Revenue: R 1,393,264 (2024: R 998,047)

Interest Income: R 121,665 (2024: R 119,248)

Rental Revenue was higher due to an increase in rental rates for kiosks and full year rental income from the previous acquired kiosk. It also includes recoveries of cleaning and security fees.

**Total Expenses: R 1,546,928** (2024: 1,239,035)

Cleaning:	R 254,455 (2024: R 176,410)
Repairs & Improvements Forecourt	R 281,244 (2024: R 292,671)
Repairs & Improvements Pool	R 114,890 (2024: R 144,706)
Security	R 89,008 (2024: R 164,335)
Leasehold Alterations	R 605,488 (2024: R 268,592)

During the year, the total expenses increased by 24.8%. This is largely due to leasehold alterations carried out as part of the building project at the Pavilion entrance. There was also an increase in cleaning costs, with FSPP hiring a dedicated cleaner for the forecourt to ensure the area remains well maintained and clean at all times. Ongoing repairs and improvement costs at both the forecourt and pool were significant, amounting to R281k and R114k respectively for the year.

The 2025 AFS indicates a sound financial position. However, the Friends remain attentive to managing costs to ensure the organisation's sustainability and ongoing support for the forecourt and pool facilities.

Looking forward to a successful and impactful 2026 financial year.



Chris Laubscher

*RESOLUTION*

*Resolution passed by the members of FRIENDS OF SEA POINT PAVILION (Reg. 136-164 NPO) at SEA POINT on this 1 December 2025.*

*Present: CHRISTIAAN JOHANNES LAUBSCHER*

*Resolved:*

*That CHRISTIAAN JOHANNES LAUBSCHER (ID: 840610 5153 085) hereby accept the appointment of public officer to act on behalf of the abovementioned NPO and be appointed as the public officer and represent this NPO in terms of the Income Tax Act for the following accounts:*

- 1. Income Tax*
- 2. VAT*
- 3. PAYE*

*Signed as a true record of the meeting.*

*CHRISTIAAN JOHANNES LAUBSCHER*

*TREASURER*