



OPERATIONAL PROGRESS AND PROGRAMME COMPLETION REPORT

Manor Gardens Urban Improvement Precinct NPC

Operational Reporting Period: 1 April 2026 - 26 August 2026

Financial Expenditure Reporting Period: 1 April 2026 - 31 July 2026

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Date	26 August 2026

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1. EXECUTIVE SUMMARY

The period from 1 April to 26 August 2026 represents the first full operational implementation cycle of the Manor Gardens Urban Improvement Precinct (MGUIP). During this period, the UIP progressed from initial operational establishment and intensive precinct rehabilitation to completion of the first full cleaning and greening cycle covering all roads and priority public areas within the Manor Gardens precinct.

The programme was implemented through an integrated precinct-management approach incorporating Safety and Security; Cleaning, Greening and Environmental Management; weed and vegetation control; street sweeping and litter removal; illegal-dumping remediation; public-space rehabilitation; municipal infrastructure reporting and follow-up; and stakeholder and community support.

The Cleaning and Greening Programme progressed from approximately 45% completion at the end of May, to 60% at the end of June and 88% at the end of July. The remaining portion was completed during August. As at 26 August 2026, management confirms that the first full programme cycle covering the Manor Gardens precinct has been completed.

Programme milestone

The first full precinct-wide cleaning and greening cycle was completed by 26 August 2026. The operational focus can now transition from intensive rehabilitation to structured routine maintenance and prevention of deterioration.

Core Operational Area	Expenditure to 31 July 2026
Safety and Security	R403,812.02
Cleaning, Greening and Environmental Management	R270,886.93
Combined Core Operational Expenditure	R674,698.95

August expenditure is excluded from the financial analysis. The operational narrative nevertheless includes the programme close-out achieved by 26 August 2026.

2. PURPOSE AND REPORTING BASIS

This consolidated report provides the Board and stakeholders with a concise, non-repetitive overview of progress achieved since operations commenced. It highlights programme completion, environmental outputs, safety and security performance, municipal service-delivery support, core operational expenditure and the transition to the next maintenance cycle.

Reporting Dimension	Period
Operational Reporting Period	1 April 2026 - 26 August 2026
Financial Expenditure Reporting Period	1 April 2026 - 31 July 2026

3. PROGRAMME IMPLEMENTATION AND PROGRESS

The first operational cycle was implemented progressively so that priority corridors, public spaces, residential streets and environmental hotspots could be addressed in an organised manner. The progression demonstrates structured expansion rather than isolated once-off interventions.

Reporting Point	Completion	Operational Position
31 May 2026	45%	Initial rehabilitation of major corridors, public spaces, internal roads and dumping hotspots
30 June 2026	60%	Expansion into the upper precinct and additional residential streets

Reporting Point	Completion	Operational Position
31 July 2026	88%	Further road coverage, weed control and supplementary sweeping/litter removal
26 August 2026	100%	First full precinct-wide programme cycle completed

By the end of May, the programme had already achieved approximately 6.6 km of road frontage and public-space edge clearing, representing approximately 16,500 m² of vegetation management. Approximately 808 m³ of vegetation, green waste and environmental debris had also been removed during the initial implementation phase.

Operations initially concentrated on strategic routes, major entry points, public open spaces, illegal-dumping areas and selected internal residential streets before expanding throughout the precinct.

4. JUNE EXPANSION PHASE

June represented an important expansion phase. The programme increased from 45% to 60% completion, with additional upper-precinct roads completed and maintained.

- Vegetation cutback and pruning
- Verge clearing and road-edge cleaning
- Street sweeping and improved pedestrian/motorist sightlines
- Improved access to previously concealed stormwater infrastructure

Completed June interventions included Upper Queen Elizabeth Avenue, Helston Road, Elland Road, Manor Drive and Nunhead Road. The work was particularly important in improving the visibility and general presentation of roads that had experienced substantial vegetation growth.

5. JULY FINAL IMPLEMENTATION PHASE

By the end of July, overall programme completion had increased to 88%. The programme also began moving beyond initial vegetation clearance toward preventative maintenance.

Targeted weed-control treatment was introduced along road edges, kerbs, verges and pavement interfaces. Eleven roads received treatment during July, with the outstanding areas scheduled for the final August phase.

- Street sweeping and litter picking
- Maintenance of completed roads
- Removal of accumulated leaves
- Rapid response to localised dumping
- Protection of areas already rehabilitated

This additional maintenance capacity was important because completed areas had to be preserved while the remaining portion of the precinct was still being addressed. By 31 July, only 12% of the initial programme remained outstanding.

6. PROGRAMME COMPLETION - 26 AUGUST 2026

The remaining roads and areas were addressed during August. Management therefore confirms that, as at 26 August 2026, the first full cleaning and greening programme cycle covering all roads within the Manor Gardens precinct has been completed.

The programme has consequently achieved its initial objective of establishing a precinct-wide baseline standard. Future operations should no longer be measured primarily according to percentage completion, but rather according to maintenance frequency, road coverage, weed-control performance, litter and dumping response, vegetation regrowth and turnaround time for interventions.

Operational transition

The precinct has moved from an intensive rehabilitation and catch-up phase into a preventative maintenance phase. The priority is now to protect the standard achieved through shorter, more frequent and planned interventions.

7. CLEANING, GREENING AND ENVIRONMENTAL OUTCOMES

The environmental programme has delivered improvements beyond conventional grass cutting and verge maintenance. The combined interventions have improved the presentation, usability and visibility of roads and public spaces throughout the precinct.

- Improved road-edge and pedestrian visibility
- Removal of overgrown vegetation and visual obstructions
- Improved access to pavements, walkways and stormwater infrastructure
- Rehabilitation of public open spaces and illegal-dumping hotspots
- Bulk foliage and environmental waste removal
- Improved streetscape presentation and general environmental quality
- Reduction of potential concealment areas along roads and pathways

Environmental Output	Recorded Position
Road frontage/public-space edges cleared	Approx. 6.6 km
Vegetation area maintained	Approx. 16,500 m ²
Green waste and environmental debris removed	Approx. 808 m ³

Environmental management has also contributed directly to safety objectives. Clearing dense vegetation, maintaining road edges and removing visual obstructions improve visibility for pedestrians, motorists, patrols and surveillance operations.

8. SAFETY AND SECURITY PERFORMANCE

Safety and Security formed the second major operational pillar of the UIP. A dedicated precinct patrol operation commenced on 1 April 2026, with the fully branded and equipped patrol vehicle operational from mid-April.

- Daily precinct patrols
- School and hospital visibility
- Student safety patrols
- Business opening and closing support
- Resident assistance and late-night gate escorts
- Incident and emergency response
- Monitoring of suspicious persons and vehicles
- ANPR/SNIPR surveillance and vehicle verification
- Coordination with SAPS and emergency services

8.1 Early Security Outcomes

Outcome	April-May 2026
Arrests	11
Firearms recovered	5
Stolen cellular phones recovered	7
Vehicles recovered	3

8.2 June Surveillance and Vehicle Monitoring

Security activity remained strong during June. The six busiest ANPR camera points generated approximately 995,022 vehicle hits, while 25 wanted-vehicle triggers were assessed. Three vehicles were stopped and referred to Mayville SAPS for further verification.

8.3 July Security Visibility

Security visibility continued throughout July, with the patrol vehicle averaging approximately 125 km per day within the precinct. Coverage included schools, hospitals, businesses, residential areas and public spaces. Security personnel also responded to criminal incidents, infrastructure theft, accidents, medical emergencies, domestic incidents and other community-safety concerns.

9. MUNICIPAL INFRASTRUCTURE AND SERVICE DELIVERY SUPPORT

In addition to direct operational services, the UIP increasingly acted as a coordination and escalation point between residents, businesses and municipal departments. This function remains important because not every issue should be resolved through direct UIP expenditure.

- Water leaks and damaged water meters
- Road and stormwater defects
- Damaged street poles and road-edge hazards
- Electrical and cable theft
- Illegal dumping and public-space maintenance
- Damaged or faded road signs
- Surveillance infrastructure faults

Effective precinct management requires issues to be identified, recorded, escalated to the responsible authority and followed through to intervention. This strengthens service delivery without unnecessarily duplicating municipal responsibilities.

10. EXPENDITURE ON CORE OPERATIONAL SERVICES TO 31 JULY 2026

The financial analysis in this report is limited to verified expenditure up to 31 July 2026. August expenditure has been excluded.

10.1 Safety and Security

Cumulative verified expenditure on Safety and Security as at 31 July 2026 amounted to R403,812.02.

This expenditure supported security personnel, dedicated precinct patrols, patrol vehicle deployment, surveillance monitoring, ANPR/SNIPR activities, incident response, emergency assistance, support to schools, hospitals, residents and businesses, and cooperation with SAPS and other emergency services.

10.2 Cleaning, Greening and Environmental Management

Cumulative verified expenditure on Cleaning, Greening and Environmental Management as at 31 July 2026 amounted to R270,886.93.

This expenditure supported environmental and greening service-provider costs, vegetation control, grass cutting, pruning, verge maintenance, bulk foliage and garden-waste removal, illegal-dumping clean-ups, public-space rehabilitation, sweeping, litter removal, weed suppression and ongoing environmental maintenance.

10.3 Combined Core Operational Expenditure

Core Operational Area	Expenditure to 31 July 2026
Safety and Security	R403,812.02
Cleaning, Greening and Environmental Management	R270,886.93
Combined Core Operational Expenditure	R674,698.95

Accordingly, R674,698.95 had been invested directly in the two principal visible operational functions of the UIP as at 31 July 2026. The expenditure should be viewed against the substantial operational outputs delivered during the period and the progressive completion of the first precinct-wide operational cycle.

11. CONSOLIDATED PERFORMANCE DASHBOARD

Indicator	Position
Operational programme commencement	1 April 2026
Programme completion - 31 May	45%
Programme completion - 30 June	60%
Programme completion - 31 July	88%
Programme completion - 26 August	100%
Early-phase frontage cleared	Approx. 6.6 km
Early-phase area maintained	Approx. 16,500 m ²
Early-phase environmental waste removed	Approx. 808 m ³
April-May arrests	11
April-May firearms recovered	5
April-May stolen phones recovered	7
April-May vehicles recovered	3
June ANPR activity at six busiest points	995,022 hits
July patrol vehicle average	125 km/day
Security expenditure to 31 July	R403,812.02
Greening/environment expenditure to 31 July	R270,886.93
Combined core operational expenditure	R674,698.95

12. TRANSITION TO THE MAINTENANCE PHASE

Completion of the first precinct-wide cycle changes the operational requirements of the UIP. The objective should now be to prevent the precinct from returning to its pre-intervention condition through planned preventative maintenance.

1. Routine street sweeping and litter picking
2. Scheduled verge and road-edge maintenance
3. Weed and regrowth suppression
4. Pruning and vegetation management
5. Maintenance of public open spaces
6. Monitoring of illegal-dumping hotspots
7. Rapid-response environmental intervention where required
8. Periodic inspection of every road within the precinct

The guiding principle should be early intervention. Smaller, more frequent maintenance actions should reduce the need for costly large-scale rehabilitation exercises.

13. MANAGEMENT PRIORITIES FOR THE NEXT CYCLE

13.1 Cleaning and Greening

- Implement a formal rolling maintenance schedule
- Maintain all completed roads and public spaces
- Continue targeted weed-control treatments
- Monitor high-leaf-fall and high-litter areas
- Retain adequate sweeping and litter-picking capacity
- Establish measurable maintenance standards

13.2 Safety and Security

- Maintain visible daily patrols
- Retain school, hospital and student safety visibility
- Continue ANPR/SNIPR monitoring
- Strengthen camera reliability and connectivity
- Maintain cooperation with SAPS
- Monitor cable and infrastructure theft hotspots
- Maintain rapid incident and emergency response

13.3 Municipal Liaison and Financial Management

- Maintain a register of municipal faults and reference numbers
- Track unresolved water leaks and infrastructure defects
- Continue reporting road, stormwater and electricity defects
- Monitor monthly security and environmental expenditure against operational outputs
- Maintain supplier, procurement and monthly financial reporting controls

14. CONCLUSION

The period from 1 April to 26 August 2026 represents an important establishment and delivery phase for the Manor Gardens Urban Improvement Precinct. Within approximately five months, the UIP progressed from initial mobilisation to completion of the first full cleaning and greening cycle across the precinct.

The programme delivered measurable improvements in vegetation management, road-edge condition, public-space presentation, illegal-dumping control, street cleanliness and environmental visibility. At the same time, the safety and security programme established a consistent visible patrol and response presence supported by surveillance, incident response, enforcement assistance and cooperation with SAPS and emergency services.

By 31 July 2026, cumulative verified expenditure of R674,698.95 had been directed toward these two core operational pillars, comprising R403,812.02 for Safety and Security and R270,886.93 for Cleaning, Greening and Environmental Management.

The operational milestone achieved on 26 August 2026 means that the UIP can now transition from an intensive rehabilitation phase to a structured preventative maintenance model. The priority going forward is to protect the investment already made by ensuring that every road, corridor and public space is maintained on a planned and recurring basis.

Management confirmation

Management confirms that the first full programme cycle covering all roads within the Manor Gardens precinct was completed as at 26 August 2026.

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