

# CONSTANTIA GLEN SECURITY VILLAGE

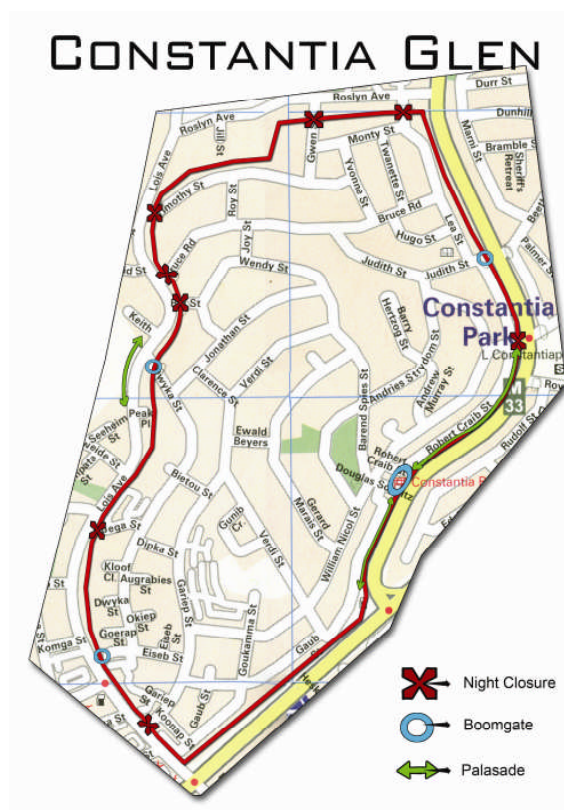
## SECURITY PLAN UPDATE

*"...the creation of street and block committees in townships and suburbs across the country represents the best expression of participatory democracy..."*

President Thabo Mbeki

A proposed plan to improve the security in the Constantia Glen area, demarcated as per the map included, was tabled during a Community meeting held during October 2008. Based on feedback obtained from residents, we have re-visited the plan and are glad to present a final proposal which we believe to be the answer to curbing the growing crime in our area.

The Constantia Glen area comprises of 736 residences in an area bordered by Lois lane in the West, General Louis Botha in the East, Rosslyn street in the North and Hans Strydom in the South.



Map of the **Constantia Glen** area

### Background

Crime in the area has reached new heights, both in frequency and severity of attacks. In 2006 an attempt to apply for street closure was done. We obtained

62% participation in relation to the then proposed plan and collected a non-refundable deposit of R495 per household. Unfortunately the City of Tshwane promulgated a moratorium on street closures just as we achieved the necessary participation level. These funds were placed in a trust fund and were utilised for a traffic impact study in 2006 as well as new impact study currently underway due to the time which has elapsed since the first application. Funds still available will be utilised during December and January 2009 to erect fences at the entrances to our Security Village as well as all the various marketing campaigns.

SAPS crime statistics were displayed at our public meeting held in October 2008 and an overview was provided of several recent very serious attacks and armed incidents in our immediate area.

Also discussed was the process of contacting various security companies resulting in the short list of ADT and Streetsafe. A decision was made by the Board (consisting of 8 residents in the area) to utilise the services of Streetsafe, as their plan offered the best security solution at the most cost effective rate. This was a unanimous decision based on facts supplied in the proposals.

A security plan was then compiled, aimed at improving the security of properties and the safety of people at affordable rates. Since the meeting, and based on feedback obtained from residents, we have re-visited the plan, decided to close more streets during the night to limit/save costs as well as negotiating reduced management fees with Streetsafe.

## OVERVIEW OF THE NEW SECURITY PLAN

As an application to close the larger Constantia Glen area may take months, or even years to bear any fruit, an interim plan to protect the bigger Constantia Glen area will be put in motion, in order to provide immediate security while the street closure process may still be pursued in future. The committee studied various plans of other security villages/areas and came up with a **very affordable pro-active and re-active plan** where criminals will not be tolerated.

*The plan comprises the following elements;*

- **Access to the Security Village at Dwyka and Eiseb out of Lois Street, and Douglas Scholtz and Judith out of Genl Louis Botha will be controlled from 18:00 – 06:00.** At each of these 4 entrances, we will deploy a guard house, proper lights, extractable and hand held booms with a guard to closely monitor movement. All other entrances will be closed and locked with security gates as soon as possible after 18:00 depending on the final results of the latest traffic impact study and opened again at approximately 06:00 the following morning. **Access into the area is not prohibited, but will be monitored.**
  - One **dedicated patrol vehicle** will supervise all activities day and night. It will be managing a further **4 x armed motorcycle guards during the day and 2 x armed motorcycle guards during the night**, all pro-actively patrolling our streets, confronting any suspicious vehicles or pedestrians, checking all open gates and garages, assisting in clearing parks and public spaces of non-legal activities. They will be in direct communication with each other, the village entrance guards and the Streetsafe 24/7 call centre. You will be able to call them directly for immediate assistance, if required.
- Due to the high number of village entrances and the fact that we do not have permission to close the streets, we have therefore opted for high density patrolling during the daytime.*
- To strengthen our outer perimeter we will erect a proper palisade fence from the garage in Hans Strydom all along Louis Botha up to and beyond Douglas Scholtz. The section from the garage to Verdi Street along Hans Strydom will also be properly strengthened.
  - Across the Dwyka entrance along Lois another palisade fence will be erected to prevent criminal elements movement to and from the open veldt leading to the N1.
  - Optional alarm monitoring and re-active armed reaction response to alarm signals are available to members at a minimal additional charge of only R99-00 per month (this will require a once off R750 radio installation fee).
  - A simultaneous application for a City Improvement District (CID) for our area will also be submitted. This is an application to the City Council to collect the security levy (or give another company instruction to collect) on behalf of the security village, from all residents. For this we require a minimum 51% support from the residents in the area. We are very positive that this support will be obtained, as 89% of all participants thus far, have also completed and

submitted the CID forms – therefore indicating that they want the levy to be paid by every household in the area. There are further advantages to having a CID, such as to handle some services our selves and run improvement projects.

### **IMPLEMENTATION**

The proposed plan can be fully implemented by **1 May 2009**, if all residents submit their forms by **15 February 2009**.

**(If 60% participation has been reached by this date, we will continue with the implementation, otherwise the program will be aborted).**

After notification from the committee that the 60% target has been reached. Notice to current alarm service providers i.e. ADT, Chubb, etc. can be given by no later than March 1, 2009.

This will allow sufficient time for the installation of the new radio system during the notice period that the current service providers require, so that you won't be without a reaction facility

The monthly Contributions are then **payable by 1 May 2009**,

The committee will finance the dedicated patrol vehicle for the months of March and April 2009 from the last of the initial funds collected in 2006. This means that most do not pay double fees for reaction services and are getting security from the dedicated patrol vehicle.

Construction work to the entrances is expected to be completed within a few weeks of receiving the R 2600.00 initial funds from all residents.

### **COST**

A **once-off fee of R 2 600** is sought on or before **1 March 2009** from every residence in the Constantia Glen village. These funds will be utilised to complete all construction work of fences, gates, guard houses, spotlights, etc. A decision

has been made to those townhouse complexes, which already have additional security facilities installed, need not contribute towards the initial fee. The monthly fees are still under negotiation and should be finalised soon.

The **monthly security levy** for this pro-active plan is **R399**. In addition residents (households or townhouses) may employ Streetsafe for a **re-active armed response** service for alarm activations at an **additional R99 cost per month and a once off cost of R750 for the radio signal alteration installation.** (NB This brings the total cost for re-action and pro-active security to the unique cost of only R 498.00 per month, which is a small increase above the current cost of re-action security alone.)

Once 80% participation has been reached. We could introduce monitoring of access at all entrances during the day and the 24/7 call centre could move into our village. However at this stage a formal meeting of the section 21 company will be held and residents (Members) can vote as to whether the fee structure should be altered (as the fee structure was based on budgets calculated at a 60% participation), security increased, and or CCTV installed.

**Pensioners** are requested to sign up at the normal rates. Relief to pensioners will however be given as soon as an 80% participation level has been reached – the re-active alarm service will then be supplied free of charge. Similar relief will also be given to persons who apply for financial assistance.

### **SECURITY COMPANY**

After careful consideration of various proposals, written submissions and presentations, the committee recommended that Streetsafe be appointed as the security management company. They have been involved in successfully setting up and running various other security villages and have

assisted us, unselfishly over the last few years.

### **PARTICIPATION TO DATE**

To date 126 households have submitted their forms.

Based on feedback we obtained, it appears that the major problems are:

- This is a busy time of the year, and although most people are positive of the initiative, they just did not make time to complete and submit the forms;
- The R540 per month was too high, and a number of households are finding it difficult to accommodate this in their monthly budgets in our current economic situation, especially the 1-2 months where they would have had to pay both the new levy and the current armed response fee.
- A number of persons were not positive that the project would get off the ground, and first wanted to see whether 60% of their neighbours are committed, before responding.
- It was also felt that Communication was lacking, the committee hopes to improve that in writing, visual and by advertisements.

We are very positive that the concerns of residents have now been addressed by lowering the fee, extending the implementation dates to accommodate the notice periods required to the relevant security firms and together with our proposed marketing plan for January and February we trust that we will most definitely achieve full implementation by 1 May 2009.

### **CONTACT DETAILS**

For more information please visit the website

<http://www.constantiaparkcied.co.za> or contact Jan Malan at Streetsafe

- 012 348 2607
- 082 784 0807
- [jan@streetsafe.co.za](mailto:jan@streetsafe.co.za)

You can also contact the chairman of our committee, Pieter Reinecke at

- [cadi-59@absamail.co.za](mailto:cadi-59@absamail.co.za)
- 082 552 6356