



26 January 2021

Statement on current status on the redevelopment of Welverdiend

Communicare has made progress on the planned redevelopment of one of its properties, Welverdiend in Rondebosch. Tenants were informed in October 2019 about Communicare's plan to relocate them to suitable accommodation of their choice within our portfolio as a result of the decision to demolish the ageing property with failing infrastructure. Communicare plans to redevelop the property into affordable rental units.

Finding new homes for tenants

Communicare's key priority was finding new homes for tenants particularly the frail and elderly. We anticipated that the move would be stressful and an emotional experience for the elderly. For several months we offered vacant units, at no extra costs, to the elderly, disabled or for single moms in our nearby properties. Communicare provided ongoing support for tenants through the entire relocation process.

Tenants were taken to view available units in the portfolio and could choose the accommodation that was most suitable for their needs. Communicare then helped tenants to pack and arranged for removals companies to transport their belongings to their new homes.

Tenants were moved to accommodation within a 10km radius of Welverdiend in the Southern Suburbs to maintain a sense of community. However, a few tenants have chosen to move to Bothasig which is a bit further. There are 59 tenants who have successfully moved to other accommodation. There are 39 tenants currently living at Welverdiend with 18 scheduled to relocate soon. That leaves 21 tenants who are yet to make a decision.

Current tenants in Welverdiend

Communicare is currently engaging with tenants who haven't yet taken up alternative accommodation offered at no extra costs. Some tenants are reluctant to move due to the disruption of relocating from Rondebosch while others feel that Communicare should not demolish the building.

Should Communicare's offer be rejected, the organisation will have no option but to cancel lease agreements and issue a notice to vacate within the next 6 months. This is the last resort since tenants have had more than a year to consider the attractive offers of alternative accommodation.

Communicare has also extended the generous offer to pay for all relocation costs for tenants who opt to move.

Heritage considerations

Since the Welverdiend building is older than 60 years, it automatically triggers a Heritage Impact Assessment (HIA) to determine the heritage value of the building. An independent heritage consultant was appointed to undertake the assessment.

The HIA allows interested and affected parties the opportunity to raise any objections of a heritage nature to the building being demolished based on its heritage value. Any parties who wish to object or comment on the demolition are advised to do so by 25 February 2021.

The HIA has concluded the following:

1. There is no reason to deny the demolition of the building. The need for affordable housing was recognised.
2. There is no special heritage value of the building.
3. The proposed development will have no negative impact on surrounding heritage resources.
4. Landscaping will have to be considered between the new building and the site boundaries.
5. All mature trees on the property should be retained.

Communicare will consider these recommendations in its plans to redevelop the property.

The recommendation and public submissions will then be submitted to the City of Cape Town's South Peninsula Environmental and Heritage Resources Management for consideration.

Demolition

Communicare will comply with all the City Council's requirements before a demolition permit is issued. If all goes according to plan, the demolition is expected later in 2021. The building is deteriorating further with water and drainage infrastructure failing. There are also ongoing issues with damp. Communicare cannot make significant investments in infrastructure maintenance in an ageing building.

Demolition will proceed once all tenants have moved and a demolition permit is issued.

The new building

Communicare has planned for 175 new affordable housing units in the new development. Accommodation will range from 1 to 3-bedroom units.

The development will add new housing to help address the chronic shortfall of affordable housing in convenient locations for residents of Cape Town.

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Note to editors

1. Due to the impact of Covid-19 regulations, some activities have been slower than originally scheduled. The dates noted here are tentative and may also change due to the uncertainty of further lockdown restrictions.
2. Please refer to previous statements and additional information on Welverdiend found here:

Ageing tenants to be relocated due to failing infrastructure at Welverdiend

<https://communicare.co.za/wp-content/uploads/2019/10/Press-Release-Ageing-tenants-to-be-relocated-due-to-failing-infrastructure-at-Welverdiend-15-Oct-2019.pdf>

Communicare: Mythbusting about the relocation of Welverdiend tenants

<https://communicare.co.za/wp-content/uploads/2019/10/Mythbusting-the-Relocation-of-Welverdiend-Tenants-24-Oct-2019.pdf>

3. The Heritage Impact Assessment report can be found here:

<https://www.dropbox.com/sh/1wrqcfj17sp6dcz/AAajQBN5zuYHYA6NU571Nzn9a?dl=0>

4. Key stats and dates:

Age of building	70 years
Year it was built	Between 1949 and 1951
Number of units	115
Announced intention to redevelop	October 2019
Number of tenants who chose to relocate	59 tenants
Place of relocation	Dreyersdal, Bothasig Gardens, Straton Court, Musgrave Park and Creswell. Some tenants have opted for private accommodation of their choice.
Tenants currently at Welverdiend	39 tenants. 18 scheduled to relocate soon. 21 are yet to make a decision.