

## CT embarks on next phase in ceiling retrofit project

R60m has been earmarked for the next phase of the City of Cape Town's ceiling retrofit project. The project aims to warm up old state-subsidised houses which were previously constructed without ceilings.

To date, some 4,500 ceilings have been installed across the metro at a cost of approximately R83m. This has also included the fixing of roof leaks and the installation of safer ceiling lighting.



General Vrygrond project archive photo: a ceiling being retrofitted.

"Earlier this week, I went to visit some of our beneficiaries in Vrygrond where we've spent about R26,2m on the completion of 1,250 ceilings. One of our aims with this project was to warm up these homes and, from the feedback, it seems that this has been accomplished," said the City's Mayoral Committee Member for Human Settlements, Councillor Benedicta van Minnen.

"We are starting with public participation for the next phase of this project shortly and we've earmarked a further R60m in areas across the metro.

"It is hoped that we can continue to alleviate some of the discomfort that the beneficiaries of old state-subsidised houses – commonly referred to as RDP houses – have had to endure over the years. Our contractors and staff have performed exceptionally well and have mostly been markedly ahead of schedule," she said.

### Poor thermal performance

Having to live without a ceiling has caused much discomfort for residents who have been affected by the poor thermal performance of the homes, as well as condensation which gives rise to damp conditions and inferior internal air quality.



Councillor Van Minnen inspects the ceiling of Mrs Jennifer Jonas in Vrygrond.

In Cape Town alone, it is estimated that there are approximately 40,000 state-subsidised homes, built between 1994 and 2005, that do not have ceilings. Ceiling retrofitting has been completed in Eureka, Kalkfontein, Broadlands (Strand) and Lwandle, Vrygrond and Wesbank.

Phase two includes the areas of Chris Nissen Park, Gordon's Bay, Heinz Park, Macassar, Phumlani, Silver City and Sir Lowry's Pass Village. The public participation process for these areas are commencing soon buy-in and support from the beneficiaries are vital.

Public participation dates are as follows:

- Phumlani Village on 25 August 2016
- Silver City on 6 September 2016
- Heinz Park on 8 September 2016
- Gordon's Bay Temperance Town on 20 September 2016
- Sir Lowry's Pass Village on 22 September 2016

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