



CITY OF HARARE
EDUCATION, HEALTH, HOUSING AND COMMUNITY SERVICES
AND LICENSING COMMITTEE

MINUTES OF A MEETING OF THE ABOVE COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HOUSE ON WEDNESDAY, 28TH MAY 2025 AT 11:40 AM

MEMBERS PRESENT: Councillors B. Muroyiwa (Chairperson)
A. Dube
E. Dzinomurumbi
K. Maburutse
K. Mutapaire
H. Gotoru
W.T. Nhende
C. Mpofu
J. Pedzisai
E. Ruzani
C.B. Suka

OFFICIALS PRESENT

G. Kusangaya	:	Acting Town Clerk
Eng. S.T Muserere	:	Acting Director of Harare Water
Dr M. Vere	:	Acting Director of Health Services
O. Mutonhori	:	Acting Chamber Secretary
J. Duve	:	Acting Human Capital Director
E. Dzehonye	:	Acting Director of Housing and Community Services
M. Topodzi	:	Department of Housing and Community Services
F. Raradza	:	Town Clerk's Office
L. Mandoza	:	Town Clerk`s Office (Monitoring and Evaluation Division)
A. Kadzere	:	Town Clerk`s Office (Monitoring and Evaluation Division)
G.R Chinyoka	:	Human Capital Department
C. Chisunga	:	Town Clerk's Office (Corporate Communications Division)
E. Muchena	:	Town Clerk's Office (Public Safety Division)
S.S Mugodza	:	Finance Department
H. Mufema	:	Chamber Secretary's Department
C. Banga	:	Chamber Secretary`s Department
D. Njanina	:	Chamber Secretary's Department
G. Mutenure	:	Chamber Secretary`s Department
B. Mukumba	:	Chamber Secretary`s Department (Intern)

RECOMMENDATIONS: **4 AND 5**

RESOLUTIONS: **1 TO 3**

REPORTERS AND MOVERS: Councillors: B. Muroyiwa, A. Dube

1. PRAYERS (1)

The opening and closing prayers were led by Mr E. Dzehonye and Councillor K. Mutapaire respectively.

2. UPDATE ON ALLOCATION OF RESIDENTIAL STANDS TO COUNCILLORS

Under matters for which the Chairperson's consent had been obtained, the Committee enquired the status of allocation of residential stands to Councillors.

The Acting Director of Housing and Community Services advised that most Councillors had been allocated and that reports covering most of the areas to be allocated to Councilors would be presented at the next Committee meeting.

NOTED

3. PROGRESS ON THE RESUSCITATION OF THE PROJECT IMPLEMENTATION UNIT

Under matters for which the Chairperson's consent had been obtained, the Committee enquired progress regarding the resuscitation of the Project Implementation Unit.

The Acting Director of Housing and Community Services advised that he had engaged the Management Services Group and would report on the Department the project Implementation Unit should fall. He further advised that the current suggestion was to house the Unit under the Department of Works which had Engineers and Equipment.

The Committee however expressed the view that the Project Implementation Unit be falling under the Department of Housing and Community Services as the Department of Works was overwhelmed.

The Committee further requested for an update report from the Director of Housing and Community Services at its next Committee meeting.

Following discussion, the Committee:-

RESOLVED

- (1) That the Project Management Unit be resuscitated in terms of Council resolution and that the Director of Housing and Community Services and Department of Works liaises with the Acting Human Capital Director to recommend the appropriate Department to house the office and to operationalize it.
- (2) That the Director of Housing and Community Services submits an update report at the following meeting of Committee on the department to which the Project Management Unit will be housed.

ACTION: DHCS: A/HCD: 29/05/25

4. **AUTHORITY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH SANDON ACADEMY TO ESTABLISH A COUNCIL PRIMARY SCHOOL ON STAND NUMBER 1052 SATURDAY RETREAT TOWNSHIP** (C.3)

On 13th May 2025, this Committee (Item 7) had resolved-

- "(1) That the decision on the report (10th March 2025) by the Director of Housing and Community Services on authority to enter into a Memorandum of Agreement (MOA) with Sandon Academy to establish a Council Primary School on stand number 1052 Saturday Retreat Township be deferred pending a visit of inspection by this Committee to the site to enable it to make an informed decision.*
- (2) That the Acting Chamber Secretary (Legal Division) submits an opinion during the site visit on the compliance issues when Council considers applications for expression of interest where developers will build a Council School in exchange for being allocated a stand to construct a Private School*
- (3) That the Acting Town Clerk (City Valuation and Estates Management) and Director of Works (City Architect) provide the value of the school to be constructed for Council during the site visit.*

On 27th May 2025, the Committee had undertaken a visit of inspection to the site and there were no adverse comments.

The Committee now had before it, the same report (10th March 2025, circulated with the Agenda) by the Director of Housing and Community Services recommending granting authority to negotiate a Memorandum of Agreement between City of Harare and Sandon Academy for the construction of a Council Primary School on stand number 1052 Saturday Retreat Township.

The Acting Director of Housing and Community Services reported that Council had thirty-five (35) operational Primary Schools. The partner, Sandon Academy had expressed interest in partnering the Council in the construction of Primary Schools, leading both parties to agree to enter into a Memorandum of Agreement (MOA). The Acting Director of Housing and Community Services also reported that City of Harare had several primary and secondary school sites that had not been developed, with land barons taking advantage of the situation to invade the land. Multiple primary and secondary stands within the Saturday Retreat Township had remained undeveloped, negatively impacting learners in the community who travelled long distances to access education in Glen Norah,

Hopley, and Glen View suburbs. Council had a mandate to establish schools within its jurisdiction to enhance educational access for learners in new suburbs like Saturday Retreat, and was seeking authority to negotiate the construction of a public school in the area.

He further reported that the Ministry of Primary and Secondary Education had encouraged Local Authorities to invest in affordable public schools, addressing the educational needs of underprivileged or vulnerable children who could not afford private education. In the proposed partnership, the partner Sandon Academy was to construct a primary school on a specified stand in Saturday Retreat Township, which would be valued according to the market value of another stand that the partner would acquire.

The Acting Director of Housing and Community Services also reported that Stand number 1808 in Warren Park Township had once been allocated to another partner, named in the report who had signed an agreement with the Council for the construction of a school. However, the partner had failed to meet contractual obligations. The Chamber Secretary's Legal division was advised to terminate the contract. The Department of Works, along with the City Architect division, would provide all the designs and bills of quantities for the construction of the Council primary school at the specified location and to supervise the project from inception to completion. The additional conditions and obligations for the partnership would be outlined in the Memorandum of Agreement and Construction Contract.

Following discussion, the Committee: -

RESOLVED TO RECOMMEND

- (1) That Council grants authority to negotiate a Memorandum of Agreement (MOA) between City of Harare and Sandon Academy for the construction of a Council Primary School on Stand number 1052 Saturday Retreat Township.
- (2) That Council notes the need for Council to establish public Primary schools in Saturday Retreat suburb which has no public schools at all.
- (3) That Council notes that the school site (Stand number 1808 Warren Park Township) to be allocated to the partner was once allocated to another partner named in the report who failed to meet the contractual obligations and the recommendation for termination was referred to the Chamber Secretary who is handling with the matter.

- (4) That Council further notes that it is required to fulfill the National Development Strategy (NDS1) by establishing both primary and secondary schools within its areas of jurisdiction to increase access to education.

ACTION: DHCS; A/TC: 3/06/25

5. AUTHORITY TO ENTER INTO A MEMORANDUM OF AGREEMENT (MOA) WITH EDENIC TRUST (PRIVATE) LIMITED TO ESTABLISH A COUNCIL PRIMARY SCHOOL ON STAND NUMBER 2233 CROWBOROUGH TOWNSHIP. (C.2)

On 13th May 2025, this Committee (Item 8) had resolved-

"That the decision on the report (10th March 2024) by the Director of Housing and Community Services on authority to enter into a Memorandum of Agreement (MOA) with Edenic Trust (Private) Limited to establish a Council Primary School on stand number 2233 Crowborough Township be deferred pending a visit of inspection by this Committee to the site and provision of legal advice and value of the school to be constructed by Council by the Acting Chamber Secretary and CVEM respectively during the site visit to enable it to make an informed decision."

On 27th May 2025 the Committee had undertaken a visit of inspection to the site and had observed that the school site was 6.6 hectares. The Committee pointed out that the developer could only develop 3.5 hectares meant for the Primary School according to Ministry of Primary and Secondary Education's recommendations on Primary School sizes. The remaining land would be re-planned so that it could be utilized for either residential or institutional purposes by Council.

The Committee now had before it, the same report (10th March 2025, circulated with the Agenda) by the Director of Housing and Community Services recommending granting authority to negotiate a Memorandum of Agreement (MOA) between the City of Harare and Edenic Trust (Private) Limited for the construction of a Council Primary School on Stand number 2233 Crowborough Township.

The Director of Housing and Community Services reported that Council had a total of thirty-five (35) Primary Schools that were operational. The partner, Edenic Trust Private Limited previously expressed interest in collaborating with the Council for the construction of primary schools and was invited for further discussions, where the parties had agreed to enter into a Memorandum of

Agreement (MOA). Council had several stands for primary and secondary schools within its jurisdiction that remained undeveloped, leading to

land barons exploiting the situation by selling them to unsuspecting home seekers. The residents of Crowborough Township had repeatedly petitioned Council to establish Public Primary and Secondary Schools on available school stands in the area. Crowborough Township only had private schools which charged fees which were unaffordable to most residents, resulting in learners travelling long distances to access public education outside their suburb.

He further reported that the Ministry of Primary and Secondary Education had encouraged Local Authorities to invest in the creation of affordable public schools to meet the educational needs of underprivileged or vulnerable children in communities unable to afford the costs associated with private institutions. In the proposed partnership, Edenic Trust Private Limited planned to construct infrastructure for a Council Primary School on Stand number 2233 in Crowborough Township, which would align with the market value of Stand number 229 in Mufakose Township, which the partner would acquire in return for their investment.

The Director of Housing and Community Services further reported that the City Architect division of the Department of Works, was responsible for providing all designs and Bills of Quantities for the construction of the Council Primary School at the specified location and for supervising the project from inception to completion. The other conditions and obligations for the partnership would be outlined in the Memorandum of Agreement and Construction Contract.

Following discussion, the Committee: -

RESOLVED TO RECOMMEND

- (1) That Council grants authority to negotiate a Memorandum of Agreement between the City of Harare and Edenic Trust (Private) Limited for the construction of a Council Primary School on Stand number 2233 Crowborough Township.
- (2) That Council notes there are no public primary schools in Crowborough Township and as such learners are travelling long distance to access education.

- (3) That Council notes that it is required to fulfill the National Development Strategy (NDS1) by establishing both primary and secondary schools within its areas of jurisdiction to increase access to education.
- (4) That the partner be allocated 3.5 hectares of land which is the standard size for Primary Schools and the remaining land be planned for either residential or institutional purposes.

ACTION: A/TC; DHCS: 03/06/25

THE MEETING ENDED AT 11:54
GM/ntr