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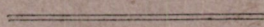
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COLONY AND PROTECTORATE OF KENYA.

LEGISLATIVE COUNCIL



Report of Select Committee of
Legislative Council on
Loan Proposals, 1925.



NAIROBI :

PRINTED AT THE GOVT. PRESS.

1925.

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Report of Select Committee of Legislative Council on Loan Proposals, 1925.

(I) INTRODUCTORY.

The Select Committee appointed on the 24th of August, 1925, viz. :—

THE HON. COLONIAL SECRETARY, *Chairman*,
 THE HON. TREASURER,
 THE HON. ACTING CHIEF NATIVE COMMISSIONER,
 THE HON. DIRECTOR OF PUBLIC WORKS,
 THE HON. MEMBER FOR THE RIFT VALLEY,
 THE HON. MEMBER FOR THE PLATEAU NORTH,
 THE HON. MEMBER FOR THE COAST,
 THE HON. MEMBER FOR NAIROBI SOUTH,
 THE HON. MR. SHAMS UD DEEN,

met on the 7th and 19th October, and on the 7th December, 1925.

The Hon. Member for the Rift Valley was absent from the meetings held on the 7th and 19th October, 1925.

The Hon. Member for Plateau North was absent from the meeting held on the 19th October, 1925.

The Hon. Mr. Shams ud Deen was absent from the meeting held on the 7th October, 1925.

The Assistant Colonial Secretary was present at the meetings held on the 7th and 19th October, 1925.

The Select Committee report as follows :—

(II) EXPENDITURE ALREADY SANCTIONED.

The following are the present items of expenditure known as the Colonial Loan :—

ITEM 1.—ERECTION OF SCHOOLS FOR EUROPEAN, INDIAN AND ARAB CHILDREN, AND AN INDUSTRIAL TRAINING DEPOT FOR AFRICANS.	£125,000
ITEM 2.—QUARTERS FOR THE AFRICAN EMPLOYEES OF GOVERNMENT (1ST INSTALMENT) 	10,000
ITEM 3.—TOWN PLANNING, MOMBASA 	129,000
ITEM 4.—MOMBASA WATER SUPPLY 	100,000
ITEM 5.—MAIZE DRYING INSTALLATION 	10,000
ITEM 6.—COLD STORAGE INSTALLATION 	15,000
ITEM 7.—KISUMU WATER SUPPLY 	27,500
ITEM 8.—ELDORET WATER SUPPLY 	30,000
ITEM 9.—QUARTERS FOR THE AFRICAN EMPLOYEES OF GOVERNMENT (2ND INSTALMENT) 	20,000

ITEM 10.—ADVANCES TO NAIROBI MUNICIPAL CORPORATION :—

No. 1. (a) Native Location	...	...	£5,000	
(b) Roads and Sanitation	...	...	11,980	
(c) Road Plant	...	...	10,000	
(d) Water	...	...	30,000	
(e) Native Market	...	...	3,020	
				60,000
No. 2. Quarters for African Employees	...	...		16,000
No. 3. Purchase of Jeevanjee's Town Hall and Market Holdings	...	...		20,000
				<u>£562,500</u>

(III) EXPENDITURE WHICH THE SELECT COMMITTEE RECOMMEND FOR THE IMMEDIATE APPROVAL OF LEGISLATIVE COUNCIL.

The Select Committee considered a memorandum prepared by its Secretary containing the various Departmental proposals for Loan Expenditure and decided to confine its immediate recommendations to the most urgent items of expenditure proposed. These are :—

	£	£
ITEM 11.—PUBLIC BUILDINGS :—		
(a) Housing for the European and Non-European Servants of Government	...	586,430
(b) Medical Buildings	...	79,667
(c) Other Buildings	...	13,813
(d) New Quarters and Lines for the King's African Rifles, Nairobi	...	80,000
(e) Customs Office, Mombasa	...	40,000
(f) Quarters for the African Employees of Government (3rd Instalment)	...	10,000
(g) Education Department Buildings	...	145,000
		<u>954,910</u>
ITEM 12.—TOWN PLANNING :—		
Improvements to Mombasa Old Town	...	50,000
		50,000
ITEM 13.—ROADS AND BRIDGES :—		
(a) Road Survey of the Colony	...	25,000
(b) Main Roads and Bridges in the Colony	...	50,000
(c) Makupa Causeway	...	50,000
		<u>125,000</u>
ITEM 14.—WATER SUPPLIES :—		
Nakuru Water Supply	...	11,000
		11,000
ITEM 15.—ADVANCES TO NAIROBI MUNICIPAL CORPORATION :—		
No. 4. Nairobi Water Supply Distribution	...	9,000
		9,000
		<u>£1,149,910</u>
		<u>£1,149,910</u>

It will be seen, *vide* para. (II), *supra*, that the total present recommendation of the Select Committee amounts to £1,712,410.

(IV) COMMENTS UPON THE ITEMS OF EXPENDITURE IN
PARAGRAPHS (II) AND (III) SUPRA.

ITEM 1.—ERECTOR OF SCHOOLS, ETC. £125,000

The Select Committee recommend that the allocation should be :—

(a) European Schools	...	...	£80,000
(b) Indian Schools	...	...	20,000
(c) Arab Schools	...	...	13,000
(d) African Schools	...	...	12,000
			<hr/> £125,000 <hr/>

ITEM 2.—QUARTERS FOR THE AFRICAN EMPLOYEES OF GOVERNMENT (1ST INSTALMENT) 10,000

ITEM 3.—TOWN PLANNING, MOMBASA 129,000

ITEM 4.—MOMBASA WATER SUPPLY 100,000

ITEM 5.—MAIZE DRYING INSTALLATION 10,000

ITEM 6.—COLD STORAGE INSTALLATION 15,000

ITEM 7.—KISUMU WATER SUPPLY 27,500

ITEM 8.—ELDORET WATER SUPPLY 30,000

ITEM 9.—QUARTERS FOR THE AFRICAN EMPLOYEES OF GOVERNMENT (2ND INSTALMENT) 20,000

ITEM 10.—ADVANCES TO THE NAIROBI MUNICIPAL CORPORATION 96,000

In the case of Advance No. 1 of £60,000, the Select Committee remark that this sum is shown in the Schedule to Ordinance No. 2 of 1922, authorising a loan of £3,000,000. This loan, however, was not raised and its Schedule, exclusive of the item under reference, has been embodied in the Transportation Loans. Therefore, although once sanctioned by Legislative Council and the Secretary of State, the Select Committee consider that Advance No. 1 (£60,000) should be included in a resolution of Legislative Council, as the sum has been transferred to the Colonial Loan.

In the case of Advance No. 2 of £16,000, the Select Committee remark that it has received the sanction of the Secretary of State and that his approval should be supplemented by a resolution of Legislative Council.

Generally, as regards advances to the Municipal Corporation, the Select Committee note that the interest on the amounts already granted to the Corporation is at the rate of six and three-fifths per cent. until the actual rate of interest on the Colonial Loan is known and, having due regard to Municipal finances, that there appears to be no objection to further advances to the Nairobi Corporation when such are requested and subsequently approved by Legislative Council. Always provided that Government is safeguarded against loss upon interest charges.

ITEM 11.—PUBLIC BUILDINGS £954,910

(a) Housing £586,430

This provision was referred by the Select Committee to a Sub-committee of :—

The Hon. Colonial Secretary, *Chairman*,
The Hon. Chief Native Commissioner,
The Hon. Director of Public Works,
with the Hon. Director of Medical and Sanitary Services attending in an advisory capacity.

The Sub-committee's Report, as adopted by the Select Committee, is shown in Annexure I to this Report.

The Select Committee desire to emphasise the urgency of the need for housing, especially in the out-districts, where the conditions, apart from climatic considerations, leave much to be desired. There is little doubt that health and efficiency have in some instances been impaired. A factor which must merit attention in a growing British Colony, as European settlement develops, is the increasing number of married officials in all branches of the Service. Further considerations are that the housing of officials in temporary structures has been found not only unhealthy but also more expensive than the provision of permanent buildings, on account of the cost of maintaining temporary buildings. One of the difficulties experienced by Government in obtaining suitable officers for service in the Colony is the lack of housing which compares, it is understood, unfavourably with conditions in adjoining territories. In Nairobi to-day there are only 91 Government-owned houses for over 220 officials, exclusive of those employed by the Uganda Railway. The scarcity of house accommodation is general and the consequence is that dwellings when available must be rented at high rates or that inadequate house allowances must be paid.

The Select Committee remark that on the 30th September, 1925, Government was paying rents and house allowances at the rate of £27,387 per annum, representing six and a half per cent. on a capital investment of £421,338. The expenditure occurs mainly in Nairobi and Mombasa, and is uneconomical. The Select Committee consider that the financially unproductive balance of £85,092, *vide* Annexure I, paragraph IV (a), is a small sum for the amelioration of conditions in the out-districts, where houses cannot be rented as a general rule.

The Select Committee are strongly of opinion that the time has come for the erection of a Government House which will furnish the accommodation required and which will be befitting the dignity of the Governor of this Colony. The urgent need for this provision is specially emphasised at the present time when the Governors' Conference is to be held in Nairobi. It is felt that on these occasions the Colony should be able to offer such hospitality and facilities to its distinguished visitors as the situation demands. For this purpose the Select Committee propose to devote a sum of £80,000, additional to that shown in Annexure I to this Report.

The Honourable Mr. Shams ud Deen stated that he was unable to support this recommendation as, while not objecting to increased accommodation at Government House, or denying its necessity, he considered that the expenditure should be deferred until more urgent works had been undertaken.

(b) Medical Buildings £79,667

This provision was referred to the Sub-committee and the Select Committee invite attention to the Appendix C of Annexure I to this Report.

The hospitals recommended by the Select Committee form part of a comprehensive scheme destined to have an undoubted effect upon the health of the Colony and particularly upon the health of the native population.

This item, together with the provision for educational buildings below, the Select Committee consider should be given immediate priority.

(c) Other Buildings £13,813

This provision was referred to the Sub-committee and the Select Committee invite attention to the Appendix C of Annexure I to this Report.

The provision recommended covers offices at Rumuruti and Public Works Department yards at Eldoret and Nakuru.

(d) New Quarters and Lines, King's African Rifles £80,000

The sum of £80,000 is estimated to provide the King's African Rifles with sanitary and adequate quarters and lines. An additional reason for the provision is the amalgamation of the 3rd and 5th Battalions of the King's African Rifles into one battalion. The present buildings are amongst the oldest in the Colony and the Select Committee consider that a committee should be appointed to investigate the question of the site for new lines. The removal from the present situation will set free one of the residential quarters of the town for the erection of Government houses, etc.

(e) Customs Office, Mombasa £40,000

£40,000 is the original estimate for a Customs House at Kilindini, and provision has appeared in Annual Estimates of late years. There are proposals which have been under consideration for a building to contain Railway, Port and Customs Offices, but the Committee consider that until the site of the Customs House is definitely settled it is advisable only to include provision for fresh accommodation for the Customs Department. In any case, expenditure on account of Railway and Port Offices would probably be met from a Transportation Loan.

(f) Quarters for the African Employees of Government (3rd Instalment) £10,000

This instalment is intended to cover the erection of suitable quarters for Africans at Mombasa, Kisumu, Nakuru, Eldoret and Kitale.

The Select Committee in making this provision consider that no expenditure should take place until the types and plans of buildings, which will be regarded as models for African dwellings, have been approved by a Committee of Legislative Council, and desire that early action should be taken to put forward plans.

(g) Education Department Buildings £145,000

This is intended to cover the erection of urgent and necessary buildings as follows:—

Nairobi School	...	...	£35,000
Nairobi Indian School Hostel	...	...	10,000
Nakuru School	...	...	40,000
Eldoret School	...	...	40,000
Kitale School	...	...	20,000
			£145,000

This provision, with that for Medical buildings, the Committee consider should be given immediate priority.

The Hon. Mr. Shams ud Deen urged the inclusion of a sum of £75,000, the amount recommended by the Central Advisory Committee on Indian Education, for Indian school buildings. The Select Committee considered that provision should be deferred until the recommendation had been further explored.

ITEM 12.—TOWN PLANNING £50,000

The Select Committee note that the Secretary of State inserted a sum of £50,000 when the first Colonial Loan proposals (*vide* paragraph (II)) were referred to him in order to cover improvements to the Old Town at Mombasa and that the provision was deferred by Legislative Council pending further information. The Town Planning Expert is now engaged on a Report upon Mombasa and in anticipation of his recommendations the Select Committee have re-inserted the sum.

ITEM 13.—ROADS AND BRIDGES £125,000

(a) Road Survey of the Colony £25,000

The Select Committee consider that an essential preliminary to a general road scheme is a comprehensive survey, though it is of course improbable that the full amount can be expended in the course of next year.

(b) Main Roads and Bridges in the Colony ... £50,000

The Select Committee are of opinion that the above provision should be made by way of an instalment of the necessary sum. Annexure II gives a list of roads which, in the opinion of the Select Committee, are deserving of special consideration and concerning the allocation of which the Select Committee consider the recommendations of the Director of Public Works should be obtained.

The Select Committee recommend in the case of new roads that Loan Funds should be used for the formation of the new roads and for permanent works upon them only. In the case of improvements to existing roads the Select Committee consider that the improvements to be made should be with the object of making a first-class road, *i.e.*, one passable in all weathers and having permanent minor bridges and culverts.

(c) Makupa Causeway ... £50,000

The single-line railway bridge at Makupa is the only direct link between the Island of Mombasa and the Mainland. The present population of Mombasa is some 40,000 souls and the total area 3,000 acres, and of the latter a considerable portion is earmarked for Railway and Port development. In consequence serious congestion is anticipated. The direct effects of road access to the Mainland would probably be a partial migration of the native population to Changamwe, increased agriculture on the Mainland, the simplification of access to the Island of Mombasa, and the reduction of land values in the town. These considerations would react on the cost of town planning and general administration.

There are three schemes for the work, and £50,000 is inserted as the Colony's contribution, this being approximately the amount required for what is regarded as the most advantageous of the three. Opportunity is being taken of the fact that the Railway will, in any case, be obliged to strengthen the present railway bridge.

ITEM 14.—WATER SUPPLIES ... £11,000

The provision is intended for Nakuru, where the present demand exceeds the supply. The Nakuru Water Supply consists of a three-inch pipe, eight and four-fifths miles long, capable of conveying 66,000 gallons per diem to a reservoir holding 88,000 gallons. Meters have been installed and a considerable increase of revenue has resulted. The estimate for 1925 is £1,400 and for 1926, £1,800. The proposal is to replace the present pipe by one of five inches in diameter, capable of conveying 200,000 gallons per diem from a reservoir of double the present capacity. It may be possible to use the existing main elsewhere.

ITEM 15.—ADVANCES TO THE NAIROBI MUNICIPAL CORPORATION.. £9,000

The Select Committee are advised that it is imperative to improve the distribution of water in Nairobi by the laying of new mains, and the sum provided is that requested by the Corporation on the advice of the municipal engineer.

(V) EXPENDITURE WHICH THE SELECT COMMITTEE CONSIDER WILL BE NECESSARY IN THE NEAR FUTURE.

The Select Committee consider that, apart from the recommendations already made, future provision will be necessary and this they divide into two categories denoting the relative urgency. In the first, the Select Committee place the following proposals:—

(a) CENTRAL BLOCK OF OFFICES, NAIROBI ... £250,000

This provision will enable the accommodation of the headquarters of the various Departments in Nairobi in one block of buildings. The need is obvious and its provision would undoubtedly tend to the expedition of business. The sum is not entirely productive, but should result in a saving in rentals and staff, and it is considered a sound economy. The estimate is approximate.

(b) SUPREME COURT, NAIROBI ... £80,000

The desirability of providing the Colony with a building compatible with the dignity of the Supreme Court is obvious. The estimate is approximate.

- (c) CENTRAL POLICE STATION AND EUROPEAN N.C.O.'s QUARTERS.. £40,000
 The present buildings have been condemned by the Medical Authorities. The Select Committee consider that the question of the site should be examined by a special committee.
- (d) TRUNK TELEPHONE ROUTE FROM NAIROBI TO NAKURU ... £12,600
 The proposal would facilitate telephone development in the Limuru area, and the service should be profitable at an early date. A 50-line telephone exchange has already been installed at Nakuru.
- (e) TELEPHONE TRUNK ROUTE FROM NAIROBI TO MOMBASA ... £45,675
 There are three alternatives :—
 (1) On the existing pole line :
 Estimate : £21,340.
 (2) Following the Railway and using poles of local wood with iron arms :
 Estimate, £36,480.
 (3) Following the Railway and using iron poles and arms :
 Estimate, £45,675.
 The provision of this service would possibly affect telegraph receipts, but in view of the revival in trade the revenue from both sources should be sufficient to make both pay.
 The third alternative is that favoured by the Postmaster-General and the Select Committee consider that his reasons should be fully explained to Legislative Council before any decision is made.
- (f) OTHER PUBLIC BUILDINGS IN NAIROBI £ ?
 These include such buildings as :—
 (1) A Central Prison for long-term convicts or an extension of present prisons. The estimate for the former is £70,000. The Select Committee understand that the question of central or local provision is under reference to a Departmental Committee.
 (2) New Lunatic Asylum :
 Estimate, £50,000.
 (3) New Bacteriological Laboratory :
 Estimate, £25,000.
 (4) Infectious Diseases Hospital :
 Estimate, £2,800.
 (5) Hospital Administration Block :
 Estimate, £1,000.
 (6) Medical Store :
 Estimate, £8,000.
 (7) Native Civil Hospital :
 Estimate, £5,000.
 (8) Additions to Government House :
 Estimate, £20,000.
 In the second category the Select Committee place the following provisions :—
- (g) EDUCATION DEPARTMENT BUILDINGS £ ?
 Any further provision must depend upon the advice tendered through the Director of Education by the Central European, Indian, Arab and African Education Advisory Committees.
- (h) NATIVE POLICE LINES, NAIROBI £20,000
 The Select Committee remark that these Lines have been medically condemned, but consider that the whole question of a site should be referred to a special committee.
- (i) ROADS AND BRIDGES £425,000
 The Select Committee draw attention to their remarks in paragraph (IV) under Item 13 *supra*.

(VI) EXPENDITURE FROM A SHORT TERM LOAN.

The Select Committee consider that the following items of expenditure should be met by utilising the scheme of direct loans which is outlined in the Secretary of State's circular despatch of the 10th July, 1925.

- (a) REPLACEMENT OF NAIROBI TELEPHONE EXCHANGE BY AN UNDERGROUND SYSTEM £11,000

The scheme was prepared in 1921 when the estimate was £15,500. The existing system is congested and is generally approaching the end of its effective life, and reconstruction must be faced.

- (b) WATER BORING APPARATUS £6,500

This is largely an experimental service and is necessary in view of the conditions prevailing in the Coast, Ukamba, Kerio, Masai and Northern Frontier Provinces. There is little doubt that the provision of water in the arid areas of the Colony would be conducive to good relations between the Government and the tribes, and amongst the tribes themselves. At the same time the apparatus would be of service upon European farms. There appears to be no reason why fees should not be charged (in South Africa £3 to £5 15/- per diem is paid), or why a well tax should not be levied in native areas where water supplies are found. If provision is not possible under a short term loan, the Select Committee consider that it should be made in the 1926 Estimates.

- (c) ROAD PLANT £50,000

The advantage of the extended use of road plant, mechanical graders, etc., upon the roads of this Colony would be a reduction in cost and an economy in native labour coupled with increased speed in construction.

- (d) IRRIGATION £ ?

The provision necessary should in the opinion of the Select Committee await the report of the Irrigation Expert now in the Colony and be met by a short term loan or loans.

(VII) METHOD OF RAISING THE PROPOSED LOAN.

The Select Committee consider that the approval of the Secretary of State should be obtained to the raising of the Colonial Loan in a series of instalments and, although certain of the items of expenditure which they recommend would be immediately financially productive, they consider that it is essential that the Colony should not be required to bear the interest charges upon the whole amount from the outset. Further, it appears to the Select Committee that the staff and materials available in the Colony would not suffice to undertake the whole programme shown in paragraphs (II) and (III) *supra*, which must necessarily delay full expenditure and result in these proposals being spread over a period of years.

In paragraph (VI) *supra*, the Select Committee recommend that certain items of expenditure, giving a total of £67,500, exclusive of the unascertained figure for irrigation, should be met by a short term loan and refer in this connection to the Secretary of State's circular despatch of the 10th July, 1925. In this despatch the Secretary of State outlines a scheme of direct loans between Colonial Governments without the procedure of a public issue or of otherwise placing loans upon the market. Under this scheme the price and rate of interest would be fixed by the Crown Agents for the Colonies with the approval of the Secretary of State. The proposal is for the mutual benefit of Colonies wishing to borrow small amounts for a period of years and of Colonies maintaining sinking funds for their existing loans. The advantage of using sinking funds of other Colonies in this fashion is the saving effected by eliminating such charges as printing, advertising, stamp duty, underwriter's fees, over-riding commission, brokers' fees, the turn of the price, etc.; in fact the only expense other than the rate of interest paid would be the quarter per cent. commission to the Crown Agents. It has, however, been suggested that a part of the total saving (to the extent of perhaps about a half per cent. to one per cent.) should be allowed to the lending Colony in the determination of price.

Primarily, it appears that the direct loan scheme is intended to cover small borrowings, as those in paragraph (VI) *supra*, but the Select Committee consider that if the amount which they recommend is approved by Legislative Council the Secretary of State should be asked whether the direct loan scheme adumbrated in his despatch under reference cannot be followed in the case of the Colonial Loan.

Again, the Select Committee note that the Trades Facilities Acts afford the possibility of obtaining three-quarters of the interest upon the cost of materials produced in the United Kingdom free for a period of five years, and they recommend that sanction be sought to apply these Acts to the material ordered under the Colonial Loan.

Finally, the Select Committee recommend that steps should be taken to secure, if possible, contractors and skilled labour from adjoining territories to assist in the execution of these works if it is found that local provision is inadequate.

(VIII) REGROUPING OF THE ITEMS IN
PARAGRAPHS (II) & (III) *SUPRA*.

SCHEDULE.	Sanctioned.	Recom- mended.	TOTAL.
	£	£	£
ITEM 1. PUBLIC BUILDINGS:—			
(a) Housing for Govt. Servants .. .. .	.. .. .	586,430	586,430
(b) Medical Buildings .. .. .	.. .. .	79,667	79,667
(c) Educational Buildings	125,000	145,000	270,000
(d) Other Buildings .. .. .	.. .. .	13,813	13,813
(e) Customs Office at Mombasa .. .. .	.. .. .	40,000	40,000
(f) New Quarters and lines for the King's African Rifles .. .. .	.. .. .	80,000	80,000
(g) Quarters for the African Employees of Government	30,000	10,000	40,000
	£ 155,000	954,910	1,109,910
ITEM 2. TOWN PLANNING.—			
(a) Mombasa	129,000	..	129,000
(b) Mombasa Old Town .. .. .	..	50,000	50,000
	£ 129,000	50,000	179,000
ITEM 3. WATER SUPPLIES:—			
(a) Mombasa Water Supply	100,000	..	100,000
(b) Kisumu	27,500	..	27,500
(c) Eldoret	30,000	..	30,000
(d) Nakuru .. .. .	..	11,000	11,000
	£ 157,500	11,000	168,500
ITEM 4. AGRICULTURAL MACHINERY:—			
(a) Maize Drying Installation	10,000	..	10,000
(b) Cold Storage	15,000	..	15,000
	£ 25,000	..	25,000
ITEM 5. ROADS AND BRIDGES:—			
(a) Road Survey of the Colony .. .. .	.. .. .	25,000	25,000
(b) Roads and Bridges .. .. .	.. .. .	50,000	50,000
(c) Makupa Causeway .. .. .	.. .. .	50,000	50,000
	£ ..	125,000	125,000

(VIII) REGROUPING OF THE ITEMS IN
PARAGRAPHS (II) & (III) *supra*.—Contd.

SCHEDULE.	Sanctioned.	Recom- mended.	TOTAL.
	£	£	£
ITEM 6. ADVANCES NAIROBI MUNICIPAL CORPORATION :—			
	£		
No. 1. (a) Native Location	5,000	..	..
(b) Roads & Sanitation	11,980	..	..
(c) Road Plant ..	10,000	..	..
(d) Water ..	30,000	..	..
(e) Native Market ..	3,020	..	..
	£60,000	..	60,000
<i>N.B.—Vide paragraph (IV) supra.</i>			
No. 2. Quarters for African Employees ..	£16,000	..	16,000
	£16,000	..	16,000
<i>N.B.—Vide paragraph (IV) supra.</i>			
No. 3. Purchase of Jevanjee's Town Hall and Market Holdings ..	£20,000	20,000	..
	£20,000	20,000	..
No. 4. Improvements to Distribution System, Nairobi Water Supply	£9,000	..	9,000
	£9,000	..	9,000
TOTAL ..	£ 486,500	1,225,910	1,712,410

E. B. DENHAM, *Chairman*,
R. CLIFTON GRANNUM,
O. F. WATKINS,
H. L. SIKES,
DELAMERE,
J. E. CONEY,
R. W. B. ROBERTSON-EUSTACE,
W. C. MITCHELL,
SHAMS UD DEEN.

ANNEXURE I.

Report of a Sub-Committee deputed by the Select Committee of Legislative Council upon Loan Proposals for 1925 to report upon the provision to be made for the housing of Government servants and for certain other buildings in Government stations.

I. The Sub-Committee consisted of :—

The Hon. Colonial Secretary, *Chairman*,
The Hon. Acting Chief Native Commissioner,
The Hon. Director of Public Works.

The Hon. Director of Medical and Sanitary Services and the Assistant Colonial Secretary were present.

II. The Sub-Committee advise that Government servants be graded for purposes of housing as follows :—

EUROPEAN OFFICIALS.

Grade A.—Officers drawing a fixed salary of £1,000 per annum or over.

Grade B.—Officers drawing a salary of £700 to £1,000 per annum, and including all District Commissioners.

Grade C.—Officers drawing a salary of £500 to £700 per annum.

Grade D.—Officers drawing a salary of under £500 per annum.

NON-EUROPEAN OFFICIALS.

Grade A.—First, Second, Third and Fourth Grade and Junior Clerks, etc., according to circumstances.

III. The Sub-Committee inspected a plan and preliminary estimates, which were produced by the Hon. Director of Public Works and, while deferring consideration of the details of the types of houses to be adopted, advise the following classification and preliminary estimates :—

HIGHLANDS.

	ESTIMATE. Nairobi.	ESTIMATE. Kiambu, Machakos, Eldoret, etc.	ESTIMATE. Fort Hall, Nyeri, etc.	ESTIMATE. Kitui, Rumuruti, Meru, etc.
	£	£	£	£
EUROPEAN OFFICIALS.				
Class 1 House, 6 main rooms, Grades A. and B.	2,000	2,100	2,200	2,600
Class 2 House, 5 main rooms, Grade B.	1,600	1,680	1,760	2,100
Class 3 House, 4 main rooms, Grade C.	1,200	1,260	1,320	1,600
Class 4 House, 3 main rooms, Grades C. and D.	1,050	1,100	1,150	1,400
NON-EUROPEAN OFFICIALS.				
Class 5 House, 3 smaller main rooms than Class 4. Grade A.	550	580	630	700

COAST LANDS AND LAKE LANDS.

	ESTIMATE. Mombasa.	ESTIMATE. Kisumu.	ESTIMATE. Kwale, etc.	ESTIMATE. Voi, etc.
	£	£	£	£
EUROPEAN OFFICIALS.				
Class 1 House, 6 main rooms, Grades A. and B.	2,400	2,880	2,640	2,520
Class 2 House, 5 main rooms, Grade B.	2,000	2,400	2,200	2,100
Class 3 House, 4 main rooms, Grades C. and D.	1,600	1,920	1,760	1,680
Class 4 House, 3 main rooms, Grade D.	1,250	1,300	1,350	1,600
NON-EUROPEAN OFFICIALS.				
Class 5 House, 3 smaller main rooms, than Class 4. Grade A.	500	650	550	550

(N.B.—The extra cost in Classes 1-4 is to provide more verandah space for Europeans in the Tropics).

With regard to Grades B and D, European officials' housing, the Sub-Committee consider it necessary to take into consideration the different type of accommodation required for certain officers of long service with families and for newly joined officers who will both fall into this grade of housing, and therefore propose the provision of six and five-roomed and of four and three-roomed houses respectively, to be allocated according to circumstances.

IV. (a) The Sub-Committee consider that building operations should be concentrated as far as possible and that as a commencement the needs of certain stations, in which there are admittedly insufficient or uninhabitable buildings, should first be met. The stations to which the Sub-Committee recommends that priority should be given are shown in Appendix A to this report. The total sum is £448,720.

(b) In Appendix B to this Report the Sub-Committee show the stations which they consider should next receive attention. The total sum is £151,190.

(c) In Appendix C to this Report the Sub-Committee analyse the two foregoing sums of £448,720 and £151,190, in all £599,910, according to districts, with the following gross results:—

Housing	£506,430
Medical Buildings	79,667
Other Buildings	13,813
	£599,910

(d) In Appendix D to this Report the Sub-Committee show the annual rents paid on behalf of, and the annual house allowances paid to, Government officials on the 30th September, 1925. The total sum so paid is £27,387 per annum, and the Sub-Committee observe that this amount represents six and a half per cent. upon a capital investment of £421,338.

V. In consideration of the foregoing, the Sub-Committee advise:—

(a) That the continuation of the practice of renting houses for, and of paying house allowance to, Government servants is uneconomic. It will be seen that the expenditure of £421,338, out of the sum of £506,430 which the Sub-Committee recommend should be devoted to housing, can be covered in respect of interest and sinking fund by savings on account of house allowances and rentals.

The Sub-Committee consider that the balance remaining, viz., £85,092 should further be provided in order to secure the health, efficiency and contentment of Government servants in the out-districts.

Further the Sub-Committee desire to point out that by building quarters for its servants Government will acquire a considerable asset in the shape of house property and will encourage the building industry in this Colony.

The Sub-Committee note that it is impossible to rent houses in the larger towns at a rate comparable with the house allowances of the officers concerned, and more particularly is this the case with the Non-European servants of Government.

The Sub-Committee do not consider that an immediate reduction of rents may be anticipated.

Again, it has been found to be the case elsewhere where building programmes have been undertaken by Government that the general community will undoubtedly benefit by :

- (1) More building contractors being encouraged to enter the market ;
- (2) More houses being available with the consequent fall in rents when the competition of Government is removed, such competition generally having the effect of maintaining artificial rentals ;
- (3) General improvement in standard of housing.

There is a general scarcity of house property especially in Nairobi and Mombasa, which is seriously affecting the staff arrangements of Government.

(b) That the sum of £79,667 be expended upon the hospital buildings shown in Appendices A, B and C to this Report in the general interest of the community and particularly of the natives of the Colony. It must be recognised that it is not possible to carry out the medical programme already approved by the Economic and Finance Committee unless there are buildings for the medical officers and hospitals for their patients.

(c) That the sum of £13,813 be spent upon offices, etc., as shown in Appendices A, B and C to this Report.

VI. Finally, the Sub-Committee observe that the buildings to which this Report relates are exclusive of other buildings which have received, or are awaiting the attention of the Select Committee.

E. B. DENHAM, *Chairman.*

APPENDIX A.

Stations which should be accorded priority.

UKAMBA PROVINCE.

NAIROBI DISTRICT.

			£	£
9	Class 1 houses at £2,000	...	18,000	
12	.. 2 .. 1,600	...	19,200	
100	.. 3 .. 1,200	...	120,000	
237	.. 5 .. 550	...	130,350	287,550

KITUI DISTRICT.

			£	
2	Class 2 houses at £2,100	...	4,200	
	Native Hospital	...	3,000	7,200

NYANZA PROVINCE.

NORTH KAVIRONDO DISTRICT.

			£	
1	Class 1 house at £2,200	...	2,200	
2	.. 2 houses .. 1,760	...	3,520	
3	.. 3 .. 1,320	...	3,960	
1	.. 4 house .. 1,150	...	1,150	
2	.. 5 houses .. 650	...	1,300	
	Native Hospital	...	8,000	20,130

EXTRA PROVINCIAL DISTRICTS.

LAIKIPIA DISTRICT.

			£	
1	Class 1 house at £2,600	...	2,600	
1	.. 2 .. 2,100	...	2,100	
1	.. 3 .. 1,600	...	1,600	
2	.. 5 houses .. 700	...	1,400	
	Offices	...	3,000	10,700

MOMBASA DISTRICT.

			£	
6	Class 2 houses at £2,000	...	12,000	
7	.. 3 .. 1,600	...	11,200	
150	.. 5 .. 500	...	75,000	
	General Hospital	...	14,000	112,200

£437,780

Allow for supervision, etc., at 2½% average ... £10,940

TOTAL ... £448,720

APPENDIX B.

Stations at which provision should next be made.

UKAMBA PROVINCE.

MACHAKOS DISTRICT.

			£	£
2 Class 3 houses at £1,260	...	...	2,520	
1 ,, 4 house ,, 1,100	...	...	1,100	
2 ,, 5 houses ,, 580	...	...	1,160	
Native Hospital	...	...	8,000	12,780

VOI DISTRICT.

			£	
1 Class 3 house at £1,680	...	...	1,680	
1 ,, 4 ,, ,, 1,600	...	...	1,600	
Native Hospital	...	...	4,600	
European Hospital	...	...	1,655	
Asiatic Hospital	...	...	335	9,870

NYANZA PROVINCE.

CENTRAL KAVIRONDO AND KISUMU-LONDIANI DISTRICTS.

			£	
1 Class 1 house at £2,880	...	...	2,880	
3 ,, 2 houses ,, 2,400	...	...	7,200	
1 ,, 3 ,, ,, 1,920	...	...	1,920	
1 ,, 4 house ,, 1,300	...	...	1,300	
M.O.H.'s Office and Laboratory	...	...	3,600	
Native Hospital	...	...	4,250	
European Hospital	...	...	4,500	25,650

SOUTH KAVIRONDO DISTRICT.

			£	
1 Class 3 house at £1,920	...	...	1,920	
2 ,, 5 houses ,, 630	...	...	1,260	3,180

NANDI DISTRICT.

			£	
1 Class 2 house at £1,760	...	...	1,760	1,760

SOUTH LUMBWA DISTRICT.

			£	
1 Class 5 house at £630	...	...	630	630

KIKUYU PROVINCE.

KYAMBU DISTRICT.

			£	
1 Class 3 house at £1,260	...	...	1,260	
1 ,, 4 ,, ,, 1,100	...	...	1,100	
2 ,, 5 houses ,, 520	...	...	1,160	3,520

FORT HALL DISTRICT.

			£	
3 Class 2 houses at £1,760	...	...	5,280	
1 ,, 3 house ,, 1,320	...	...	1,320	
1 ,, 4 ,, ,, 1,150	...	...	1,150	
2 ,, 5 houses ,, 630	...	...	1,260	
Native Hospital	...	...	9,000	18,010

NYERI DISTRICT.

			£	
1 Class 2 house at £1,760	...	...	1,760	
2 ,, 3 houses ,, 1,320	...	...	2,640	
2 ,, 5 ,, ,, 630	...	...	1,260	5,660

APPENDIX B. (Contd.)

MERU DISTRICT.

			£	£
1 Class 2 house at £2,100	...	...	2,100	
1 „ 3 „ „ 1,600	...	...	1,600	
Native Hospital	...	...	2,000	5,700

MASAI PROVINCE.

NAROK DISTRICT.

			£	
1 Class 1 house at £2,600	...	...	2,600	
1 „ 3 „ „ 1,600	...	...	1,600	
1 „ 5 „ „ 700	...	...	700	
Native Hospital	...	...	2,300	7,200

KERIO PROVINCE.

Certain buildings will be necessary in this Province, but no estimates are made pending the reorganisation of its administration.

COAST PROVINCE.

MALINDI DISTRICT.

			£	
1 Class 2 house at £2,200	...	...	2,200	
1 „ 3 „ „ 1,760	...	...	1,760	
1 „ 5 „ „ 550	...	...	550	
Native Hospital	...	...	4,600	9,110

DIGO DISTRICT.

			£	
1 Class 2 house at £2,200	...	...	2,200	2,200

TANA RIVER DISTRICT.

			£	
1 Class 3 house at £1,760	...	...	1,760	
Native Hospital	...	...	2,000	3,760

EXTRA PROVINCIAL DISTRICTS.

ELDORET DISTRICT.

			£	
3 Class 2 houses at £1,680	...	...	5,040	
3 „ 3 „ „ 1,260	...	...	3,780	
6 „ 5 „ „ 580	...	...	3,480	
Public Works Department buildings and yard	...	...	3,300	15,600

NAKURU DISTRICT.

			£	
1 Class 1 house at £2,100	...	...	2,100	
1 „ 2 „ „ 1,680	...	...	1,680	
Native Hospital	...	...	5,000	
Public Works Department buildings and yard	...	...	7,000	15,780

TRANS- NZOLA DISTRICT.

			£	
1 Class 3 house at £1,260	...	...	1,260	
2 „ 4 houses „ 1,100	...	...	2,200	
2 „ 5 „ „ 580	...	...	1,160	4,620

£145,030

Allow for supervision, etc., at $4\frac{1}{4}\%$ average 6,160

TOTAL ... £151,190

APPENDIX C.

Analyses of Appendices A and B.

UKAMBA PROVINCE.					
			Housing.	Medical Buildings:	Other Buildings.
			£	£	£
Nairobi District	...	...	287,550	—	—
Machakos District	...	...	4,780	8,000	—
Kitui District	...	...	4,200	3,000	—
Voi District	...	...	3,280	6,590	—
NYANZA PROVINCE.					
C. Kavirondo and Kisumu-Londiani Districts	...	...	13,300	12,350	—
N. Kavirondo District	...	...	12,130	8,000	—
S. Kavirondo District	...	...	3,180	—	—
Nandi District	...	...	1,760	—	—
S. Lumbwa District	...	...	630	—	—
KIKUYU PROVINCE.					
Kyambu District	...	...	3,520	—	—
Fort Hall District	...	...	9,010	9,000	—
Nyeri District	...	...	5,660	—	—
Meru District	...	...	3,700	2,000	—
MASAI PROVINCE.					
Narok District	...	...	4,900	2,300	—
COAST PROVINCE.					
Malindi District	...	...	4,510	4,600	—
Digo District	...	...	2,200	—	—
Tana River District	...	...	1,760	2,000	—
EXTRA PROVINCIAL DISTRICTS.					
Laikipia District	...	...	7,700	—	3,000
Eldoret District	...	...	12,300	—	3,300
Mombasa District	...	...	98,200	14,000	—
Nakuru District	...	...	3,780	5,000	7,000
Trans-Nzoia District	...	...	4,620	—	—
			492,670	76,840	13,300
Supervision, etc.	...	...	13,760	2,827	513
			506,430	79,667	13,813
GRAND TOTAL	...	...	£599,910.		

APPENDIX D.

HOUSE RENTS AND HOUSE ALLOWANCES PAID FOR OR TO GOVERNMENT
OFFICIALS ON 30TH SEPTEMBER, 1925.

STATION.	EUROPEAN OFFICIALS.								NON-EUROPEAN OFFICIALS.		TOTAL.
	No.	Grade A	No.	Grade B.	No.	Grade C.	No.	Grade D.	No.	Grade A	
		£		£		£		£		£	£
NAIROBI:											
Rents ..	1	150	6	861	7	783	11	1,071	} 273	7,101	{ 2,865
Allowances	4	604	11	983	86	6,425						{ 7,101
											{ 8,012
MACHAKOS:											
Rents ..	..	..	..	..	..	..	..	..	} 2	50	{ ..
Allowances			
NYERI:											
Rents ..	..	..	..	..	..	..	..	..	} 1	36	{ ..
Allowances	75						{ 36
											{ 75
NAKURU:											
Rents ..	..	..	..	..	1	120	3	216	} 5	131	{ 336
Allowances			
											{ ..
MOMBASA:											
Rents ..	..	..	..	..	..	..	5	447	} 204	5,657	{ 744
Allowances	9	675						{ 5,657
											{ 675
LAMU:											
Rents ..	..	..	1	90	..	..	1	72	} 18	539	{ 162
Allowances			
											{ ..
KISMAYU:											
Rents ..	..	..	1	108	..	..	..	..	} ..	..	{ 108
Allowances			
											{ ..
LUMBWA:											
Rents ..	..	..	..	..	..	..	1	18	} ..	..	{ 18
Allowances	1	75			
											{ 75
KISUMU:											
Rents ..	..	..	1	150	..	..	4	216	} ..	..	{ 366
Allowances			
											{ ..
ELDORET:											
Rents ..	..	..	..	..	..	..	2	186	} 4	100	{ 186
Allowances	1	86	1	75						{ 100
											{ 161
MALINDI:											
Rents ..	..	..	..	..	..	..	..	..	} 8	213	{ ..
Allowances			
											{ ..
SANKURI:											
Rents ..	..	..	..	..	..	..	..	..	} 1	24	{ ..
Allowances			
											{ ..
KIPINI:											
Rents ..	..	..	..	..	..	..	..	..	} 1	25	{ ..
Allowances			
											{ ..
CHANIA BRIDGE:											
Rents ..	..	..	..	..	..	..	..	..	} 1	25	{ ..
Allowances			
											{ ..
Total ..	1	£150	13	£1,813	20	£1,972	125	£9,551	518	£13,901	27,387

ANNEXURE II.

NEW ROADS.

1.	Mombasa to Tanganyika Border, 60 miles ...	...	£30,000
2.	Malindi to Lamu, 130 miles ...	...	52,000
3.	Mombasa to Nairobi, 290 miles ...	...	87,000
			<u>£169,000</u>

EXISTING ROADS NEEDING IMPROVEMENTS.

4.	Nairobi to Uganda ...	...	£89,000
5.	Timboroa-Eldoret to Kitale ...	...	15,400
6.	Nairobi to Arusha ...	...	15,000
7.	Lumbwa-Kericho to Sotik ...	...	55,000
8.	Gilgil to Rumuruti ...	...	20,000
9.	Thika-Fort Hall-Nyeri Railway Station to Nanyuki ...	...	50,000
10.	Fort Hall-Embu to Meru ...	...	30,000
11.	Lumbwa to Kisumu ...	...	9,000
			<u>£283,400</u>

MAJOR BRIDGES.

12.	Sabaki River, on the Malindi-Lamu Road ...	...	£7,500
13.	Tana River, near Mumoni ...	...	8,750
14.	Kuja River ...	...	3,750
15.	Athi River, on the Machakos-Kitui Road ...	...	7,500
16.	Athi River, on the Kitui-Kibwezi Road ...	...	7,000
17.	Nzoia River, at Umgenya ...	...	4,500
18.	Yala River, at Alego ...	...	2,500
			<u>£41,500</u>
		TOTAL ...	<u>£493,900</u>

