

1932.

Kenya

No. 18005.

SUBJECT

CO 533/418

533/418

*Kikuyu circumcision ceremony.*

Previous

17075/31.

Subsequent

See 18073/32.  
(Kikuyu ceremony)



FILE 342

COPY

N.T.P.11/2/58.

24th September, 1929.

Sir,

With reference to your letters of the 30th May, 1928, and 22nd May, 1929, I have the honour to request the views of your Association on the following proposal which is made subject to the approval of the Legislative Council.

- (1) Government to make to the Y.M.C.A. a grant of a plot of land comprising approximately 4 acres at the junction of Hospital and Clement Roads, Nairobi, without stand premium and at a rental of Shs. 72/- per annum for 99 years upon the condition that the plot No. 1297 in Eliot Street now occupied by the Y.M.C.A. is surrendered to Government.
- (2) Upon the sale by Government of the plot so surrendered, Government to make to the Y.M.C.A. an *ex-gratia* payment of £5000 and also pay over to the Association the proceeds of the sale of the present building.
- (5) Government will not require any further payments in redemption of the loan already made by Government to the Y.M.C.A.

2. The offer of the 4-acre plot and the aforesaid payments are contingent upon the surrender by the Y.M.C.A. of their present plot, and should the above offer be accepted I should be glad to know by what date the Y.M.C.A. anticipates that it will be in a position to surrender its present plot.

I have the honour to be,  
Sir,  
Your obedient servant,

(Signed) H. M-M. Moore.

COLONIAL SECRETARY.

The Hon. General Secretary,  
Y.M.C.A.,  
Eliot Street,  
Nairobi.

the light of the balance sheets of the Association for the years 1926 to 1930, which, except for that relating to 1929, show a steady annual deficit, Government is unable to make this loan at present and sees no prospect of being in a position to do so for some appreciable time. Further, that before any proposals for such a loan could be put to Legislative Council and yourself, it would be necessary for the Association to show that the financial position was reasonably secure.

7. The matter is now reported to you for your approval particularly in regard to the annulment of the outstandings on a loan of £5500 already made by Government to the Association. This loan was made in 1922 at 7½% interest (reduced in 1924 to 6 <sup>5</sup>/<sub>8</sub>%). The outstandings at present amount to £1800.

I have the honour to be,

Sir,

Your most obedient, humble servant,



BRIGADIER-GENERAL.

GOVERNOR.

approach to City Square.

4. It was, therefore, convenient both for the Association and from town planning considerations that the present plot should be evacuated and it appeared reasonable to this Government to deal with the terms of removal in a generous spirit in view of the character of the Association's work as well as of the fact that its present occupation was being disturbed. The plot, if available for sale without restricted user for business purposes, would, it is estimated, have a capital value of approximately £8000. An offer was, therefore, made, after consideration in Executive Council, as set out in a letter of which a copy is enclosed. This offer was accepted by the Association but, as steps have not yet been taken by it to evacuate the existing building, no further action in the matter has been taken by Government.

5. You will observe that this offer was made subject to the approval of the Legislative Council and I have recently been asked by the Young Men's Christian Association to pay over the sum of £5000 prior to the sale of the plot. I was unable to agree to do this but feel that the arrangement should now be put before Legislative Council so that the Young Men's Christian Association may make their plans in the knowledge that this arrangement is either approved or disapproved.

6. It is also the case that in October, 1930, this Government agreed to guarantee a loan of £5000 to the Young Men's Christian Association to be secured by a mortgage on the new property, but on further consideration recently in Executive Council, I have caused the Association to be informed that in the altered financial circumstances which have now supervened and in the.....

KENYA.

No. 696



GOVERNMENT HOUSE  
NAIROBI.  
KENYA

RECEIVED  
1937  
OFFICE

S.A.  
December, 1931.

Sir,

I have the honour to report, for your approval, an arrangement which has been made tentatively with the Young Men's Christian Association in regard to the plot in Nairobi at present occupied by it.

2. The plot, which was granted to the Association with a restricted user in 1910, is situated in Eliot Street. Early in 1928 a request was made by the Association for a loan from Government to enable it to enlarge its building. At the same time, however, proposals for the re-planning of the City Square then under consideration by the Town Planning Authority and subsequently approved, made it evident that the Association's plot would, with others, require to be scheduled for the prescription of special architectural building features.

3. On the one hand, the Association felt itself unable to afford, in its plans for extension, to comply with such special conditions and the situation of the plot in the centre of the town was no longer so suitable for the character of its work as it had been in the past. On the other hand, for town planning reasons, the existence of a handsome building on this plot would greatly improve the appearance of the approach...

THE RIGHT HONOURABLE  
MAJOR SIR PHILIP CUNLIFFE-LISTER, P.C., G.B.E., M.C., M.P.,  
SECRETARY OF STATE FOR THE COLONIES,  
DOWNING STREET,  
LONDON, S.W.1.

Copy sent to Parsons (11)

(2)

W. Eastwood

- I am unable to find anything noted in regard to the loan to the Jones in 1922. But see Treasurer's Report page pages below.

C.A. [unclear]  
 4/1/32

T.R. [unclear]

General [unclear]  
 National [unclear]

Russell [unclear]

101

balance of the sum  
of £1,500 made to  
the Association of  
the Legislative Council  
of the Council of  
the province, I will  
remain as objection.

I have to.

(Sgd.) P. CUNLIFFE-LISTER.

and if the Legislative Council approve the proposals, Sir P. Dunliffe-Lister does not propose to raise any objection.

*Yours very truly*

H. T. ALLEN

C. O.

- Mr. *[Handwritten Name]*
- Mr. *[Handwritten Name]*
- Mr. *[Handwritten Name]*
- Mr. Parkison
- Mr. Tomlinson
- Sir C. Batesley
- Sir J. Shackburgh
- Parl. U.S. of S.
- Party U.S. of S.
- Secretary of State

2

O.D.  
N 8-FE  
19

9 Feb 1951

**DRAFT.**

*Keamp*  
No. 100 (110-1)  
*For*

*Dear Sir,*

I have to thank you for the receipt of your telegram No. 696 of the 8th December, 1951, regarding arrangements to which has been made tentatively with the Young Marie's Charitable Foundation in regard to the plot of land in Harwich which is presently occupied by the

*W/2*  
Return in 10 days  
of no. 100 to  
Keamp

I am sorry that the return of the proposed arrangements, including the purchase of the



C. O.

18004/1932

C.O.  
R 23 FEE  
D 241

566  
4

Mr. Priestman 23/2  
Mr. *Draxton* 23/2  
Mr. *Parkinson*

Downing Street,  
24 February, 1932

Mr. Tomlinson  
Sir C. Bottomley.  
Sir J. Shuckburgh.  
Permt. U.S. of S.  
Parly. U.S. of S.  
Secretary of State.

*Mr. Allen's*  
Qto for Sir C. Bottomley's signature.

*22*

Dear Mr. Ponsford,

On the 3rd of February, you

enquired of Mr. Eastwood of this Office, *negotiation*

what the position is in regard to the

Y.M.C.A. plot *in* Nairobi; but, as the

question was then under consideration,

it was not possible to furnish you with

any definite information.

I am now able to inform you

that ~~the position is that~~ the S. of S.

has approved the submission to the

Legislative Council of the tentative

arrangement between the Government of

Kenya and the local Y.M.C.A., as

outlined in the enclosed copy of a letter

of the 24th of September, 1929; from the

Colonial Secretary, Kenya, to the

General Secretary, Y.M.C.A., Nairobi,

and,

DRAFT. *Condon*

T.R. PONSFORD, ESQ.

*for the purchase of*

*Handwritten initials*

Mr. Col. Sec. 24.9.29

10. The grantee shall not at any time subdivide the plot, or assign any such subdivision without the consent in writing of the Governor.

11. At no time during the term of the grant shall the plot or any portion thereof or any building erected on the plot be used for the purpose of carrying on any trade or business which has been or may be declared to be dangerous or offensive by notice in the Official Gazette.

12. Verandas may be erected within a road reserve with the previous consent of the Municipal Council and must conform to a building line decided upon by them.

13. The term of the grant will be 90 years commencing as set out in Clause 2 or Clause 5.

14. Under the provisions of section 60 (b) of the Crown Lands Ordinance the grantee will be re-

quired to pay Municipal rates upon the whole of the rateable interest and Government's contribution in lieu of rates assessed on the plot. A clause will, therefore, be embodied in the grant providing for the necessary adjustment between the grantee and Government.

15. Tenders should be submitted in sealed envelopes to reach the Commissioner for Local Government, Lands and Settlement, the Secretariat, Nairobi, not later than 12 noon on Thursday the 24th day of August, 1933, and should be endorsed "Tender in respect of Plot No. 1297, Nairobi."

No tender of less than Sh. 74,000 for the grant of the plot will be considered.

16. The highest or any tenders will not necessarily be accepted.

PARTICULARS OF PLOT NO. 1297.

Area Approx. sq. ft.	Minimum Tender for grant of Plot excluding buildings Sh.	Annual Rental Sh.	Survey Fees Sh.
14,767	74,000	4,440	80

Nairobi,  
7th June, 1933.

W. M. LOGAN,  
*Ag. Commissioner for Local Government,  
Lands and Settlement.*

GENERAL NOTICE NO 1026

MUNICIPAL COUNCIL OF NAIROBI.

THE TOWNSHIP PRIVATE STREETS ORDINANCE, 1924.

NOTICE is hereby given that the Municipal Council of Nairobi, at their Meeting held on the 25th day of July, 1933, passed a resolution in the following terms:—

- WHEREAS (a) the road which connects Ngara Road with Milner Road, and which forms a south-eastern boundary to Plots Nos. 1412, 1424 and 1435;
- (b) the section of Milner Road which forms a north-eastern boundary to Plots Nos. 1430 to 1435 inclusive; and
- (c) the road approximately parallel to and on the north-east of Ngara Road and which forms a north-eastern boundary to Plots Nos. 1412, 1411, 1555 to 1557 inclusive and 1442;

within the Municipality of Nairobi, are not constructed to the satisfaction of this Council; and whereas notice has been served in accordance with the provisions of section 8 (2) of the Township Private Streets Ordinance, 1924, upon the owners of

premises affected thereby, of the Council's proposals to make up and complete such roads; and whereas objections have been received from certain of the said owners to the Council's proposals; and whereas an opportunity has been afforded for the hearing of such objections and the same have been heard; now therefore in exercise of the powers conferred upon local authorities by the said Ordinance it is hereby resolved that the following works be carried out in the said roads, that is to say; to drain, level and construct a carriage-way in accordance with the plans and specifications prepared by the Municipal Engineer; and that the expenses incurred by the Council in executing the said works be apportioned upon the premises fronting, adjoining or abutting upon the said roads according to the respective frontages thereof.

Dated this 27th day of July, 1933.

Municipal Offices,  
Government Road,  
Nairobi.

F. S. ECKERSLEY,  
*Town Clerk.*

## GENERAL NOTICE NO. 782

THE CROWN LANDS ORDINANCE  
(Chapter 140, Revised Edition).

## TENDERS FOR GRANT OF PLOT NO. 1297 (Y.M.C.A. PLOT) NAIROBI, AND EXISTING BUILDINGS.

Alternative Tenders are invited for the grant of Plot No. 1297, known as the Y.M.C.A. Plot, Nairobi, comprising approximately 339 of an acre, and for the purchase of the buildings erected thereon. A plan showing the position of the site may be seen at the offices of the District Commissioner, Nairobi, and the Surveyor General, Nairobi, or may be obtained from the Surveyor General for the sum of Sh. 3, post free.

Tenders should be submitted as follows:—

- (1) (a) For the grant of the plot without the buildings.
- (b) For the purchase of the existing buildings.
- (c) For the grant of the plot and existing buildings.
- (2) For the grant of the plot, in the event of the buildings not being required in any case.
- (3) For the purchase of the buildings only.

2. In the event of the unsuccessful tenders for the purchase of the buildings not being the successful tenderer for the grant of the plot, it will be necessary for the whole of the buildings including the foundations to be demolished and removed from the plot within a period of three months from the date of acceptance of the tender, and the period of the grant of the plot will commence as from the first of the month following the clearance of the site or from the 1st day of January, 1934, whichever is the later.

3. The successful tenderer for the purchase of the buildings shall pay to the District Commissioner, Nairobi, a deposit of 25 per cent of the amount tendered within seven days of the date of notification to him of the acceptance of his tender and the balance shall be paid within 31 days of the date of notification referred to above. In default of either of such payments the acceptance of the tender will be cancelled and any moneys paid will be forfeited. Possession of the buildings shall not be taken until the full purchase price has been paid.

4. The successful tenderer for the grant of the plot shall pay to the District Commissioner, Nairobi, a deposit of 25 per cent of the amount tendered within seven days of the date of acceptance of the tender. In default of such payment the acceptance of the tender will be cancelled and any moneys paid in respect thereof will be forfeited.

5. In the event of the successful tender being a combined tender in respect of the grant of the plot and the purchase of the buildings, the amount due in respect of the buildings shall be payable as provided in condition 3 above, and the period of the grant of the plot will commence as from the 1st September, 1933.

6. The balance of the purchase money for the grant of the plot shall be paid to the District Commissioner, Nairobi, within thirty-one days from the date of the acceptance of the tender.

Provided that the balance of the purchase money shall not be payable within the time stated or thereafter unless and until the Commissioner of Lands can present to the purchaser the grant of the plot duly executed.

The rent due to the 31st day of December, 1933 shall be payable to the District Commissioner, Nairobi, within seven days of the request therefor.

The survey fees (Sh. 80), the fees payable for the preparation and registration of the grant (Sh. 120) and the stamp duty payable in respect of the grant shall be payable to the Surveyor General, Nairobi; these amounts to be paid within seven days from the date of the acceptance of the tender.

7. Subject to the proviso contained in condition No. 6, if the amounts mentioned are not paid as therein specified, the Commissioner of Lands may order the deposit made by the purchaser to be forfeited and the purchaser shall have no further claim to a grant of the plot.

8. The purchaser of the plot shall within twelve months of the commencement of his grant submit to the Town Clerk, Nairobi, a plan of the building, it is proposed to erect upon the Fifth Avenue frontage of the plot. The purchaser shall also submit to the Town Clerk, plans of all alterations or new buildings to be constructed on the remainder of the plot. Such plans shall conform in architectural design to the amenities of the neighbourhood. The buildings shall be constructed of stone, burnt brick or concrete, on proper foundations. The purchaser when submitting the plans shall state in writing the period in which the proposed building shall be completely erected.

The buildings to be erected on the plot must be of not less than 2 stories in height and must be of a value of not less than cents 90 per cubic foot of building content.

The Commissioner of Lands or such other person as he may appoint for the purpose, shall within one month of the approval of the plans by the Nairobi Municipal Council, notify the purchaser of his approval or otherwise of the plans, and shall also notify the date by which such buildings shall be erected. If the erection of the buildings in accordance with the approved plans and specifications be not completed by the prescribed date, the said Commissioner may, on good and reasonable cause being shown, grant such extension as he may deem sufficient, subject to such conditions as he may prescribe. Provided that if the purchaser shall receive no intimation from the Commissioner within one month of the date on which the plans have been approved by the Nairobi Municipal Council, he may proceed with the erection of the building in accordance with the plans submitted, and the Commissioner shall not have power to cause to be made any alteration or variation in the plan or the date.

9. Subject to the proviso contained in clause 8 hereof, no building shall be erected on the plot unless plans (including a block plan showing the position of the buildings) drawings, specifications and specifications thereon shall have been previously approved by the Commissioner of Lands or such other person as he may appoint. Such plans shall be submitted in triplicate to the Town Clerk, Nairobi, for necessary action.

4 30 Portland - w/c encls: 61-24 FEB 1932

McDonald, James

56 - 9/3/32

REMOVED UNDER STATUTE

Express thanks for No. 4, &  
would expect to be advised of  
future developments.

Publy

W. W. W. W.

17/3/32

atru

now

6. General Notice No 482 of 1932.

Tenders for Grant of Plot No 1297 (S.M.C.A. Plot)

House & Meeting Buildings.

(Re: for record vide minute of 25 Aug 32 on 3072/32)

W

Governor says that the capital value of the present plot is \$1,000,000, but he does not say what is the capital value of the new plot; nor what the existing building is expected to fetch when sold. I think we should enquire on these points before reaching a decision.

A

[I had a long conversation with Mr. F.R. Mansford (Overseas Secretary to the National Council of the T.M.S.A., Great Russell Street, N.W.1.) His Council have been asked by the local association for a subsidy to enable them to carry on and he wanted to know what the position was on the matter dealt with in this despatch. I said that a despatch was under consideration but I did not say what the position was. It is his article as to him, if when a decision is reached somebody should let him have a line to say what it is. (Even if the Secretary of State approves he would, I think, only do it provided the L.C.C. approve too.)]

? After a t.A. *J. Harrison*  
3/7/32

I agree that the case is incompletely presented. But surely this is the sort of thing which can well be left to the Kenya Govt. The arguments proposed by Mr. Eastwood would involve delay, & I wd. merely approve submission of the proposal to Reg. Co. & inform Mr. Mansford s.o. *B. A. Jackson*  
4/2

In view of what has already transpired it is not possible to refuse admission to the L.C.C. (at least if the L.C.C. had equally to be impossible to refuse sanction.

As proposed but add that if the L.C.C. approve the proposals the L.C.C. will be prepared to agree.

The despatch can go Eastward when it has actually reached the Govt. for Mansford on the info as proposed s/o - it must not reach the Govt. letter; the info first through private channels.

*H. Allen*  
4/2 at all

By Air mail 2 To Govt 100 (1 Answer) 9 FEB 1932

D.O. to correct the unfortunate misapprehension in No. 2.

Rec'd to me on Feb. 8<sup>th</sup>

*H. Allen*  
10/2 at all

By Air mail 3 of 16/2/32

Colonial Secy to the Secy

Draft to be made

*H. Allen*  
19/2 at all

Reports an arrangement made tentatively with the YMCA in regard to the plot in Nairobi occupied by it, & requests approval of the arrangement particularly in regard to the arrangement of the outstandings on a loan made to the Association in 1922

See also para 41-43 of Auditor's Report 1950

see also to Dept.

*[Faint, mostly illegible typed text follows, likely a memorandum or report. Some words like "The" and "Governor" are visible.]*