

1936

38232/1

C0533/474
KENYA

38232/4

White Settlement:-

Proposals for settlement of
Ex-Indian Army Officers.

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C.S.
LAND
Settlement (White)

Ser. Byrne NO. 21 Conf. 20.2.36

Government further arguments in support of scheme A & B & adds that the Govt. of Kenya will be placed in a position of considerable embarrassment if it now has to announce that it is unable to proceed with the schemes.
Suggests (1) that authority may be given for Govt. of Kenya to be info. that it will not be feasible to increase the Land Bank loan to cover scheme A, (2) that scheme B might be approved.

2/25/1/33

For convenience of reference I set out below brief particulars of the proposed scheme for the settlement in Kenya of "War Block" officers of the Indian Army which was turned down in the Secretary of State's despatch of the 18th of January last.

These officers, on their retirement, will receive a pension of at least £200 p. ann. were provided in the original proposals for settlement purposes:

- A. those who would be allotted small Crown land farms of 200-700 acres each for purposes of mixed farming with a view to supplementing their Army income.
- B. ~~those who would be allotted~~ small allotments of Crown land for the purposes of residence associated by minor market gardening.
- C. ~~Officers who desire to purchase land privately~~ ~~on land purchased privately.~~

In category A it was proposed that no purchase price be charged for the land and that the Land Bank should advance to each officer £1,000 to start him in mixed farming, i.e. for the erection of his house and the purchase of stock, implements, etc.

To officers in category B it was proposed to grant free small plots in areas suitable for residential settlement, but without the grant of any financial assistance.

C.F.
LAND
Settlement (India)

L. Gov. Byrne - NO. 21. Conf. 20.2.36
A further argument in support of scheme B & B +
adds that the Govt. of Madras will be placed in a position
of considerable embarrassment if it now has to announce
that it is unable to proceed with the schemes
Suggested (1) that assistance may be given for Govt. of Madras
to be able to increase the
Land Bank loan to cover scheme B, (2) that scheme C
might be approved.

For convenience of reference I set out
below brief particulars of the proposed scheme for
the settlement in Madras of "War block" officers of
the Indian Army which was turned down in the
Secretary of State's despatch of the 18th of January
last.

The officers, who on retirement will
receive a pension of at least two years' pay,
divided into three categories for settlement
purposes:-

A. Officers who would be settled on small Crown
land farms of 200-700 acres each for purposes of
mixed farming with a view to supplementing their
Army income.

~~That some be settled~~
B. On small allotments of Crown land for the
purposes of residence assisted by minor market
gardening.

~~Officers who retire to purchase land privately~~
C. On land purchased privately.

In category A it was proposed that no
purchase price be charged for the land and that the
Land Bank should advance to each officer £1,000 to
start him in mixed farming, i.e. for the erection of
his house and the purchase of stock, implements,
etc.

To officers in category B it was proposed
to grant free small plots in areas suitable for
residential settlement, but without the grant of any
financial assistance.

Category C contemplated no form of Government assistance.

The Secretary of State's expressed objections to the scheme have come as a blow to the Governor and he has felt it necessary to return to the charge. He is embarrassed by the fact that Government stand more or less in a false position as a result of the Kenya propaganda which has been spread in India all over the world. He points out that Colonel Kingdon was sent to India in January 1936 by the Kenya Government for the express purpose of spreading propaganda in Kenya among the civil and military officers on leave of absence. This, of course, is to do with the "War block" scheme for the settlement of "War block" officers in Kenya. But as a result of general propaganda carried out in India by Sir Edward Bick, one of the leading publicists in India, the Indian Government addressed the Government of Kenya in regard to the prospect for retrenched Indian Army officers in the Colony. Later, in conversation with the G.O.C. in-C. in India, Sir Joseph Byrne said that the Kenya Government was doing its utmost to persuade a number of "War block" officers to come and reside in Kenya and that both he and the Government would assist in the matter in every way possible. And it was at the request of the Kenya Government that Major Cawthorn went to the Colony and discussed the terms of the "War block" officers' settlement scheme.

In

In paragraphs 5-8 of the despatch the Governor attempts to controvert the arguments advanced in the Secretary of State's despatch of the 18th of January. But so far as I can see there is nothing put forward which would cause the Secretary of State to alter his objection to the grant of the very special inducements offered to officers in category A of the scheme.

The suggestion in paragraph 10 of Sir Joseph Byrne's despatch appears to offer a solution to his difficulties, and that is that he should inform the Government of India that, on condition of the further removal of established farmers in the Colony and the requirements under the scheme submitted by the Committee on Agricultural Indebtedness, it will not be feasible to increase the capital of the Land Bank to cover the advances contemplated in category A. It might be added that the proposed arrangements under category A ^{should} be regarded as cancelled, but that the facilities offered to category B will be made available to a limited number of retrenched Indian Army officers.

C. J. ...
9.3.36.

I.O. have just got a few & I am one.

We have not yet had copies from the India Office of Major Cawthorn's Report. We did get an advance copy, but we had to return it and I am trying to get some more. The despatch, however, is an important one, and raises serious questions, apart

from

from the immediate issue of the Indian Army officers. The main issue is what are we to do about white settlers in Kenya?

I do not think, to begin with, that there could be any objection to the publication of our despatch of the 18th of January. That despatch contains nothing contrary to observed facts and general common sense, though it will no doubt be represented as an attempt by the Colonial Office to destroy the principle of further settlement. Our despatch perhaps goes rather further in turning down some proposals which were suggested, but the conclusion is forced upon the Secretary of State after examining the correspondence. It is quite true that Government in Kenya has emphasised the attraction of Kenya, both in speeches and in printed pamphlets, but it is admitted, as I can't admit, that the greatest need in Kenya is for more settlers, it is obvious that they must be settlers of a type which will not come on Government for assistance, whether that assistance take the form of providing free education for their children, or grants to repatriate them home when they have gone bankrupt, or free plots of land on which they can exercise their avocations. We do not want and should not encourage people with small incomes who may, or whose descendants may become a burden on an already overloaded State. If, however, people come along and want to take up land in Kenya, Government should not discourage them but should not attempt to attract them

24
2A
then by offering special facilities. If the 'Morning Post' paragraph is true, that the friction between the Government and the settlers spoils Kenya, it may do them a bit of good.

With regard to paragraph 6 of the Governor's despatch, in which he is dealing with the 'A' scheme, which has been ruled out, it is pointed out that if a man got an advance of £1,000 from the Land Bank under Government guarantee and failed, Government would also have land and buildings representing about £700 of the advance, which might be re-sold at a profit. Well, would it be re-sold at a profit? Who's to take it? Is it an advantage in selling? How long will it take the improvements to deteriorate? Is it not the case that in Kenya, if a farm becomes deserted, the improvements vanish very fast? Paragraph 7 is specially interesting. The fact that the Ex-Soldier Settlement Scheme got away with it to some extent, is no justification for taking any risk when times are not nearly so prosperous as they were sixteen years ago.

With regard to paragraph 9, I am also inclined to agree that the propriety of propaganda designed to attract people to Kenya can very properly be called in question. The Governor, however, goes rather too far by saying that if new settlers get reduced rates on steamers and railways it is doing something to subsidize settlement. Government and the Association is perfectly justified in publishing information about Kenya, so long as that information is not misleading and so long as facts are not concealed. I cannot help being reminded of the recent

recent pepper trial, and much the same rules ought to be applied to propaganda designed to advertise the attractions of Kenya. Those attractions exist and there is no harm in inviting people to consider the place, but it is not, I think, justifiable in present circumstances for Government to attempt to induce people, either by giving them advances of cash on favourable terms, or plots of ground at reduced rates. Incidentally, it now appears that the capital value of the small plots under scheme 'B' is about £20 an acre. As the plots were to be given away during the war, capital value out of resources which have since been got, or will be got, I think, could hardly be allowed.

On the whole I think that the Secretary of State would be to say that he has no objection to the settlement of people on small plots as envisaged under scheme 'B', but he could not agree that those plots should be given free. If, in fact, they are worth as much as £20 an acre, it would be entirely wrong of Government to give them away. With regard to the general question of settlement it is easy to draw a distinction between making information available to the public and deliberately encouraging people to settle in Kenya by the grant of specially favourable financial advantages and that it is the last that, in the interests of the whole community, cannot be allowed should not be indulged.

25.3.1936

I had dictated the foregoing before I had got hold of Major Cawthorn's report. I now attach a copy which has just been received. The report is very considerably "settler" and based on settlers' opinions; as one might expect, but unfortunately it reproduces in paragraphs 112-116 the scheme put forward by the Kenya Government. (It is just as well to consider whether we have or have not a good case for abusing the India Office and the Government of India for daring to publish anything like this, without submitting it in draft to the Secretary of State for the Colonies. Something of the kind seems indicated but this is not the paper on which to take a decision.) Anyway, the scheme has been published and will be known in India & Kenya.

Otherwise the report brings out the antagonism which exists between the settler and the Government and expresses the allegation that the Colonial Office is definitely opposed to white settlement. This last of course is not the case, although I think myself that white settlement was an utter mistake, but it is there and has to be accepted. It is one thing to be opposed to white settlement generally and quite another to think that in present circumstances it is not likely to pay the settler. I should be disposed to stick to what I have already said, but the publication of the Government's scheme does give a new aspect to it and, ~~on the whole~~ I think the best thing to do is to accept scheme B, but point out the drawbacks to it, emphasize the fact that Government will be giving away a valuable asset and say that scheme A is definitely out of court because the Land Bank funds would not be sufficient for such purposes and ought not to be used for it.

25-3

The Govt has hit the right ^{note} ~~note~~ in para. 9. On my side, I think, (so far as I personally am concerned, I know) inclined to indicate that the possibility of any propaganda to attract settlers to Kenya is open to question or rather is not open to question at all, but is non-existent.

I quite realize that this represents a reversal of long-standing policy, but the change had to be made, & this is as good an opportunity as any.

Now that we have the ^{opportunity} ~~opportunity~~ of Kenya, it is ^{worth} ~~worth~~ considering whether we should not ^{take} ~~take~~ a more active part in the settlement of Kenya. We

think that staff will ^{be} ~~be~~ ^{able} ~~able~~ to ^{run} ~~run~~ a ^{small} ~~small~~ ^{scale} ~~scale~~ ^{settlement} ~~settlement~~ ^{of} ~~of~~ ^{excellent} ~~excellent~~ ^{land} ~~land~~ ^{at} ~~at~~ ^{the} ~~the~~ ^{present} ~~present~~ ^{time} ~~time~~, but the ^{main} ~~main~~ ^{objection} ~~objection~~ ^{is} ~~is~~ ^{that} ~~that~~ ^{the} ~~the~~ ^{market} ~~market~~ ^{has} ~~has~~ ^{not} ~~not~~ ^{yet} ~~yet~~ ^{been} ~~been~~ ^{developed} ~~developed~~ & ^{any} ~~any~~ ^{very} ~~very~~ ^{large} ~~large~~ ^{scale} ~~scale~~ ^{settlement} ~~settlement~~ ^{will} ~~will~~ ^{not} ~~not~~ ^{be} ~~be~~ ^{profitable} ~~profitable~~.

It may be that this is ^{unwise} ~~unwise~~ ⁱⁿ ~~in~~ ^{the} ~~the~~ ^{long} ~~long~~ ^{run} ~~run~~, but after all it is only ^{for} ~~for~~ ^{our} ~~our~~ ^{own} ~~own~~ ^{benefit} ~~benefit~~; we are not compelled to tell the world that we think that the whole project of putting individual small white settlers into Kenya has failed & will continue to fail, but we are compelled not to tell the world that we are quite sure that it is an excellent one, in that we are sure that we are prepared to put the Kenya tax-payers' money behind it.

I think the only honest & the only safe thing to do is to return to Govt's lead, to say that we accept his conclusions, & are

prepared to meet the whole ^{cost} ~~cost~~ of advertising Kenya, but are not prepared to reconsider the present decision.

G. L. Thompson
26/1/36

I don't want to mince this much more. We are now up against the politics of it. "Closer White Settlement" has been urged by the settlers in Kenya for years and lip service has been paid to it by Governors, Government Officials, politicians here and Secretaries of State. If we now turn round and say that the whole policy of settling Kenya has got to be reconsidered, it will provoke, rightly or wrongly, a great outcry in Kenya with the usual charge of "over-land". Can we ^{not} ~~not~~ ^{do} ~~do~~ ^{it} ~~it~~ ⁱⁿ ~~in~~ ^a ~~a~~ ^{more} ~~more~~ ^{prudent} ~~prudent~~ ^{way} ~~way~~? In my opinion, the only ^{prudent} ~~prudent~~ ^{course} ~~course~~ is to ^{take} ~~take~~ ^{some} ~~some~~ ^{sort} ~~sort~~ ^{of} ~~of~~ ^{half-way} ~~half-way~~ ^{course} ~~course~~ and tell the Governor that, in the circumstances, the S. of S. will not refuse to allow the adoption of scheme B, though we must point out that it is in a sense subsidizing further settlement in so much as it gives away the land, though if, as may be presumed, there is no other demand for it that objection does not hold a much force. But go on to say that on the general question it is very doubtful whether Government should hold out special terms calculated to attract to Kenya people who, though admittedly very desirable as settlers, are not likely to make a financial success of it, and that this does not mean that Government is not justified in drawing attention in publications or otherwise to the admitted attractions of the country so long as it does not hold out inducements (which, in the S. of S's opinion, are not justified by facts of the case).

J. E. G. 729
27.3

(This is all rather outside my sphere. But, as it has come to me, I minute briefly below.)

1. I'd maintain the decisions as regards scheme A.
2. I'd be prepared to agree to scheme B being put in operation, if the Govt. feels strongly that this should be done.

3. I'd make the distinction suggested in the previous minutes between " special inducements" and " information".

I would not raise the general question of stopping all action intended to result in settlers coming to Kenya. Politically, such a course would I think produce a crisis at a most inconvenient time; economically it might tend to cause too much unemployment in the case of Kenya. It is true that white settlement in Kenya will gradually disperse apart from the large areas of

cases of cases; but gradual extinction seems economically much preferable to sudden extinction. We do not want to "kill", but we do not want to "keep alive".

4. The admittedly temporising line suggested can be the better justified if the S/S agrees to scheme B, and by calling in aid the financial considerations to which the Govt. alludes in para. 10 of his despatch:-- No. 1 here. The course suggested is not logical; its justification is expediency.

5. Personally, if that is not considered for any reason objectionable, I should like to have Sir Alan Pin's view as to this matter before replying. He is impartial; must now have got a real grip of the essentials of the Kenya situation; and has much outside experience which would serve to put the Kenya position in its proper objective frame. What I have in mind is of course a purely private consultation:-- to which no reference would be made in reply which goes to Kenya.

23/2/56

Sir J. Slough

You saw the draft of the despatch which Sir J. Bygon gave me.

I agree with Sir J. Campbell - we have as enough grounds for maintaining an objection to scheme B.

[Detailed handwritten notes and scribbles, including the word "dispute" and other illegible text.]

20-3-56
21-2-56

I fully agree with para 3 in Sir J. Campbell's minute. It is his duty for us to make up our minds definitely as to the suitability of the Kenya Highlands for white settlement. We should not be in too great a hurry to do this. I feel we should still be prepared to "facilitate" white settlement, but no more. I myself would

much paper that our dispatch
of Jan 28th are not published,
but I don't think this cannot
be avoided

Perhaps you would like
to discuss

31 3 36

The Secretary of State discussed this
this morning. Sir C. Hottelley, Mr. Clouston
himself being present. Mr. Thomas was still
inclined to adhere to his former opinion that
even in the case of scheme 'B' the disadvantages
outweigh the possible advantages (which were
admitted on all sides to be small). In
particular he thought that it would be very
difficult to justify the grant of land to ex-
officers of the Indian Army and at the same time
to refuse it to ex-officers of the British Army
or even to any local settler of good conduct.
If the Governor were forced by pressure to give
grants of land to anybody, that would open the
door to land speculation and probably lead to
the disposal of an ^{asset to us} invaluable estate on worthy
people.

We pointed out that the Governor thought
that it would be possible to make a special case
of these Indian Army officers and that since in
scheme 'B' they would have small properties and
an ensured income from their pensions, there

was

was not the same danger of complete failure as
in the larger schemes. Even if they could not make
anything out of it they would still be able to live
on their farms and would be an asset to the
community, at any rate as long as their pensions
lasted, though the result for their families after
the pensioner had died and his pension ceased would
probably not be open to doubt.

It was eventually agreed, on Sir C. Hottelley's
suggestion, to adopt Sir John Campbell's
proposal to consult Sir Alan Pim. Draft here with

8.4.1936

2. Sir A. Pim (as per letter) 20th April 1936

4. Sir A. Pim. 20th April, 1936.
No. 3 and. Submits detailed observations on the three
schemes set out therein.

Sir Alan Pim has now contributed his
views on the various schemes for settling Indian
Army officers in Kenya. His views are generally
on the lines which we took in the Department here,
namely that the more ambitious proposal - scheme 'A'
is quite unjustified. Sir Alan points out that the
proposed £1,000 is not enough and that the grant of
advances on that scale might very well prevent the

Bank

Bank from giving advances to existing settlers who would be naturally more suitable, and further, that Government could not escape the responsibility for possible failures. There is no doubt that Sir Alan and Mr. Milligan are quite right on these points.

Scheme 'B' however is of another category and there Sir Alan's view is very much to be preferred, namely that small farms would not be anything in the nature of an economic undertaking and the real risk is the possibility of the loss of ex-officers when the pensioner dies. No one does not think that there would be any

political objection to confining the scheme to a special class of Army officers and he takes the further point that the Indian Army in Kenya would be quite ready to welcome their arrival. He therefore suggests that we should accept Scheme 'B'.

I think we should now do so and send a despatch to Kenya saying that the Secretary of State agrees to scheme 'B' though he realises the possible objections, especially the risk of trouble to the family when the pensioner dies, and as regards the propaganda point, we must be very careful to make the distinction between the provision of general information in as attractive a form as may be considered advisable and the giving of special inducements. The Secretary of State however must see again before we can give the desired approval.

J. G. P.

1.5.1936

I agree, I don't like proposal D at all, but the alternative seems to be endorsing the loss of the settlers, or I am prepared to accept that it is more expensive than a few families should be left in an incomplete state, at the same rate.

G. S. M. P. M.
4/5/36

Sir J. Kiffey.

You saw this proposal when it first came to us in 38232/1/35 and I think that if you look through these later minutes you will feel that we have not had much to say which was not said then.

The three schemes are explained in summary on the first page of the minutes on the present file. Everyone is agreed here that Scheme A must be ruled out and the Governor in his original despatch is prepared to accept the decision in that sense.

Scheme C is entirely harmless and does not need discussion.

As regards Scheme B, you will see that the Staff of S. feared that we might not be able to refuse to others the facilities which it was proposed to grant to these Indian Army Officers. We felt that the special circumstances of their position would be a sufficient argument against any claim for an extension of the privileges proposed, and Sir Alan Pim takes the same view.

If that is accepted we have remaining the sentimental objection that we should be turning able-bodied men into potterers, and the practical objection that we do not know what is going to happen to their children. The latter might well recoil on the Government, but, primarily, both points are for the Officers themselves to consider and I do not think that we can turn the scheme down on those grounds.

There remains the point that, if we are able, in the smallest degree, to show faith in Kenya

as

as a white man's country (while avoiding any inducement") we shall be doing something to clear the political atmosphere in Kenya and to make things easier for Sir Joseph Byrne and his successor.

I, too, vote for Scheme B.

W.C.S.
5.5.36

W.C.S.
5.5.36
to the
6/5/36

Par. 10 of No. 1210
In view of possible question at forthcoming session of Leg. Council, enquires whether reply may be given on lines of para 10 of No. 1.

Sir C. Bottomley

Draft telegram herewith. In para 10 of his despatch the Governor asks for

- (a) approval of scheme B. This he is getting
- (b) permission to tell India that it would be practicable to increase the Land Bank capital so as to allow it to assist Indian Army people, as well as to meet its normal local demands. This point was made by Sir A. Pim and is a good one, but the question

of increasing the Land Bank capital did not turn on that. However I think he might tell India as he proposes. So on enam I have modified with Governor's draft.

J.S.G. Flood
21.5.

W.C.S. 22.5.36

To Gov. Tel No. 128. Com - 22.5.36
1.4.5. am'd

Recd. by despatch
11/5/36 Draft D

J. K. ...
(1.4.5. am'd)

6 JUN 1936

C. O.

Mr. Flood. 30 5.36.

38232/1/36. Kenya.

Mr.

Mr.

Sir C. Parkinson.

Sir G. Tomlinson.

X Sir G. Battersby. 26/5/36

Sir J. Shackburgh.

Princl. U.S. of S.

Patly. U.S. of S.

Secretary of State.

21
11:5

Downing Street.

May 1936.

6 JUN 1936

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Sir,

DRAFT

KENYA

CONFIDENTIAL

GOVERNOR

TD
(5)

I have the honor to refer

to your confidential despatch of the 20th of February, No. 21, and your telegram, No. 121 confidential

of the 12th of May. On receipt of

your telegram my predecessor

considered again the question of the

proposals which you had submitted for

the settlement of ex-officers of the

Indian Army retired under the "War

block" scheme, and, as stated in his

telegram of the 22nd of May decided

that the second scheme might be

adopted as recommended by you in

the concluding paragraph of your

despatch of the 20th of February.

FURTHER ACTION.

This arrangement has been made and will be sent to the relevant authorities for their consideration. I have to say many thanks.
C. O.
246

2. I share Mr. Thomas's view that the scheme may be accepted, but I also agree with him in feeling that it is attended with no little risk, not so much to the individual officer, who will be in receipt of a pension from India, as to his family should anything happen to him. There is, not, of course, anything like the same risk of financial failure in the case of small holdings as there would be with a large farm, and in this connection I think it well to point out that there is grave doubt whether the sum of £1,000 which was suggested as an advance from the Land Bank would have been sufficient practical assistance. It may be assumed, of course, that an officer settling in Kenya would have other resources, but even so, in order to develop a farm, he would probably find that the advance of £1,000 would have to be supplemented to a very considerable extent. A further objection is that by allocating

any money to him, there is, not, of course, anything like the same risk of financial failure in the case of small holdings as there would be with a large farm, and in this connection I think it well to point out that there is grave doubt whether the sum of £1,000 which was suggested as an advance from the Land Bank would have been sufficient practical assistance.

to finance a large scale

has to come from the Land Bank

C. O.

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

DRAFT

allocating any substantial sum of money from the funds at the disposal of the Land Bank, the amount available for the Land Bank's primary function of assisting existing settlers would be considerably reduced. Further, if there were failures Government would scarcely escape some measure of responsibility for them.

3. These objections do not militate, as I have said, to scheme B and I shall be glad to learn in due course whether any substantial number of ex-Army officers avail themselves of the facilities offered.

4. Coming to the consideration touched upon in the ninth paragraph of your despatch of the 20th of February, I do not think that the considerations adduced in Mr. Thomas's despatch of the 18th of January need be regarded as precluding the advertisement of

FURTHER ACTION.

the admitted attractions of Kenya as a
place of residence or settlement. It
is a perfectly proper activity of Government
when, as in the case of Kenya, Government
considers that further settlement is
advantageous - to bring the acknowledged
facts to the notice of
persons who would be likely to make deserving
settlers. That Kenya offers definite
attractions to settlers of a certain class
and prospects of a certain amount of success
is self-evident, and there is no reason
why information about it should not be
widely distributed. It is, however, possible
to draw a sharp distinction between such statements
of fact and offers of financial assistance
which might serve, or might be regarded as
serving, to induce persons who had not
sufficient means to take the chance of
settlement in Kenya with a view to making
their fortunes. So long as Government
propaganda is confined to statements of

fact.

C. O.

Mr.

Mr.

Mr.

Sir C. Parkinson

Sir C. Tomlinson

Sir C. Bottomley

Sir J. Shuckburgh

Parli. U.S. of S.

Parly. U.S. of S.

Secretary of State

DRAFT

fact and statements of the attractions
of Kenya; it can do nothing but good,
and Government cannot be blamed in the
event of failure on the part of any
settlers. A Government, however, would
not be free from blame if it embarked
on a policy of offering definite
monetary inducements to intending
settlers which would be held as
constituting some sort of Government
policy and which might in the event of
failure lead to embarrassing claims
against Government. That was what my
predecessor had in view and I share his
opinion.

I have, etc.

(Signed) W. ORMSBY GORE

FURTHER ACTION

C. O.

Mr. Grossmith. 22. 5. 36.

38232/1/36.

23 MAY

B 22536

Mr. Flood 22

*Code of Civil
10 June
22. 5. 36
CD*

Mr.

Sir C. Parkinson.

Sir G. Tomlinson.

No. 128

Confidential.

X Sir C. Bottomley. *22. 5. 36*

Sir J. Shuckburgh

Your telegram No 127.

Permt. U.S. of S.

Your confidential despatch

Parly. U.S. of S.

of 20 Feb

Secretary of State.

① No. 21. Settlement of Indian Army

officers. In deference to your

representations I agree to the

introduction of clause B. I must

however maintain by ~~the~~ *as*

regards clause A and consider that the

Government of India be informed that

as you propose in your despatch

the Government do not in a

position to offer the special

inducements envisaged therein.

As regards general

publicity, I consider that Government

is fully justified in drawing atten-

tion in publications or otherwise to

the admitted attractions of the

Colony so long as it does not hold out

special inducements to ^{intending} settlers.

Despatch follows

DRAFT

Telegram Code

GOVERNOR

NAIBOM

FURTHER ACTION.

*Review for
despatch*

xxxx

COPY FOR REGISTRATION

15

RECEIVED
E 113 MAY 1936
O.O. REC'D

38232/1

5

Telegram from the Governor of Kenya to the Secretary of State for the Colonies.

Dated 12th May, 1936. Received 11.53 p.m. 12th May.

No. 121. Confidential.

My despatch No. 21 Confidential of the 20th
February in view of the question will
be asked or motion moved on Cawthorn report in the
forthcoming session of the Legislative Council I
shall be glad to know if replies may be given on
lines of paragraph 1 of my despatch under reference.

*Ans. 21/6
Jus. Amundson*

Ridgway,

Dictated.

Readington Hill,

Oxford.

April 20th, 1936

Dear Flood,

I have consulted Milligan about the proposals for settling Indian Army Officers in Kenya. As regards Scheme A we agree that this should not be supported by Government. At the present time we cannot see how a scheme on those lines could be economically justified. The proposed advance of £1,000 would have to be considerably supplemented either from savings from the pensions of other sources or give any reasonable prospect of successful farming, more especially as the most lucrative crops would take a considerable time before yielding a return. Also, if a share of the Land Bank were to these and agriculturally ignorant settlers might very probably result in excluding many of the existing settlers from any further consideration. It is hardly possible to consider that a year's experience on a Kenya farm would teach men of this type enough to enable them to cope with the many problems presented by any kind of farming in Kenya, even apart from the special disasters which are liable to destroy the crop of any year. Government could not get away from the responsibility for the considerable proportion of failures which would be likely to occur. The refusal might perhaps have been softened if the Kenya Government had been asked to set out in detail, with the necessary Budget Estimates, the lines on which they consider that farms of typical sizes could be successfully carried on. Milligan does not believe that they could produce anything on these lines which would stand examination.

Scheme B is in a different category. It proposes to provide small plots of land suitable for residential settlement assisted by minor market gardening. Government has no liabilities

once

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once the plots of land have been given. The capital value of the plots given free would not be large as except near Nairobi, it seems ridiculous to assume that £20 per acre would be paid for anything more than residential plots. Their farming operations would probably not be on a scale which could involve them in any considerable loss, though it seems unlikely that they could make much profit. The special types of work which Government mention are market gardening, pyrethrum growing, and keeping dairy stock. The market for the first of these is very limited and the third would probably not yield much more than would suffice for the sellers' own domestic requirements. As regards pyrethrum growing of the six townships which they mention only Molo has an elevation really suited to the growing of pyrethrum. Tigris neither of us know. It could at best only be a useful side line. The real risk in this Scheme is that of the families, when the holder of the pension dies, but if the Scheme is restricted to these officers, the number will be so small that the risk is not a serious one. As regards the danger of future political pressure making it very difficult to avoid the extension of the scheme to other classes of settlers we think that so long as the concession is given to a special class of Army officers only there would be no very great difficulty in resisting its extension. People are used to special Army Schemes and Kenya opinion would be likely to consider it reasonable to make a distinction between them and any other class. Considering the extent to which the Kenya Government has committed itself in support of settlement the position of the Governor would be an exceedingly difficult one if a scheme involving such small liabilities were summarily turned down. Even if some of these officers fail the Government of India could not reasonably contend that the Kenya Government had any responsibility in the matter. On the whole therefore we would be in favour of agreeing to an offer on the lines of Scheme B.

Scheme C does not enter into the picture.

I hope that you will not think it necessary to quote us in dealing with the question because we have repeatedly said in Kenya that we were not concerned with matters of settlement or with agricultural credit.

(Signed) A. W. P. M.

TELEPHONE 6922

RIDGWAY,

HEADINGTON HILL,
OXFORD.

38232/1/36 Kya

April 20th 1936

19 JUN 1936

C. O. REGY

Dictated

RECEIVED
19 JUN 1936
C. O. REGY

Dear Flood,

I have consulted Murray about the proposals for allowing retirement Officers in Kedya. As regards Schemes A we agree that the sum of £ 10000 is not enough. At the present time we cannot see how a sum of this kind could be economically justified. The proposed advance of £ 10000 would have to be considerably supplemented either from savings from their pensions or from the State to give any reasonable prospect of successful financing. More especially in the most lucrative cases would take a considerable time before yielding any return. Also allowing a

share of the Land Bank money to these
new and agriculturally ignorant settlers
might very probably result in excluding
some of the existing settlers from advances.
It is impossible to consider that a years
experience on a Kenya farm would teach
men of this type enough to enable them
to solve the many problems presented
by a kind of man of this type. It is
one thing to be a student of agriculture
with some ability to do the best of
any job. Government could not get
away from its responsibility for the
considerable proportion of losses which
will be likely to occur. The experience
might perhaps have been softened if
the Kenya Government had been asked
to set out in detail, with the necessary
Budget Estimates, the times and terms
they consider that farms of typical
sizes could be successfully carried on.

TELEPHONE 0932

RIDGWAY,
HEADINGTON HILL,
OXFORD.

McLellan does not believe that they could
produce anything on their farms which
would stand examination.
Scheme B is in a different category.
Its purpose is to provide small plots of land
available for residential settlement, owned
by the Government, and managed by Government.
The Government has no liability on the plots of land
home loans given at the capital value.
The plots given free would not have to
be repaid after three months, and it is
difficult to assume that it is for
an acre would be paid for any longer
than residential plots. These financing
operations would probably not be on a
scale which could involve them in any
considerable loss, though it seems
unlikely that they could make much profit.

to an offer on the lines of Scheme B.
Scheme C does not enter into the
picture ~~at all~~.

I hope that you will not think it necessary
to quote us in dealing with the question
because we have repeatedly said in
Kenya that we were not concerned
with matters of settlement or with
agricultural credit.

Sincerely,
A. W. P.

J. P. L.

(A) Settlers to be put on ^{small} small farms of two to seven acres, with a view to engaging in mixed farming in order to supplement their Army pensions.

(B) Settlers on small allotments of Crown land for the purpose of residence but supplementing their pension to some extent by minor operations, such as market gardening. It was proposed that these in class (a) should be offered special inducements in the shape of charging no purchase price for the land and giving an advance from the Land Bank up to £1,000 to each such officer.

In class (B) it was proposed that Government should give free grants of small plots in areas suitable for residential

C. O.

Mr.

Mr.

Mr.

Sir C. Parkinson.

Sir G. Tomlinson.

Sir C. Bottomley.

Sir J. Shuckburgh.

Permt. U.S. of S.

Party, U.S. of S.

Secretary of State.

DRAFT

FURTHER ACTION.

residential settlement, where they could live and go in for gardening.

The Governor said that there would

be sufficient areas of suitable land

for disposal and a capital for building

a house on each plot, would have to

be arranged privately by the recipient.

This was the case and very

carefully here and the case was

reached that this was being as they

are in Kenya. Government would not

be justified in holding special

inducements to settlers to embark

on farming enterprises in Kenya.

In particular, it was felt that

there could be little justification

for the Land Bank advancing sums of

up to £1,000. I enclose copies of

the Governor's despatch and the

Secretary of State's reply.

The Governor has now

^{of bank} referred to the Secretary of State

and has suggested that the decision be reconsidered and in particular, that the scheme for small holdings (scheme (B)) should be approved.

There is always, of course, the political aspect of the situation on which the Governor touches in his despatch, that is, how far can Kenya justifiably offer anything in the way of inducements to people to settle down? Our view is that it is quite right for Government to call attention in pamphlets and other ways to the admitted attractions of Kenya to persons with a certain amount of means, but that in present circumstances Government is not justified in offering special inducements such as free grants of land to anybody, however suitable, if such a person is likely to be induced by such offers to put his money into Kenya.

That, however, is by the way. The Secretary of State has again gone into the thing personally and is still inclined to

C. O.

Mr.

Mr.

Mr.

Sir C. Parkinson

Sir G. Tomlinson

Sir C. Bottomley

Sir J. Shuckburgh

Perm. U.S. of S.

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Secretary of S.

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to the view that the disadvantages outweigh the advantages. In particular, he does not see how, if Government gives grants to one section of people (ex-Indian Army officers), it can refuse similar grants to anybody else, supposing the case were brought before him in that direction. This, however, he recognises as a political risk and he has asked me to get your opinion on the proposal. If you would be good enough to let me have it,

Yours sincerely,
(Signed) J. E. W. FLOOD

FURTHER ACTION:

(for Sir Cecil Bottomley who approved this letter before going on leave)

Daily Tel.

17/3/36

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Mr. B. C. ...
Mr. ...
Mr. ...
Mr. ...

SETTLEMENT OF EX-OFFICERS

MAKING GOOD IN FOUR COLONIES.

GOVERNMENT OF INDIA INQUIRY

By Major-Gen. A. C. TEMPERLEY,
Daily Telegraph Correspondent

The Government of India, with the idea of helping the large number of officers of the Indian Army who are being retired under a special scheme known as the "was-block" in production, sent Major W. J. Cawthorn, of the Punjab Regt., to examine the prospects for ex-officers in four colonies.

The countries visited were the four now mentioned—Northern Rhodesia, Southern Rhodesia, Northern Nigeria, Nyasaland and Kenya. The Government of India (Pres. Simla) Major Cawthorn has produced a great deal of extremely valuable information.

Indeed, if his advice is followed it is unlikely that there would still be any distressing cases of ex-officers, a most desirable type of soldier, staking their all on farms and stock and losing it.

Major Cawthorn's suggestion that agriculture can no longer be profitable and gives what appears to be good reasons for his views—their equally convinced that their profits are unlikely.

He goes into every side of Colonial amenities: children's education, capital, fuel and housing, and produces a series of typical budgets of settlers on the spot. The Governments of Northern and Southern Rhodesia are both prepared to advance capital and there are suitable associations for watching over the settler's interests.

KENYA SPATHY

Broadly speaking, the author concludes that there exists in all four colonies, in varying degrees, a reasonable chance of the ex-officer settler-making good, even without much capital.

Only in Kenya did he find spathy and indifference on the part of the Government towards encouraging ex-officers as settlers. The intense cleavage there between the settlers on the one hand and the bureaucracy on the other, he thinks, is bound to react unfavourably on the prospects of the individual settler.

SETTLEMENT OF EX-OFFICERS

MAKING GOOD IN FOUR COLONIES

GOVERNMENT OF INDIA INQUIRY

By Major Genl. A. C. TILK, F.R.S.,
Daily Telegraph Military Correspondent

The Government of India, with the idea of helping the large number of ex-officers of the Indian Army who are being retired under a special scheme to get rid of the war backlog in promotions, sent Major W. J. Cawthorn, of the Punjab Regt., to examine the prospects for ex-officers in four colonies.

His conclusions are set forth in a report published in "A Report on Southern Rhodesia, Northern Rhodesia, Nyasaland and Kenya." (Government of India Press, Simla). Major Cawthorn has produced a great deal of extremely valuable information.

Indeed, if his advice is followed, it is unlikely that there would again be any distressing cases of ex-officers, a most desirable type of settler, staking their all in farms and stock and losing it.

Major Cawthorn combats the suggestion that agriculture can no longer be profitable and gives what appears to be good reasons for his view. He is equally convinced that large profits are unlikely.

He goes into every side of Colonial life—amenities, children's education, capital-outlay and housing, and produces a series of typical budgets of settlers on the spot. The Governments of Northern and Southern Rhodesia are both prepared to advance capital, and there are suitable associations for watching over the settlers' interests.

KENYA-APATHY

Broadly speaking, the author concludes that there exists in all four colonies, in varying degrees, a respectable number of the ex-officer settler making good, even without much capital.

Only in Kenya did he find apathy and indifference on the part of the Government towards encouraging ex-officers as settlers. The intense cleavage there between the settlers on the one hand and the bureaucracy on the other, he thinks, is bound to react unfavourably on the prospects of the individual settler.

Morning Post
9th March 1916
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RETIRED INDIAN OFFICERS

SETTLEMENT CHANCES OVERSEAS

PROSPECT IN AFRICAN COLONIES

By Our Military Correspondent

Army Headquarters, India, have published a report on Southern Rhodesia, Northern Rhodesia, Nyasaland and Kenya based on tours in these Colonies made by Major W. J. Cawthorn, the 4th Battalion (Bhopal), 16th Punjab Regiment.

The object of the tours was to assess the suitability of these countries for settlement by retired officers of the Indian Army, particularly those affected by the "War Block" scheme. The Information Bureau at Army Headquarters, India, was instituted with the object of dealing with the disposal of officers' information regarding settlement in British Dominions and Colonies.

On the occasion of previous rebellions and immediately after the War, a large number of officers were sent to the Colonies to find their fortunes in farming and other ventures. Few were successful during the period of world depression.

Major Cawthorn's reports will help to place overseas settlement to-day in a brighter light. All sources of information and advice regarding farming in British Colonies emphasize the point that there are no prospects for a small farmer to make a fortune from the land.

Only a man with an aptitude for farming could, in several Colonies, supplement appreciably his income. He would, of course, require a small amount of capital and a modest income on which to live during the initial stages, and to support him should his venture come to nothing.

SOUTHERN RHODESIA

In Major's Cawthorn's view, Southern Rhodesia, is relatively a suitable country for permanent settlement by officers of the Indian Army affected by the "War Block" scheme. He advises any officer of limited means who does not wish to settle in England to visit Southern Rhodesia.

The Government of Southern Rhodesia, after approval of the purchase price by the Department of Lands, will make an advance up to an amount not exceeding £400 to a settler acquiring a small holding.

Northern Rhodesia is another Colony favourably reported on, while as regards the Nyasaland Protectorate Major Cawthorn states that, economically considered, the prospects for a limited number of suitable men are as good as elsewhere in the African Colonies.

In Kenya Major Cawthorn did not find anything approaching the enthusiasm on the part of the Administration for settlers from the Indian Army that he found in the other territories. The attitude was not obstructive. It appeared rather to be negative and without initiative. As to the general economic situation of the country, Major Cawthorn states that the European community appear to be collectively pessimistic and individually optimistic.

Concluding his remarks on Kenya, Major Cawthorn writes: "The feeling of insecurity engendered by recent history and the lack of harmony between the Government and the settlers make it difficult to assess the suitability of the country for settlement by 'War Block' officers."

AIR MAIL

KENYA

No. 21

CONFIDENTIAL



GOVERNMENT HOUSE

NAIROBI

KENYA

FEBRUARY, 1936.

RECEIVED

- 2 MAR 1936

O. O. REGY

Sir,

2/28.2324/135

with reference to your despatch no. 32 of the 18th January, 1936, on the subject of the possible settlement in Kenya of Indian Army Officers who are about to be retired from the Indian Army during the next few years in consequence of the "war block" conditions, I note with regret that you are unable to approve of the two schemes for assisting such Officers which were submitted with my despatch no. 59 of the 15th November, 1935.

2. The circumstances attending upon the selection and approval of the schemes by this Government and the arrangements in your despatch such as to prevent a further communication to you before your decision is publicly known, more particularly as a request that that open despatch be published could not, I think, be refused.

You will recall that in January, 1934, Colonel Knaggs on his way home from Kenya to take up his appointment as Kenya Agent in London was sent to India by this Government for the express purpose of creating an interest in Kenya amongst officers both civil and military serving in India and on the eve of retirement. Subsequently, an arrangement was made whereby Sir Edward Buck continued to carry on propaganda in India with this end in view; and after an interview with the Commander in Chief in India Sir Edward Buck addressed this Government in regard

to/.....

THE RIGHT HONOURABLE,
 J. H. THOMAS, P.C., M.P.,
 SECRETARY OF STATE FOR THE COLONIES,
 DOWNING STREET,
 LONDON, S. W. 1.

(Handwritten notes and signatures)

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RECEIVED

2 MAR 1936

O. O. REGY

FEBRUARY, 1936.

Sir,

2/38232/1/35

with reference to your despatch no. 32 of the 18th January, 1936, on the subject of the possible settlement in Kenya of Indian Army Officers who are about to be retired from the Indian Army during the next few years in consequence of the "war block" conditions, I note with regret that you are unable to approve of the two schemes for handling such officers which were submitted with my despatch No. 597 of the 15th November, 1935.

2. The inconveniences attendant upon the present and proposed schemes by the Government and the reasoned arguments in your despatch are such as to warrant a further communication to you before your decision is publicly announced, more particularly as a request that that open despatch published could not, I think, be refused.

3. You will recall that in January, 1934, Colonel Burgess on his way home from Kenya to take up his appointment as Kenya Agent in London was sent to India by this Government for the express purpose of creating an interest in Kenya amongst officers both civil and military serving in India and on the eve of retirement. Subsequently, an arrangement was made whereby Sir Edward Buck continued to carry on propaganda in India with this end in view; and after an interview with the Commander in Chief in India Sir Edward Buck addressed this Government in regard

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THE RIGHT HONOURABLE,
 J. H. THOMAS, F.O., M.P.,
 SECRETARY OF STATE FOR THE COLONIES,
 DOWNING STREET,
 LONDON, S. W. 1.

(Handwritten notes and signatures on the left margin)

to the prospects for retrenched officers in Kenya. Questionnaires were drawn up by the Secretary of the Information Bureau, New Delhi, and replied to by the Kenya Association and by the Kenya Agent in London: in personal correspondence with Sir Philip Chetwode I informed him that we were doing our utmost to persuade a number of the "war block" officers to come and reside in Kenya and assured him that both my Government and I would assist in the matter in every way we possibly could. Later, in April last, when it was heard that an officer was being sent from India to visit Rhodesia and Nyasaland to report upon the suitability of those territories for the settlement of retrenched Indian Army Officers, this Government was glad to be approached by Army Headquarters in India to his visiting Kenya also.

4. Govt. Major Gawthorn's report have not yet been officially received, but it is believed that his view is that Kenya offers desirable facilities to such as retrenched Army officers, to augment an existing income either on small farms or on small holdings in the vicinity of towns. In pamphlets and other publications which have been issued by this Government during the last two years emphasis has been laid on the attractions of Kenya for residential settlement, and I have myself in public utterances expressed my belief in this form of settlement. This Government's adherence to the policy of white Settlement has also been re-affirmed recently in Legislative Council. The great need of this Colony is for more settlers, and, though at the present time farming conditions are depressed and it is difficult (though by no means universally im-

possible/.....

possible) for a farmer who is without private means to meet all his expenses, there is some evidence to show that conditions are improving sufficiently to enable a new farmer, not encumbered by debts, to farm prosperously. Meantime, the entry into the Colony as residential settlers of men who are possessed of an income is, I suggest, to be desired on general grounds.

5. Both of the schemes A and B kept in mind the psychological factor to which you allude in paragraph 9 of your despatch and which I agree is of very great importance. A plot of 100 acres, say in Tigonl, would, I think, probably offer a fair employment for the energies of an officer. If, as he would, he were to be engaged in market gardening, poultry raising and keeping dairy stock for domestic use.

6. In the "A" scheme, if a particular officer is unsuccessful or is obliged to abandon his plot for any reason, no payment would be required to repay to the Government the balance of the £1,000 advance, but it would, in compensation, recover possession of land and buildings (approximately £700 of the advance would be expendible on permanent improvements) which it is reasonable to expect it could resell profitably.

with special reference to paragraph 11 of your despatch it should not be overlooked that the schemes (and particularly Scheme "A") definitely prescribe that a participant shall have resided for at least one year on a farm in the Colony and that he shall have qualified himself by his experience of local conditions to take up independent farming operations. In this respect, therefore, he will be in the position of the settler, to whom you refer, who decides/.....

Is it possible to have a farm in a garden with A will to pay it as a higher price

decides to take up life in Kenya after looking over the country and examining its possibilities. It seems to me improbable, therefore, that any accusation of misrepresentation could be levelled against this Government or that any claim would in equity be established for a refund of capital in the event of ultimate financial failure.

7. The dangers arising from the death of an officer with which you deal in paragraphs 6 and 9 are real dangers in the colonization of any country and were stressed by those members of my Executive Council who were unable to advise approval of the scheme. I fully appreciate that they assume special importance in a scheme which is based on Government assistance. The same danger was inherent in the ex-Soldier Settlement Scheme, but has not in fact created serious difficulty to Government notwithstanding the breakdown of economic conditions during the last 5 years. This may be attributed to the fact that families of the class from which the settlers were derived seldom find themselves friendless or without relatives who can and do help them. Moreover, in some instances the settlers' children have in the meantime grown up and are in a position to assist surviving dependants. Both of these factors may reasonably be expected to apply to the Indian Army Officers.

Many other settlers come to the Colony with less financial stability than would be possessed by these officers, and in the experience of the last 25 years comparatively few have had to be assisted out of the Colony by Government. In these circumstances I agreed with the majority of my advisers that the risk might reasonably be accepted.

8./.....

8. My advisers realized also the use to which other persons might put these schemes as an argument in favour of similar concessions. This point was referred to in paragraph 10 of my despatch and I note from paragraphs 7 - 10 of your despatch that you consider it would be difficult to justify preferential treatment of any one class.

I would, however, recall that the pressure from ex-soldiers who were unsuccessful in the lottery for the grant of farms to them on the same terms has been consistently and necessarily repelled, and that the special treatment given in the remission of purchase price to ex-soldier settlement in Kenya in 1923 did not promote any general demand for similar remission in other cases. The special remission with rent concessions recently in the Laikipia and North West districts special concessions were made on the ground that the area itself warranted special treatment. I would venture to refer to suggest that, even though claims were advanced, they could be rebutted for the reason that the "war block" officers were admitted for special reasons to special terms which are not of general application.

9. The consideration advanced in paragraph 11 of your despatch is, as you indicate, a most serious one and is in fact, my principal reason for asking you to reconsider your entire rejection of the schemes whilst the interpretation of the words "definite inducement" is restricted in that paragraph to cases where special facilities are offered by Government, I feel that the propriety of all propaganda to attract settlers to Kenya cannot but be open similarly to question. Even though no specific monetary assistance is given to new settlers by Government yet,

by/.....

by reason of representations on behalf of Government, Shipping Companies offer reduced fares to new settlers, and the Kenya and Uganda Railways and harbours follow the same practice. The Government of the Colony maintains Colonel Knagge in London specifically to increase the number of settlers to the Colony: it contributes to the support of the Kenya Association (1932): it publishes documents in which the attractions of the Colony are set out in an enticing way, and recently the prospective residential hotel has been specially aimed at. I would refer particularly to the enclosed pamphlet entitled "Kenya". It is also in view to advertising the attractions of Kenya at the Johannesburg Exhibition.

Therefore, this Government is obliged now, following upon the steps which are recorded in the opening paragraphs of this despatch, to announce publicly that it is unable to offer any inducements to ex-Indian Army officers to settle in the Colony for the reasons indicated in paragraph 12 of your despatch. It will suggest be pleaded in a position of considerable embarrassment and furthermore, will be precluded from continuing expenditure on the type of publicity to which reference has been made.

10. It may be that, considering the further normal demands from established farmers in the Colony and the requirements under the scheme submitted by the Committee on Agricultural Indebtedness it will not be feasible to increase the Land Bank Loan, for which authority has been asked, so as to cover the advances contemplated in Scheme "A": and, if you feel unable to modify your objection to that Scheme, I would suggest that I may be authorized to inform.....

inform the government of India to this effect.

The objection to scheme "B" does not appear to be so strongly felt and I would ask that it might be approved (the capital value of these plots is likely to be an average of 220 an acre).

I have the honour to be

Sir,

your most obedient, humble servant,

BRIGADIER-GENERAL
GOVERNMENT

Inform the Government of India to this effect.

The objection to Scheme "B" does not appear to be so strongly felt and I would ask that it might be approved (the capital value of these plots is likely to be an average of 220 an acre).

I have the honour to be,

Sir,

Your most obedient, humble servant,

BRIGADIER GENERAL
GOVERNOR

KENYA

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1978

THE LAND
WHERE LIFE
IS STILL
WORTH
LIVING

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GLORIOUS
SCENERY...
PERPETUAL
SUNSHINE
HEALTH-GIVING
AIR



KENYA ASSOCIATION (1932).

SADLER STREET,
NAIROBI.

Phone: 2008.

R.O. Box 825.

Telegrams: "SETTLEMENT," Nairobi.

Intending settlers are advised of the desirability in their own interests of communicating either with the Kenya Agent c/o His Majesty's Eastern African Dependencies Information Office, Grand Building, Trafalgar Square, London, telephone Whitehall 5701, or with the Kenya Association (1932), P.O. Box 825, Nairobi, prior to or on arrival in the Colony.

The Kenya Association was formed with the object of promoting settlement in Kenya, and giving publicity to the Colony. A quantity of informative literature, brochures, etc. is available, and can be obtained free of charge on application.

The Association works in close co-operation with Government, and has no business, trade, or sectional interests. The advice of its officers, given point by point, is especially offered to settlers, potential settlers, visitors and tourists.

The Association represents the East of Africa. The Express Transport Company (Mombasa) Ltd. meet all ships, and concessions are available both by sea and rail for passengers coming out under the auspices of the Association. The Express Transport Company (Mombasa) Ltd. also maintain a rest room for visitors and new settlers at Mombasa, where literature about Kenya can be obtained.

What is required to ensure success is the fullest support of the public, and every European resident in Kenya can help in one way or another. The annual subscription to the Association is Shs. 2/-, and the public are invited to join and assist in carrying on the work.

KENYA ASSOCIATION (1932).

P.O. Box 825.

SADLER STREET,
NAIROBI.

Phone: 2098.

Telegram: "SETTLEMENT," Nairobi.

Intending settlers are advised of the desirability in their own interests of communicating either with the Kenya Agent, c/o His Majesty's Eastern Africa Dependencies Information Office, Grand Buildings, Trafalgar Square, London (Telephone Whitehall 370), or with the Kenya Association (1932), P.O. Box 825, Nairobi, prior to or on arrival in the Colony.

The Kenya Association is concerned with the object of promoting settlement in all parts of Kenya and giving publicity to the cause. A quantity of informative literature, brochures, etc. is available, and can be obtained on application.

The Association works in close co-operation with Government, and has no business, trade or sectional interests. The advice of its officers, given voluntarily, is cordially offered to settlers, potential settlers, visitors and tourists.

The Association's Representatives at Mombasa, The British Trading Company, (Mombasa) Ltd., and all ships and passengers are available both by air and sea for any settlers, and all notices of the Association are sent to the British Trading Company, (Mombasa) Limited, Mombasa, a representative of the settlers in Kilindini Road where literature about Kenya can be obtained.

What is required to ensure success is the fullest support of the public, and every European resident in Kenya can help in one way or another. The annual subscription to the Association is Shs. 2/6, and the public are invited to help in carrying on the work.

THE LAND IN WHICH TO MAKE A HOME

THE man of moderate means who wishes to enjoy an active life in a friendly climate, and to do so in Kenya, because this Colony offers an assistance which, in England, is only available at a prohibitive cost.

An income which, at home, restricts your tastes and inclinations, is sufficient in Kenya to provide the same standard of living. This is an actual fact which will be confirmed by anyone living in the Colony, wherever he may have made his home.

The advantages of the country may be summarized thus:

The climate.

The cost of living.

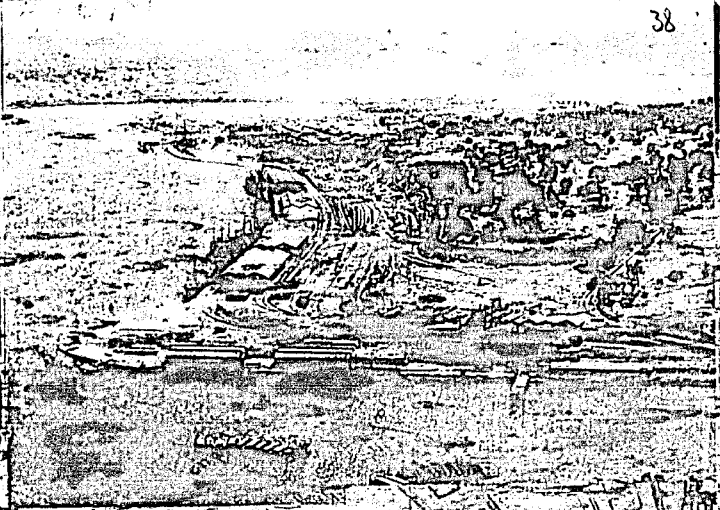
The variety of interests

and life, but not least, the international hospitality, which is such a striking feature of the Colony.

The reason for the sunny and invigorating climate is the immense range in altitude. Therefore, if a man comes for reasons of health, sport, or for a particular type of farming, he can choose his locality, with a reasonable certainty of not being disappointed.

In the highlands, for example, you get early mornings and evenings when the atmosphere is clear and the temperature crisp.





and bracing. At night you comfortably warm at night you sit round the fire. Those are the kind of days that make you feel the healthy life which are so seldom experienced in England, but which in Kenya is a matter of course.

Now, as to the highlands you will get two rainy seasons and those when they are expected. The rainfall varies from 50 to 90 inches, and the temperature between 47 and 87 degrees. The wines in the English sense of the word and lovely gardens which are a feature of the highlands, are a joy throughout the year. Nature, too, is less capricious and whimsical in England. Plants of outdoor interest are the nature of a speculation and must often be abandoned in Kenya such is not the case, which adds an additional zest to life.

The word "moderate" is used with regard to the cost of living, but let it be said at once that imported articles, such as wines, spirits and tinned foods are fairly expensive because of the import duties.

On the other hand, consider for a moment the all-important servant question. In England, you spend £80 to £100 a year all in on one servant—and, even so, you frequently have trouble. In Kenya you can keep several excellent native servants for that sum. A native gardener, for instance, will work full time cheerfully for less than a pound a month—and give you good results. Some East African tribes possess a natural aptitude for housework, and

MOHARUA, NAKURU, THE ENTRANCE TO KENYA.

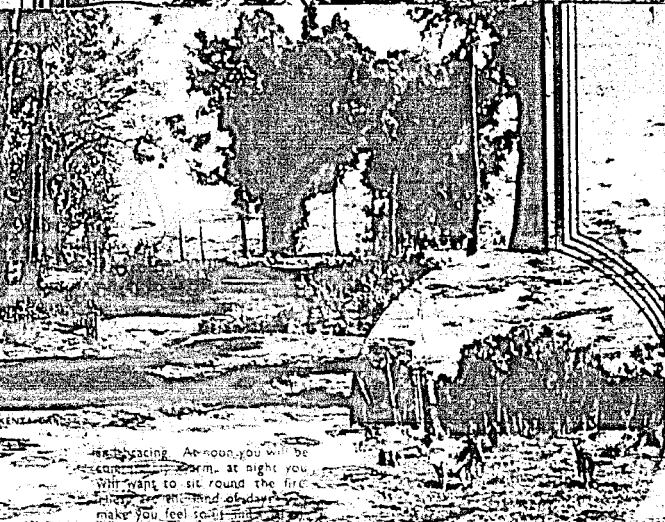
individual natives, with training, make good cooks while nearly all your kind of work is done at home by the native girls.

Beef, mutton, veal, pork, tea, coffee, sugar, rice, butter, cheese, bacon, flour, oatmeal, fish, milk, eggs, fruit and vegetables are all obtainable locally and are both good and cheap. Direct taxation is light according to English standards. A family of four, provided the children have not reached school age, with an adequate staff of servants, can live quietly but comfortably on £500 to £700 a year. This includes wages, clothes, entertaining, recreation and holidays, and a comparison with England can lead to only one conclusion.

The Government provide good schools at Nairobi, Nakuru, Eldoret and Kitale, education here



THE MACLEAN MEMORIAL LIBRARY, NAIROBI.



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cooking. At night you
will want to sit round the fire
and enjoy the kind of days
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days which you seldom experi-
enced in England, but which in
Kenya are the master of course.

Now, as to rain. In the high
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seasons and know what they are expected to be rainfall varies
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87 degrees. There is no winter in the English sense of the word,
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of a speculation, and must often be abandoned in Kenya such is
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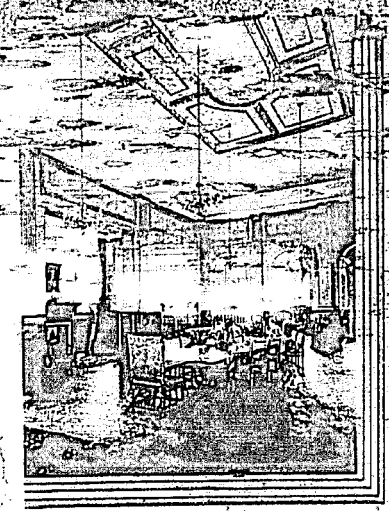
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THE ENTRANCE TO THE HOUSE

individual receive...
make good...
all your laundry work is done at
home by the native staff.

Beef, mutton, veal, pork, tea,
coffee, sugar, rice, butter,
cheese, bacon, lard, oatmeal, jam,
milk, eggs, fruit, etc., etc., etc.,
are all obtainable locally and are
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THE MACHILAN MEMORIAL DINNER ROOM, NAIROBI

SPORT IN KENYA



SPORT and recreation can be enjoyed in most parts of the country at a reasonable cost. There is good golf and plenty of first-class good ponies may be bought at prices that would be considered low in India; there is polo and hunting in several districts, excellent trout fishing and shooting, tennis and bridge at all the local clubs, squash, racquets and several of them, and race meetings at centres such as Nairobi, Nakuru and Eldoret. There is the most fascinating holiday sea fishing on the coast, or you can make a motor tour through Uganda to the tropical forests and the game parks of the Congo.

A motor car is a luxury, but you can buy all types of cars, new and second-hand, and the road system of Kenya is good. Maintenance costs, petrol and oil are at present very high.

We who live in Kenya are friendly and hospitable. There is no social life as such, but it is not impossible to get a party as if it were at home. If you build your own house, the Government is very easy you will not find it difficult to get the necessary building materials suddenly spring up.

Not do we lack showmen and life. There are circulating libraries, the largest cinema, and the principal station at Nairobi, roads, and the bus service. A doctor, a chemist, a garage, a bank, a club, a church, a doctor, a telephone exchange, a railway station, while the man who offers little has no difficulty in finding a wife. There are good hospitals throughout the country, and in Nairobi some quite first-class ones. If you have any life interests, there is no one to help in the

going up to the standard of the Preliminary Cambridge Examination. Tuition fees are 10/- per month and the boarding fees £5 per month. Secondary education up to School Certificate standard is provided by Government for boys at the Prince of Wales School, Nairobi, and for girls at the Secondary School, Nairobi, where the fees are £10 per term.

The best-equipped private boarding school for girls is the Church of England School at Limuru, where pupils are taken up to School Certificate Standard, and the inclusive fees are £39 per term. There are Roman Catholic Convent Schools for girls at Nairobi and Eldoret, with fees of £25 per term with extras. At St. Andrew's School, Turu, and Mount Kenya School, Nanyuki, the fees are £30 per term.

Kenton College, £130 per annum, and Pembroke House, Gilgil, £140 per annum, prepare boys for entrance to the Public Schools and the Royal Naval College, Dartmouth, while there are private schools for younger children in Nairobi, and also at Kitale, Rumuruti and Naivasha.



THE MUTHAIGA COUNTRY CLUB, NAIROBI

development of a new country's future, or you may care to add to your income by small scale farming.

The scenery is really magnificent, the highlands in some parts being reminiscent of Wiltshire and the Sussex Downs — undulating, wooded country rising to altitudes of 5,000 to 9,000 feet, where cattle, sheep and horses thrive. Dairy farming, wheat, tea and coffee plantations, maize, sisal and other crops are to be found at varying altitudes throughout the settled areas.

Most of the mountain slopes are covered with fine forests; for the angler there is excellent trout and black bass fishing, while for the shot-gun enthusiast there is wild duck, snipe, quail and grouse in abundance. And you get wonderful views over the downs, lakes and immense valleys. There are days in Nairobi when you can see the peaks of two snow-covered mountains: Kenya, 95 miles away; in one direction, and Kilimanjaro, 125 miles distant, in the other.

Your house can be built of local material—timber, stone, brick or concrete—with local labour. A house for a family of four built of weatherboard, lime, with brick foundations, cedar floors, and a shingle roof, would cost from about £400 and the same type of house in stone about twice that amount. Furniture can be bought locally or made on the spot by local craftsmen.

Delightful plots of ground, well served by roads and railways, can be acquired from about £5 an acre in the best districts reserved for white settlement. Land of almost any size can be bought by private treaty: on 20 acres you can have an orchard, vegetable and flower gardens, tennis court, poultry runs, plantation for fibre wood, and paddocks for a few cows and ponies. Near the big towns prices tend to be higher.

Why not come and see Kenya and its possibilities for yourself? An enjoyable four weeks' sea trip from London to Mombasa costs £36 tourist class or £64 16s. 0d. return. Accommodation in a 3rd class ship costs from £48 or £86 8s. 0d. return. An eight days' trip from Bombay, first-class return, Rs. 500/-; and a ten days' trip from Durban, first-class return, £24/-; or, if you are air-minded, a bi-weekly service will bring you here in 5 1/2 days from London—a journey to be materially shortened in the comparatively near future.



The Kenya Association will gladly arrange for you to visit with a selected family of the country for any period up to 12 months. The cost will be £10 a week from £7 per head per week, you can then study the country at first hand and make up your mind at leisure, whether it is you or not. For those who are definitely settling in Kenya there is 15% rebate by the main shipping lines and concessions on the railway both for fares and facilities.

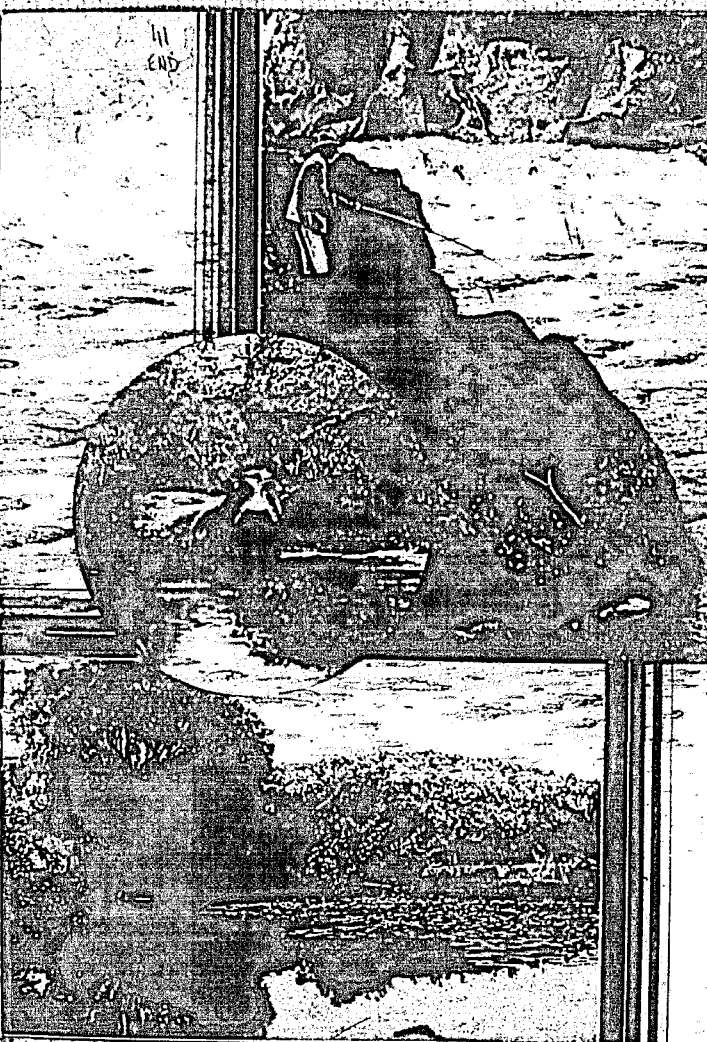
For further particulars apply to —

The Kenya Agent,
c/o H. M. Eastern African Dependencies Office,
Grand Buildings, Trafalgar Square,
London, W.C.1.

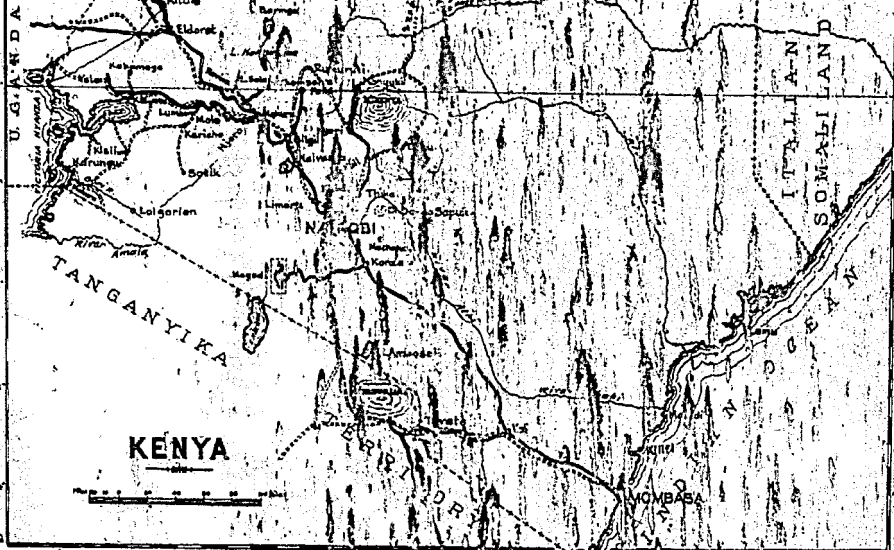
or to

The Kenya Association,
P.O. Box 825,
Nairobi, Kenya Colony.

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H. K. Sinks, Esq.; Martin Johnson, Esq.;
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A. H. Wardle & Co., Ltd.



11
END



U. G. A. N. D. A

Kitale

Eldoret

Kakamega

Kisumu

Wali

Karungu

Lum

Mala

Karicho

Botik

Lolgorien

Limoni

NAIROBI

Thika

Machakos

Konde

Mogadi

Lamisodet

Tivat

MOMBASA

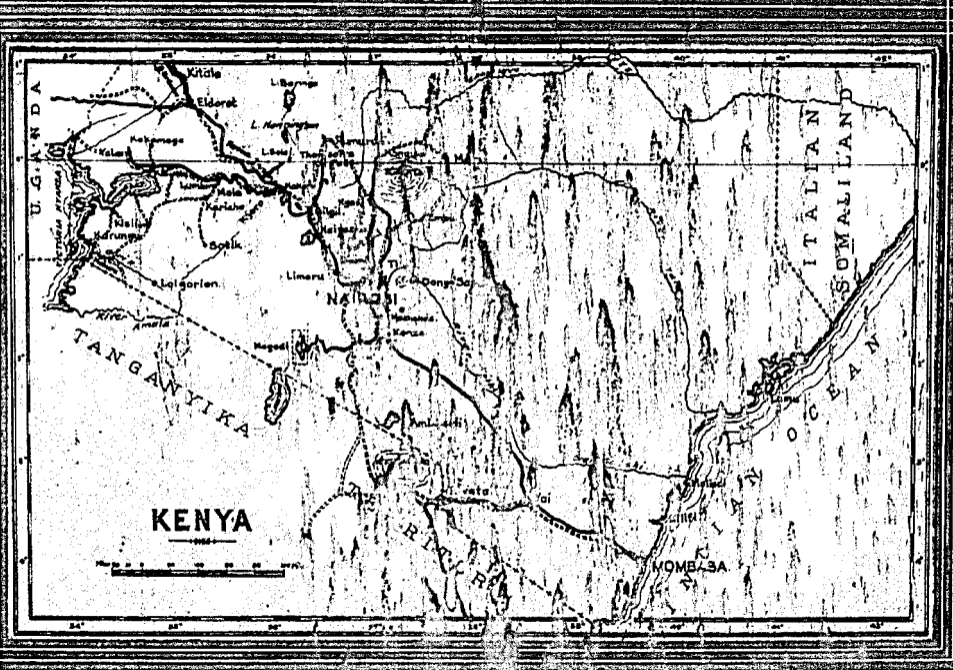
ITALIAN
SOMALI LAND

TANGANYIKA

KENYA



34° 33° 32° 31° 30°



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ITALIAN
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TANGANYIKA

KENYA

INDIAN
OCEAN

MOMBASA

