

1935.

Kenya.

No. 38061

SUBJECT

C0533/456

Compensation to K. U. Railways.

Construction of city square surrounding Law Courts

Building in Nairobi.

Previous

(3249/33.  
Destroyed)

Subsequent

1936.

C.S.

1 Governor Bygone 91 (Ann. Mail)

16 February 55

Secretary Admin  
Kenya

Law Courts Square

(Letting of site)

City Square -

States that the Standing Finance Committee has approved proposals for the demolition of twelve railway houses & the reconstruction of the City Square surrounding the new Law Courts buildings requests sanction by tel. of £1,679 as compensation to the City & £4,178 for necessary construction work

(Kenya has committed the sin of referring to a Confidential despatch in a public despatch)

Very the most  
cally properly  
2

As regards the proposals, the figures are very confusing, but it will be seen that

- (a) The total cost of the lay-out including compensation payable to the K.R. & N. in respect of the demolition of railway houses, has been approved by the Standing Finance Committee
- (b) The total <sup>amount</sup> cost of compensation has been agreed by the General Manager K.R.
- (c) That the Nairobi Municipal Council has agreed to pay £2450 of the 2 years total

After taking (c) into account Kenya will have to find £1679 for compensation & £4178 for the necessary construction work

Do I approve the proposals in para 7 of the despatch, by telegram

C.H. G. 27.2.55

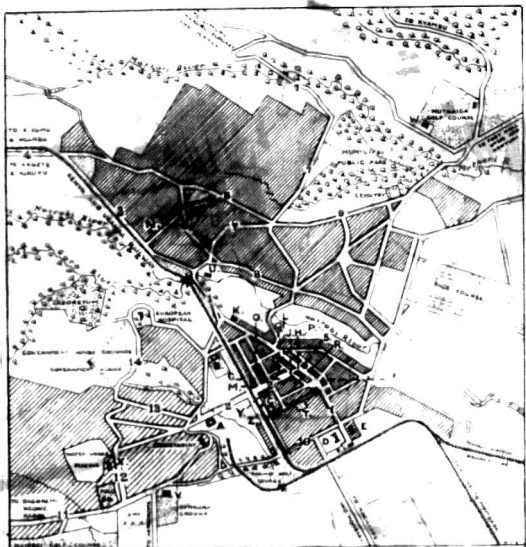
The money will presumably be taken from unexpended loan balance, but any sums

calculated by sale of plots will be credited to ordinary revenue

? As proposed.

*J.P. ...*  
28/2

NAIROBI



- |                                      |                            |                     |
|--------------------------------------|----------------------------|---------------------|
| A. CATHEDRAL                         | Q. MUNICIPAL MARKET        | I. GOVERNMENT ROAD  |
| B. SCOTCH CHURCH                     | P. MILLMAN'S GARDEN        | 2. 5TH AVENUE       |
| C. ROMAN CATHOLIC CHURCH             | U. THEATRE ROYAL           | 3. SALISBURY ROAD   |
| D. RAILWAY HEADQUARTERS              | R. CHURCH THEATRE          | 4. EASTE ROAD       |
| E. RAILWAY GOODS DEPOT               | S. LAW COURTS              | 5. KILUYU ROAD      |
| F. NATIONAL BANK OF INDIA            | V. SITE FOR NEW LAW COURTS | 6. SELATERS ROAD    |
| G. STANDARD BANK OF S.A.             | W. NATURAL HISTORY MUSEUM  | 7. LIMURU ROAD      |
| H. BARCLAYS BANK                     | Y. NAIROBI CLUB            | 8. NJURU ROAD       |
| I. NEW STANLEY HOTEL                 | X. PATRICK CLUB            | 9. FOREST ROAD      |
| J. NORFOLK HOTEL                     | M. CARBARIY NURSING HOME   | 10. WHITEHOUSE ROAD |
| K. YODU HOTEL                        | N. POST OFFICE             | 11. NGONG ROAD      |
| L. AVENUE HOTEL                      | Z. R.E.A.A. HEADQUARTERS   | 12. CIRCUARD ROAD   |
| M. SALISBURY HOTEL AND SWIMMING BATH |                            | 13. ANDERSON ROAD   |
|                                      |                            | 14. MACKENZIE ROAD  |

City Spans ...  
I might be prepared to ...  
of many ... property ...  
of by ...

They have got the figures a bit mixed but the totals are clear

As proposed

28.2.1929

2 Tel K5 Gov-Kenya No 40 28th February

*J.S.*  
*J.M.*

28761/35

C. D.  
1 MAR  
D 126

3

C. O.

Mr. *Eggenich* 28761  
Mr. *Reester* 28761

*Code & Book*

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

8:30

287/35

No. 60

h/M

You despatch No. 91.  
Paragraph 7. I approve.  
Secs.

DRAFT. Tel.

*for name*  
*Nairn*

*15*

FURTHER ACTION.

AIR MAIL.

KENYA

NO 91



GOVERNMENT HOUSE

NAIROBI

KENYA

14 FEBRUARY, 1935.

Sir,

With reference to paragraph 4 of Sir Edward Grigg's Confidential despatch No.16 of the 14th June, 1926, and to Mr. Moore's Confidential despatch No. 77 of the 16th, June, 1933, on the subject of compensation for the demolition of Railway houses in the area between Fifth Avenue, Government Road, Whitthouse Road and the Railway line, I have the honour to inform you that at a meeting of the Standing Finance Committee held on 22nd December, 1934, proposals were considered for the lay-out of the City Square surrounding the new Law Courts building.

2. The proposals approved by the Standing Finance Committee include the demolition of twelve more Railway houses in this area and compensation to the Railway for the removal of these houses has been agreed upon by the Director of Public Works and the General Manager, Kenya and Uganda Railways and Harbours, at £2,400.

3. The total cost of all the works entailed in laying out the area, including the compensation for these twelve houses has been approved by the Standing Finance Committee as follows :-

(a) Lay-out of the Law Courts enclaye	£ 3,000
(b) Demolition of twelve Railway Houses	2,400
(c) Construction of a Roadway between the Law Courts and the Municipal Offices	934
(d) (1) Construction of a continuation of Eliot Street	1,422
(2) Demolition of one house in this roadway	
	<u>559</u>
	£8,315.

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.

The Nairobi Municipal Council has agreed to pay a contribution towards this amount in view of the fact that the Municipal Offices benefit to a considerable extent from these improvements. This amount has been fixed at £2,458 calculated as follows :-

(a) (1) Half the cost of constructing the continuation of Eliot Street	£ 711
(2) Half the cost of demolition of one house in this Roadway	280
(b) Half the cost of the construction of the Roadway between the Law Courts and the Municipal Offices	467
(c) Half the cost of removing 10 of the 12 houses at present facing the Law Courts and the Municipal Offices	<u>1,000</u>
	<u>£2,458</u>

5. This leaves a total sum of £5,857 to be met by Government of which £1,679 will be payable to the Kenya and Uganda Railways and Harbours as compensation for the demolition of the houses.

6. The sum payable to the Kenya and Uganda Railways and Harbours Administration for the demolition of buildings will be ultimately recoverable from the sales of plots in this area and the Standing Finance Committee have advised that these plots should be offered for sale on conditions which would depart from the present formula and permit the purchaser to pay the whole or the greater portion of the value in cash rather than by way of rent, and that this procedure should be followed in dealing with the plots in City Square area until the full amount of compensation due to the Railway for the removal of all their houses, and so clearing the land for sale is realised.

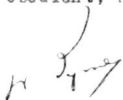
It is hoped to recover in this way the payments under reference in this despatch and also further payments which will be due to the Kenya and Uganda Railways and Harbours Administration for the removal of other buildings from the sale of some plots in Fifth Avenue during 1935.

7. I would therefore ask for your sanction by telegram for two sums, one of £1,679 as compensation to the Railway and one of £4,178 for the necessary construction work to be included in the first supplementary estimates.

I have the honour to be,

Sir,

Your most obedient, humble servant,



BRIGADIER GENERAL  
GOVERNOR.

**PUBLIC RECORD OFFICE**

**END**

**TOTAL EXPOSURES →**



# PUBLIC RECORD OFFICE

C0533/457

ORDER NO.           ⇨ FN/E475  
CAMERA NO.         ⇨ 19  
OPERATOR.           ⇨ EM  
REDUCTION.         ⇨ 12  
EMULSION NO.       ⇨ 341081  
DATE.               ⇨ 29/6/72

## CROWN COPYRIGHT

THESE COPIES ARE SUPPLIED FOR INFORMATION  
AND RESEARCH ONLY-NO REPRODUCTION MAY BE  
MADE FOR PUBLICATION WITHOUT THE ASSENT OF  
THE PUBLIC RECORD OFFICE