

EAST AFR. PROT

C.O.
40799Rec'd
Ref'd
REC'D 3 DEC 12

40799

newspaper

Date:
1912

23 Dec.

previous Paper

25/9/12

Transfer of Concession to Estates Control Ltd

Sends copy letter addressed to Estates Control Ltd containing terms of transfer Request Co approval and asks that the Agreement the basis of which was arrived at in Concessions Jan 1st last 1912 may be abandoned

En G. Fielder. See also 40799

The Estates Control Ltd want to bring out the new Co's name between the 18th & 25th of Jan² in order to save time. I sent a copy of the Co's name to the Govt by Monday's mail. As the relation of "The Estates Control" to "British" did not seem to be sufficiently explained - the ~~British~~ ^{Empire} name was no time to send in a supp^l letter & there was no time to send in a supp^l letter. Ch. Villiers wrote privately to the Ministry the same mail to clear up the point & to give some add^l info.

The original point was made in the T.O. days & the terms were very favourable as the Syndicate was regarded as a prius. We have been trying to negotiate a modified agreement with

X 1912
Jel. to Govt
Copy of letter from R. Col. L. S. General
for reference
23 Jan 1912

Copy
previous Paper

1047

W.A. 25, P.G. - 11. 40799. 11/11. A.A.B.W.
25, 604-12. 8000. 10/12.

be found in the envelope below this paper. It is proposed to replace the existing agreement by this new arrangement with the Estate Control.

On the whole I think that the Syndicate has done its best in the past & that ~~now~~ ^{now} it is ~~now~~ ^{now} fully fit to take over the control of the Estate. It is felt that the proposed meeting them as far as possible, joined the new arrangement is likely to be a good one for the country. I have written a ~~letter~~ ^{letter} to Mr. Muller saying "It is evident on this info that we cannot go to the Syndicate for failure to fulfil their obligation is to develop".

As matters now stand we must simply go upon the ground that they have definitely committed themselves to the supp² agreement & then carry on with us.

The following are the main details regarding "Estate Control".

Authorised Capital £250,000 - in 500 ordinary shares of £1, & 34,950 pref. shares of £10.
£100,500 paid in 500 ordinary + 10,000 pref. shares fully paid. The ordinary shares are absorbed by April 1st & a new capital issued of 2070 & 1908-9, 50% of 1909-10, & 50% for 1910-11. The amounts - 30 days ¹¹ amounted to £100,535. The pref. divided & guaranteed £100,000 with 1 July 1913 when the same to be paid back by the shareholders at £10.2.6 per share.

"April" is given as a day & (apparently) additional

bank part
to be left
out

substantial concern with an authorised
capital of £2,000,000.
The East Africa Syndicate has an authorised
capital of £150,000 - 149,000 ordinary shares
of £1 + 4000 defined shares of 9%.
Issued £76,857 (£76,657 ordinary + 4000
defined). There are also £30,000 (authorised) of
6% to meet deb. of which £29,250
has been raised & an outstanding - 263

shares undrawn yet.

Under the original agreement the East Africa
Syndicate has the right to make up to
500 shares more for £50,000 at any
time before July 1924. At 1st 1/2 till
now that the Estate Control will not
make use of the right. This is only to
be expected as the Co. at not set up
the large amount of additional capital for
the long term with only 16½ years to
last or less with only 16½ years to
run. The original lease - for 25 years
from July 1914.

There can be no doubt that the first step
is to gain by the transfer from the East Africa
Syndicate to a strong Co. like the "Estate
Control". There is no ~~any~~ provision in
the original adventure making the consent
of the Govt. or central government to

the Crown, Land Ord^c 1902, cl. 16 of which
by law states -

"Except where expressly waived or excepted,
there shall, by virtue of this Ord^c, be
implied in every lease under this Ord^c
a covenant by the lessee -

(a) Not to assign, except by will, the land
leased, or any part thereof, without the
previous consent of the Comm^{rs}."

* now for:

~~whether~~
~~any other arrangement can be had~~
~~between us and the lessees~~
as It is a question whether we should
make our consent conditional upon the
acceptance by the lessees of such new
develop^t conditions. You will see that
at the very end of the 1st of the 2nd of
Dec Col V. says "I can, if you wish,
offer a letter from the Estates Control
saying that if the business is successful
a factory will be put up & a large export
trade will follow". I do not think that
we are in a strong position to insist on
new conditions. As I have pointed out in
the 3rd para of my minute the East African
Syndicate has already, for practical purposes,
fulfilled the develop^t conditions of the
initial grant & it seems scarcely reasonable

to saddle them again with new ones, especially
as the latter will have every incentive to
develop a property for which they are going to
pay a high price. It would be well, however, to
safeguard ourselves as far as possible &
to try to obtain some assurance with regard
to the erection of a factory, but, as we can't
not find possible to obtain the assurance, I
do not think that we should say anything about
it & the fact. The main thing will be that
the agreement only takes effect when
£150,000 working capital has been put up.
If the Co^s assume their right over the original
lease & buy the whole property for £50,000,
then it is as good a deal as any other, so far as fact
is concerned. If they don't, then lease has
only 16½ years to run.

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The terms of transfer as between the
E. African Syndicate & the Estates Control seem
to be reasonable, but I do not think that
we are called upon to interfere there. There
are, I think, no doubt that the deal is
likely to be a good one for the Public & this
is to point with what is in many
ways concerned.

I submit Sept. at

AM 30.12.14. 25/86

265

~~2~~ ROYDON HALL,

TONBRIDGE.

Oct. 24. 12.

Mr Read

I have asked the Secretary of the East Africa
Guarantees to send you a copy of the annual report & account
of the East Africa Fund: which is now going up to the
shareholders - from the annual meeting which will be held
on the 31st inst.

Please see me at two points which I should like to draw
your attention to.

In the East Africa Fund, there are no transfer shares
all the shares have been subscribed for - one at 50/-
and about £110,000 have been spent in East Africa
up to altogether from the India treasury.

The shareholders are not going to make a fortune out
of their shares. They don't expect their money back
but if they hold on & the Boeril people are successful
they should get their money back at fair return besides.

ROYDON HALL.

TOKERIDGE.

The last Special Budget was the first to introduce the Australian sheep. At the first experimental card there £10,000

At initial stage there were two main losses from sheep & wild animals. & the account due to a new country's work
But last year was an bad year when owing to a
heavy rainfall & consequent long grass. It practically
lost if Hills figures are correct. 15,000 sheep & lambs
thirty four pneumonia. I am glad to adduced
but over 30,000 to 15,000 - it has now returned
& put one 20,000. Sometime later in order to show you
that we could even better day £1,000 a week £5,000 can stand
the lot of things!

It will consequently be of enormous value to each Special
Budget from the point the will carry on their business
more expert management & in sound business lines -

ROYDON HALL
TONBRIDGE

Water board is bound to all intents & purposes have
until further notice and explain the position
of January 6th 1900 at a later date.

British South Africa to have handed over to Lesotho
about 1 million acres of land in South Rhodesia near
Transvaal Border. They are standardizing young
stock upon breeding factory.

In scheme with Boer it £15,000 will be spent in
studying & general development of the region as a
movement. This a factory will have the standard
and not grazing ~~and~~ - will either be developed or being
it suitability a total off.

A herd of cattle will be sent up first -

All question of disease will be thoroughly investigated by
competent Veterinary Surgeon.
A large export trade should result. At present to
the railway.

The company will employ a great deal of labour both
white & black.

I don't think so large a sum of money can be found for
development in any other way.

ROYDON HALL.

TONBRIDGE,

2. In fact there is 14,000/- here taxed & advertising the land
with absolutely no result. only 2 applications have
been made without money.

There is a certain amount of demand in Great Britain at the
surface by men who are mix'd speculating with the idea
of holding the land for a high price. by somehow stirring
round unperfected regulations etc. the government
difficult to frame -

The £30,000 in the scheme is required by the S.A. Govt.
in order to pay off its debenture holders. the money having
been borrowed for expenditure in the country.

I mentioned the possibility of this scheme & both Sir P. Gommel
& Mr Belfield upon he left in Sept. last, I gathered
that they both regarded it with favour. in fact Sir P.
Gommel offered to be the liaison committee for us.
I am now as I said informed above. written and to
Mr Belfield with regard the scheme -

If more all the documents in the transfer & bonds etc

ROYDON HALL
TONBRIDGE

This date I will have to settle with the lawyers
as I suppose, in Belfield's consent the payment
will be all that is necessary to obtain from each
party, and it will take 2 months to obtain this by
the Syndicate will have authority to say to
any to pay for a copy explaining the position &
proceeds.

Yours
Truly
Charles H. Villiers.

On the finding of a copy etc. They'll agree to get
all the points discussed - Should it not be necessary
for Belfield to look into all the main details
of scheme.

ROYDOR HALL.

TORBRIDGE

Suggested me to Mr Drefield

to purchase land with to transact their local rights &
will do (etc)

and we will form new company with £150,000 working
capital. if business satisfactory will have a factory and
pack Trade.

Upon your final idea?

Please if you wish obtain a letter from the Salter's Livery
Company if the business is successful starting will
put up a large square house will follow.

660

ROYDON HALL.

TONBRIDGE.

DEC. 26. 12.

to Read -

There are one or two particular points which have
arisen here in looking through the Syndicate annual
at - and I think attention should be drawn to them. I
understand there are people who coal the Syndicate &
would take away our property altogether if they could -
the people who talk in this way are not people with any
sense of honest work.

The Syndicate has always employed the best men possible
as managers. I have throughout acted on this advice.
Major Barnard - great experience.
Colonel Eric Smith. many year experience.

Mr. Dace. a life's experience.

Mr A. K. Hill formerly for many years manager of the
Government Farm. whose man has received high
Wages when there been kept short of money. an
annual report can show.

The Syndicate has the Province of the Country absolutely

ROYDON HALL.

TONBRIDGE.

not to spend a halfpenny. I have had no movement
in either direction with. Difficulties we would
have very broken down. We: individuals
we have fought against.

annals. Nature & disease.

which was the first to import Australian sheep.
with 20,000 & multiplying 600 ewes & 600 Rams.
are 90.

people who had the greatest laughed at us for doing
but we found we right in the interest of the country.
which enormous losses. Hundreds of sheep were
by this disease. They were attacked by disease
that once
to which they knew nothing about disease
than of East Africa. I finally, we lost about 4000
or thousand) sheep taken by the natives during
10 years to have been in occupation.
The government at that time we got all the police

ROYDON HALL,
TENTERBRIDGE.

country & therefore we took our horses & riders
who were here a night ago with the natives
in a mood of complaint against the Spahis who

days
ago
& only later we found out a large tonnage of iron
confined in 50 miles of the country at a heavy cost.
was gradually torn down & stolen by the natives
of heavy loss to the Spahis.

Spahis have promised that the country will stand &
no sheep - that European Sheep will not do. & that
native Sheep can't stand up with the native Sheep
in total a large number of pedigree Sheep other
wise.

Spahis after tasting and numerous pestigies
the pure George who the first to import the Kewford
is undoubtedly retaining the right commercial for the
country.

HODDON HALL,
TORBRIDGE

which has spent £110,000 to the country and a
lot more in making a great alteration in having
and a perfectly new bay and a garden of
£1,30000 and expect £5000 to the
put all over with a few hours of time
make but very little for its work. £50,000 Shilling
shares. it had spent £30,000 in perfecting & in
had made a geological survey of the whole
country.

market began to be made in the Basilisk's
and I will myself for any other mode of the
which will make any thing out of the Basilisk scheme
but what we may eventually get from any share
and one according to our holding in the Basilisk
water. & we shall have to wait year & a half for
any back.

I myself hold 4250 shares for £1. March 14 250
years ago I have had as much or my money
I greatly mention this because there are

ROYDON HALL
TONBRIDGE.

Mr. who sent the Syndicate sufficient stock to have done
going to the Country.

I trust them hold me fair with their letter but
I am not - in fact - the Syndicate deserves
at very rate and half way -
propose

should I be back & propose anything at all: I thought
it best to inform the Country or the Settler - let them
try & do what they will right for those who have
got to live with their money so long as it is at the
time most advantageous the Country -

in my assessment of the amount of ^{acres} to be had Africa
being for the Settler - at the same time at present
our cattle & sheep are increased has no chance
to give no where - it would not buy 150 head.
one day of disease might see him dead out
again & further misfortune in started pigs - he
would at least 300 pigs may taught learned to
die.

ROYDON HALL
TORBRIDGE

Whom you started there again
would mean much to this with animal - he can
not get on in certain districts with agriculture - &
not gentle horses - And he will do very well down at that
particular district so I think we may do
as I think but some horses & then traps
will always turn up sooner or later & then it
is the big people who come service -
with any of our land or especially those land

Yours

Sincerely

Charles A. Villiers

ROYDON HALL
TORBIDGE

December 29. 12

Dear Friend

I am afraid I must trouble you with a few lines before
I get away - & I hold such a very responsible position
in the master that I am naturally most anxious the right
is to be taken in the interests of the shareholders &
labor generally.

I am asking the Secretary of the Govt of Kent/Guildford to
give accurate detail of losses of animals from disease
& misfortune from Wool sales & the value of hedges
etc etc has bought us in rough an amount £.
£ 2000. again etc has always given back at the
first hearing of losses brought up our total expenditure
which before figures taken out about £30000
thus leaving a all detail in stock have kept back

ROYDON HALL,
TONBRIDGE.

and everything is open & subject to inspection
now by the Colonial Office.

I often hear that the many errors
are found in the practice of stock raising & also
ranching in South Africa - the whole business is so much
in infancy. That Mr. Daffid will not gain a
real experience & will begin right from a wrong

The following is an instance of the ultimate opinion held
by a friend. Fred Otterman a man of my friend's
age who was very strongly in favour of our becoming
an Empire. a capable Australian sheep farmer who
is to change profession years & who had been a gentleman
during all his life.

They are all unanimous & opinion that Mr. Hill

ROYDON HALL
TOMBRIDGE.

Knight man to employ as he had had good experience
in your farm. I am myself doubtful. He insisted
that you & I both be a party in the purchase, which will be
to him with a further £10,000 expended the whole
and could be made but a indifferent success. That his
own man would be 100% & that the following year
would pay 10%.

In the result of 3 years. Still he had £40,000
in your farm & spent there when he left one year
the same.

I am of full then in my opinion that that the
country is not a sheep & cattle country in Hampshire
it is breeding & eliminating cattle.
that when not augmented, it will not yet
have been to stop the many forms of Epidemic
disease.

ROYDON HALL,
TONBRIDGE

and then we have a disease & weather control, it is
so far as cattle & sheep are concerned a matter for
much anxiety.

With the same difficulties occurring especially in Rhodesia
of the big organizations and they few of them are touching
little a sheep problem.

The same is the case in South Africa today with many
also
of agriculture, it is not proved yet whether the
standard type of stock of the high plateau is up to
you're stand.

On the proposition we shall put before you £150000.
It would be spent at amount 5/- 10/- shillings an
acre. If successful a great deal more could be
spent. There are now over hundred of thousands of acres
now taken up by the small men.

ROYDON HALL.

TONBRIDGE

the scheme it has been suggested namely to divide
up the allotment plots & make up land in small holdings
a minimum rate of 5 shillings an acre & 35 shillings
per acre spent by the purchaser. Much to the fact
a reference I gather he would get no regard
whatever. If a small man would it be hard on
a poor man, reason.

When went out to lead again with a capital of
£2000 and bought a 3000 acre farm at a cost
of £50 and spent 3 shillings an acre on it or £450
Refugees from of cattle to 7 a head that would give him
out 60 head of cattle. done had access or
otherwise would clear out a large part of his
capital. was laying out by the time he had paid off

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ROYDON HALL,

TONBRIDGE.

Planning to build a house, he wanted to know my fees.
The same would happen with a bad wheat crop re-
quiring less. By the time this letter of 10 days back was
written I had been asked £1 to act on the ground
that if he made it a decision he was only to do 4
of his business. I am beginning to see difficulties
arising in some cases which take many years to decide
whether it is best to make money breeding -
in fact that we have to recognize the land for sale &
using 2 witness & then poor people without any
say. I think it proof that this is recognized.
On the other hand there are a certain number
people with money who go up to Warwick

ROYDON HALL

TODBRIDGE

had a long time of that and like most
of them were the military sheep. & hold it at
a number of getting a lighter flock later on.

It may be interesting to see Nolfeld who has
just arrived to the country.

people will no doubt say they will occupy the land
which will get disheartened at the first occupation &
nearly will do what other men have done if
they know they are going there to get round the
delay in laying up but the occupation classes
are not referring to 5 years

the better land of Uganda very truly

the old agricultural Charles Whillier.

part of Nakuru there was —
few heavy crops to a few acres each many locally.

10-199
485
19, ST SWITHIN'S LANE,
LONDON E.C.

23rd December, 1912.

EAST AFRICA SYNDICATE LIMITED.

Bir,

I have the honour, by the direction of my Board, to enclose herewith a copy of a letter dated the 23rd instant written by this Syndicate to the Estates Control Limited, and a copy of a letter being an acceptance of the agreed terms will be forwarded to you immediately it is received.

The subject matter of the correspondence has been already mentioned to you by one of my Directors, Lt. Col. Villiers, and my Directors now instruct me to ask that you will be good enough to concur in the proposed sale by this Syndicate of its rights under the land grant to the new Company proposed to be formed.

As you are probably aware, the Estates Control Limited is closely associated with Betrill Limited, and it is understood that the policy of the new Company would be to stock up the land with cattle with a view to the production of beef in large quantities for canning and general purposes. The success of the companies associated with the Estates Control Limited in other parts of the world justifies the belief that the operations of the new Company in East Africa Protectorate would add considerably to the commercial prosperity of the Protectorate and increase the opportunities for the employment of labour on a large scale. The importation of bulls from choice British herds will greatly

23/12/1912.

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improve the breeds of cattle now in the Protectorate.

My Directors feel confident that, as the result of interesting the Directors of the Bovril industry in the East Africa Protectorate, commercial benefit will be conferred upon the whole of the Protectorate, especially those portions which are in the hands of pastoralists.

Owing to the negotiations leading up to the above correspondence, the Directors have deferred holding their General Meeting, the latest date for which is the 31st instant. They would be very glad if you could at once see your way to concur in the proposed sale to the Estates Control Limited, and as the whole area will be required for the purposes of the new Company for cattle, sheep, or agriculture, my Directors ask that the agreement, the basis of which was arrived at in the correspondence between us in January/March 1911, may be abandoned.

I have the honour to be, Sir,

Your Obedient Servant,

Secretary.

The Under-Secretary of State,

Colonial Office,

Whitehall Gardens, S.W.

EAST AFRICA SYNDICATE LIMITED.

ALL COMMUNICATIONS
TO BE ADDRESSED
TO THE SECRETARY

CANADA
AGENCY
LONDON

~~Copy~~

19 St. Martin's Lane
London w.c. 2nd December, 1912

40799

Dear Sir,

We beg to recapitulate the terms which have been agreed
with your Company for the flotation of a company to acquire this
syndicate's lease (dated the 11th day of July 1904) from the
Government of East Africa and the stock thereon.

A company is to be formed under the English Companies Act,
with a capital of £250,000 in 1,000,000 shares of 2s. each, and this
syndicate is to sell its lease and homesteads, plant equipment, etc.,
and stock (except sheep and cattle) in consideration of £30,000 cash,
and the allotment of 250,000 fully-paid shares of 2s., each of such
new company, the new company in addition having an option to take over
the Syndicate's sheep and cattle at a valuation.

Five hundred thousand shares of the new company are to be
offered to subscribers for cash at par, of which 320,000 shares are
to be underwritten - half by your Company.

For a period to be arranged, the subscribers are to
receive a call on one reserve share at par for each two shares
subscribed, and the underwriters are to receive a call on one of the
balance of _____ shares not allotted or reserved in the above manner
See, Regd. Ltd.

for the first subscribers; the call on half of all the shares under
call to be for one year, and on the other half for two years.

The capitalization of the new company would thus be:-

250,000 shares to the Vendors.

500,000 to be offered for cash (320,000 guaranteed).

250,000 reserve under option.

1,000,000 shares.

Your company to appoint two Directors of the new company,
and this Company one.

The new company is to be formed, and the purchase completed
within the next four months. Your Company are to be commercial
Managers of the company under an agreement to be drawn up giving them
special powers of control, at a remuneration of one-eighth of the
annual profits, after 6% has been paid for that year to the share-
holders, and with one-eighth of the surplus assets in a winding-up
after repayment of the capital. The Managers ~~are~~ to be removable
by an Extraordinary Resolution of the company, without prejudice to
their rights in the winding-up.

The above arrangements are subject to the approval of the
Government, and we shall be obliged if you will confirm the same,
subject to such approval, and on receipt of your confirmation, we
will forward a copy thereof, and of this letter, to the Colonial
E.S.Ltd.

E.A.S. Ltd.

(3)

23/12/12.

office, asking for their early approval, so that matters may be put
in train with a view to the formation of the new company.

We are, Dear Sir,

Yours faithfully,

For EAST AFRICA SYNDICATE LIMITED.

W. E. F. F. A.
Secretary.

The Secretary,

Statute Control Limited,
152, Old Street, E.C.

13 DEC

M. S. 40799/1912

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Eas.

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DRAFT.

The Secretary
East Africa Syndicate Limited

MINUTE.

Mr. Harper 31st Dec^r
Mr. Bottomley 31st
Sir G. Pridges.
Sir H. Just.
Sir J. Anderson.
Lord Brougham.
Mr. Harcourt.

X 19 40799

The receipt of your letter of
the 23rd Dec^r, and to
inform you that a copy
was transmitted by the
mail of that date to
the Govt of the East who
has been requested to
report by telegraph
whether he has any
objection to the Syndicate's
concession in the Port
being assigned to the

E.A.

Reverses - 16306-26

Estate Control Limited.

2. It will be of assistance to his

I am to enquire

Harcourt is considering the proposal
of to award by a former charter it and he
whether the Estate Control
handle bottling from the Estate Control
Limited an area, willing to
undertake, to erect a
factory in the Province in
the event of the agreement
being effected.

Done 26

for me

M.J. SAP
40799

290

sent 1st 145pm
of 3/1
985

You will learn from my

DRAFT Telegram to dep. No 896 that

Governor
Nairobi

ca-cockle
East Africa Syndicate

MINUTE

No Read. 28 Dec.

Agreement
with the song the

Mr. H. Miller 30
Mr. H. J. Hart
Mr. L. Anderson 30
and Emmett
Mr. Hartman 30
minute

order of to Estates
concession

control limited letter

Company practically

identical with 3 mil

of 4047, + P.G. Miller
1295
4047, + 26 at 26
Total 5 40799, to
for up 1st.]

limited

amount

It is proposed to
form

new Company
= = =
with working capital

P £ 150,000 ^{pintando} _{newspaper}

"aminovabba

as you approve

assignment, Africa

telegraph / as soon as
sewingbird

bundle | after receipt of |
ramulorum

midwindow
despatched to mentioned

Done.