

EAST AFR. PROT.

31154

31154

19 AUG 14

Memorandum for Govr. Conf 128.

NAIROBI MUNICIPALITY.

1914

14th July.

Trans. copy of Report of Committee appointed to enquire afresh into operation of application of Municipal Corporations Ordinance, 1903, with terms of reference and Minutes of Proceedings of Municipal Council. Considers Ordinance should be applied with such additional legislation as is found necessary. Submits observations.

Last previous Paper.

S/10116.

24002 Edg. B. Short

Mr. Fiddian, Jkt " Mr. Read,

Mr. G. Fisher

I annex a typewritten minute. The scheme seems practical and probably goes as far as is possible; but it will still leave the Municipality on an artificial basis, dependent on the Government for its most necessary works.

As it is proposed to hand over to the Municipality certain revenue, and assets from which revenue would accrue in the future, I think we must, before approval is given, let the Treasury see the scheme and tell them it is proposed to approve it. The Imperial loans are secured on the general revenues of the Protectorate and it is likely to save trouble in the long run if we take the Treasury into our confidence in matters of this kind.

W.C.B.

10/9/14.

In paragraph 130 of his report Professor Simpson says, "There can be no doubt it will be necessary for Government to supply money for the construction of

Handwritten notes on the left margin: "See copy of 23... Mr. Fiddian... 2 Jan 14... 20/3/14"

38232/16

Subsequent Paper.

larger works for some considerable time..... For this and other reasons it is necessary that the Government should have full control over the administration, but, having secured this the sanitary administration of the town would be on a more stable foundation if the Municipal Committee were the sole authority responsible for carrying it on. It is not sufficient, however, to establish a Municipal Committee or Board whose deliberations at stated meetings determine certain municipal affairs. There need to be more or less permanent executive officers for the different branches, and this is specially necessary to carry out and enforce a continuous policy in sanitary matters..... If progress is to be made in sanitation there should be in addition<sup>2</sup> (to the Engineer and Surveyor and Town Clerk)\* a senior officer of the rank of B.C. seconded for a lengthened period to be Chairman of the Municipal Committee and Chief Executive Officer and a Government Executive Health Officer appointed for 5 years at least..... Constant change of officers is detrimental to continuity of policy and to good administration. These officers should devote their whole time to municipal affairs\*.

The Committee propose a Council of 14 nominated members, of whom the Governor is to name 10, 6 of whom should, if possible, be Government officials. This will probably be equivalent to full control by Government. They say nothing as to the Chairman, and Mr. Bottomley tells me that he does not think there would be work enough to occupy the whole time of an administrative officer. This means, I take it, that the administration of the municipality will be an extra item among the various duties of the Chairman and other Government officers who will be members of the Council; and this makes

it

(I assume the Chairman is Government o

the control of the routine sanitary administration; and it is not practicable for Government to keep such routine work in its own hands, after setting up a Council of this kind. The Medical Officer of Health "and his Staff" (whoever they are) should be seconded for service under the Council, and placed in full control of the ordinary municipal sanitary work and the necessary machinery. To preserve pension rights, their salaries should be borne on the Protectorate Estimates and refunded by the Council; if necessary, the Government grant should be increased to allow of this being done. The Chief Sanitary Officer, with or without the Principal Medical Officer or Deputy Principal Medical Officer, should be one of the Government nominees to the Council; and in that capacity he could advise and assist in directing the Medical Officer of Health - who ought not, however, to be unduly hampered by the necessity of getting authority for all sorts of proceedings.

*Staff of the  
SAP, as in the*

The Council will largely concern with sanitation my proposal is eventually 3 and 2 out of 3 representatives medical and sanitary department would be excessive. Dr. Radford ought not to be to Nairobi.

? Put this to Governor.

*AF 11/9/14*

*I spoke with Mr. Bottomley  
subject to marginal notes on his  
memorandum to be handed  
over to the Council  
I spoke with Mr. Fildes as to  
sanitation.*

*Off to James? in room  
18/9/14*

Sir J. Anderson

I cannot agree that because  
the Sept loan is due raised on the  
revenue of the Post, ∴ the Trust  
is to be controlled before-hand on any  
project wh. affects that revenue.

It is to be a very bad precedent  
having had bank under Trust  
Kendall.

But I will say the whole  
matter up for the present.

Ed. 21.9.17

Yrs. Tell Gov. that in existing circumstances  
Mr. Harecourt defers the sanction of  
these proposals.

Yours

Ed. 21.9.17

The history of the Nairobi Municipality will be found in Mr. Batterbee's minute on Gov/24543/10 and Sir P. Girouard's letter 2155/11. Sir P. Girouard's objects in a reconstitution of the Municipal Council were

- (a) to relieve the Protectorate of further capital outlay on Municipal services in Nairobi,
- (b) to secure repayment to the Protectorate of certain capital expenditure already incurred,
- (c) to put the municipality on its own feet (if regards revenue and expenditure, and with the object,
- (d) to hand over to it certain revenues (including the rents from alienated Crown Lands) and all unalienated Crown Land after making provision for further Government requirements.

In Gov/19768, he revised and decided that Unalienated Crown Land were not to be handed over, but the Government was to pay to the Council all monies collected as rent for land within the Township and all stand premiums received on the auction of town plots, or, better still, to pay as endowment a specified sum... Rates were to be paid by Government on Crown land not for public purposes leased or used. With this payment from Government (put at £2,000), an assessment rate (£4,500), various specific rates, fees &c., and the revenue from capital works, he constructed a Budget of £14,000, of which half was to go in charges (4% interest + 1% sinking fund) on the loan for capital works. The next largest item of expenditure was £2,200 for salaries.

The

The capital expenditure contemplated amounted to £140,000. Various items call for notice and confirmation with the proposals now set down.

(1) Sum to render drainage scheme effective -

£20,000

This finds no place in the Committee's proposals: the work would have to be carried out by Government, and it is fairly clear that it would cost much more than £20,000. Mr. Williams' 1907 Report recommended a main drainage scheme costing £55,000 and the drainage of the Western Valley at a cost of £18,400 - total 273,400.

Professor Simpson has given his approval to Williams scheme, with certain additions, and has pointed out that such work as has already been done under it has been badly done and is in bad condition.

A local Sanitary Commission had been appointed before Professor Simpson's visit, but we have not yet had its full report.

(2) Acquisition of Electric Light Installations -

£59,000

The Electric Light is run by a Company, and we are now negotiating a revised concession under which they will transfer their power station to a larger waterfall. The capital cost, will be very great (estimated at £125,000) and although the power of expropriation will remain the prospects are remote.

(3) Compulsory acquisition of Indian Bazaar.

£40,000.

The general question of town planning in Nairobi came up recently in connexion with Captain Grogan's offer of certain

Gov/7581/14

5/10/14

Bonus column

Afr. 1025 (1-4)  
pages: 125+6

certain land in the township. We are at present at a standstill - the local Commission regard expropriation of the present Bazaar as prohibitive from the financial point of view, while Professor Simpson regards it as imperative from the sanitary point of view. The lower estimate quoted by the Commission as the cost of expropriation is £70,000.

The point is not mentioned in the present Report, either because it is considered a matter for the Government rather than for the municipality, or because the municipality could not possibly afford it. See last para. of Report.  
Erection of Town Hall - (£2,000)

The Committee now contemplates the expenditure of £5,000 to at any rate commence a Town Hall and Offices.

Construction of Roads (£3,500 for 10 miles)

The Committee relegate this to the future - the construction of new roads would be a charge against the receipts from premia on leases, but no definite programme can yet be drawn up.

<u>Water Supply -</u>	Acquisition from Government	£14,500
	Extension	2,500
		<u>£20,000</u>

The Committee keep this figure of £20,000 and it is the main item in the capital charges they propose. It seems likely, however, from Professor Simpson's report that further expenditure will be required to prevent contamination. We have at present no means of knowing what this extra cost will be. It will be difficult to hand over the present water supply to the municipality and at the same time to leave with the Government the cost of completing it, and any approval given to

1025  
127/14

to the present scheme should be subject to further investigation on this point.

Other capital services referred to by Sir P. Girouard are unimportant.

It will be seen that the present proposals are, in comparison, on a very modest scale, involving, as capital expenditure,

£20,000 for Water supply

£ 5,000 for Town Hall and Offices,

together with such capital expenditure on roads &c. as can be afforded out of the special receipts which will accrue from land premia. The Committee propose that the initial £25,000 should be an advance from the Protectorate Government (of which only £5,000 would be cash) to bear interest at 4% and the principal to be repayable by 25 equal instalments of £1000 annually.

Paragraph 17 (Head 1) of the Report shows more clearly than paragraph 9 what they suggest - they contemplate that the annual charge shall diminish <sup>from</sup> by £1000 interest plus £1000 repayment of principal in the first year, to £40 interest plus £1000 repayment of principal in the twenty fifth year. The Governor and Executive Council however suggest "a reduction of the rate of sinking fund to 1½%", which I take to mean (at 4%) that the Municipal Council will pay off the interest and principal together by equal annual instalments of (5% on £25,000 =) £1275. (There can be no point in having a separate invested sinking fund). This would last for a fraction over 33 years, and would benefit the infant municipality

municipality by a sum of £625 in the first year, diminishing by £40 annually. The commitments of the municipality will grow, but there is no point in putting the bulk of the charge for the water supply - or even the Town Hall - on the earlier years.

As regards land, the Committee propose that

- (a) the rents of land already alienated should be handed over to the municipality (£2,100 per annum)
- (b) of the land still unalienated (valued at £112,000) the Government should retain land likely to be required for Government purposes.
- (c) Of the rest, £25,000 worth should be handed over to the municipality at once and a further £25,000 worth be retained temporarily, as security for the £25,000 advance, but be released in blocks of £1000 worth a year as the advance is paid off.

The Governor and Executive Council support these proposals in slightly different language, e.g. they propose that all the unalienated land not likely to be required for Government purposes (probably more than £50,000 worth) shall be handed over, £25,000 worth being retained as security; and that this last should be released in proportion to the amounts of the advance which have been repaid.

On this question of release the difference between the two proposals arises from the fact that the Governor proposes a Sinking Fund of 12%, or (as I have suggested)

No. 2  
14. 8. 2

If we can  
in any  
way  
at the land  
handed over  
£25,000 worth,  
we will  
keep retained  
security.



an annuity of interest and sinking fund combined. This would release £375 worth at the end of the first year, <sup>and further</sup> £390 worth at the end of the second year, and so on, the amount <sup>annually</sup> released would reach £750 after about 18 years. The earlier sums seem small, but it must be remembered that during the earlier years the municipality will still be dealing with the land handed over to them unconditionally.

(If I have misunderstood the Governor's "Sinking Fund" and he, like the Committee, proposes repayment by equal instalments of principal, but by £375 a year, instead of £1000 a year, I must say I think 66 years a little too long for repayment).

Both proposals have the disadvantage<sup>t</sup> that the value of the land is not at all likely to remain constant, <sup>well</sup> and that circumstances may arise which would justify the release of a larger area than that permissible under the original arrangement, which must therefore be liable to variation subject to the Secretary of State's approval?

The premia received from the lease of these areas will, as mentioned above, be devoted to capital purposes; and it is evident that <sup>the</sup> ~~where~~ construction of roads (especially mentioned as a charge against this money) is <sup>more difficult</sup> ~~more~~ <sup>occurred</sup>, the municipality is not likely to be able to embark on any very ambitious schemes.

It is perhaps a little odd that the security for an advance made by the Government mainly to enable the municipality to refund expenditure incurred by the Government should be land given <sup>by</sup> the Government to the Municipality; and, as a matter of fact, even under this tangled

unless the Governor means that the proposition is to be struck on the value of the land from time to time

tangled arrangement, the rent roll from the land already alienated would be ample security for the advance. The real reason for handing over the land seems to be that it is the only way of putting the Municipality in funds if the annual revenue is to be on the basis proposed by the Committee.

Revenue

The total of this revenue is £13,382, but it is made up in a very different way from Sir P. Girouard's £14,060. He proposed an Assessment Rate which would bring in £4,500 and would apparently cover what is now represented by

General Purposes Rate	£814
Payments for services rendered:-	
Lighting	£450
Conservancy	£350
	<u>£1,200</u>

and perhaps some smaller items.

Similarly he proposed a Water Rate (£1,800) whereas the Committee contemplate the revenue from water being, as at present, a "payment for services rendered" - bringing in £1,700. That is to say, it is proposed to carry on as far as possible on the present basis. Miscellaneous fees - £1,370 under Sir P. Girouard's budget - have grown to £3,286, almost if not quite entirely on the present basis.

Rents (£2,378) consist mainly of

- (a) Native Locations £300 (Girouard £260)
- (b) Land already alienated £2100 (Girouard £2000)
- (c) First instalment of fresh alienation £240.

(A) is explained as being for huts to be erected on the "Site reserved for a native location". In his report Professor Simpson recommends that the African location shall be adjacent to the locality recommended by Mr. Williams, but nearer the river. The map herewith embodies the recommendations of the Sanitary Commission and agrees more or less - with Professor Simpson's views.

*Apr 1011  
11/22/11*

*Jan 4/1908*

*Appendix III  
6 Report*

*33677/1*

(c) as the Committee point out, will be an increasing item.

Government contribution (£575).

The lump sum of £185 per annum in lieu of rates on Crown Property seems reasonable. It includes Water - for offices and railway; but it is not clear whether it covers the Conservancy "services rendered". I presume it does - as no charge of <sup>for Conservancy</sup> ~~the sort~~ appears in the present Protectorate estimates.

*para 16*

The £240 for Street Lighting was approved last year, as a temporary measure, after some hesitation on the point whether it would not be difficult to stop paying when the new Municipal constitution was settled. Its continuance is now proposed as part of the settlement. Practically it is an additional contribution in lieu of rates. Personally, I am in favour of letting it stand, so long as it is clearly laid down that any increase in receipts from <sup>lighting, or the charge for general lighting</sup> ~~the general lighting rate~~ (at present a charge of R1 per month on plots) shall not lead to an increase in the Government's contribution. This question of street lighting has been a thorny subject in the past and we do not want to raise unnecessary difficulties.

*Jan 17705/18*

*2-18*

*2-18*

In connection with this matter the old question arises of the repayment to the Government of the £1600 - capital cost of street lighting installation - which the Treasury directed in 1908 should be treated as a "loan the interest and sinking fund on which are for the present suspended." In 1911, when they thought they saw a chance of recovering the money, they suggested that payment "should henceforward be made by annual instalments, interest being payable on the amount outstanding at 3%." I gather from this that if they now had control they would not require interest from the date of installation, but only during the period of repayment.

The Committee now suggest that the £1600 should be paid over to the Government "with a request that interest may be waived". <sup>74 £1600</sup> It would have to be paid from the premia on leases, and if they can manage to pay it in a lump sum the question of interest (under my interpretation of the Treasury attitude) will not arise. If they paid it off in, say, three annual instalments the interest proposed to be waived would be about £110. For the sake of an amicable settlement, I agree to the Committee's proposal to waive interest provided the money is repaid within two years.

The third item of "Government contributions" is Fire Brigade £180. This is a continuance of the contribution already provided in the Estimates.

In

Expenditure

Expenditure

Head 1. Under the Governor's modification the Loan charges in the first year will be £1,375 - a saving of £625.

Head 2. Staff. One new Clerk at £180.

Head 3. New appointments and valuer's fee - £295.

Head 5. Watch and Ward. Strictly Police duties will be left to the Protectorate police but 2 Inspectors are proposed. Also a Fire Brigade is to be started. (There are appliances already and presumably anyone uses them and comes along). Total £1,060.

Head 6. Sanitation and Public Health. To be controlled by the Government Sanitation Department. The Municipality to pay £175 in contribution to salaries, and to have 2 Sanitary Inspectors and 2 Sanitary Inspectors. Total £655. I do not know how far the Clerk (£200) and the "Other Charges" (£2275) represent expenditure not already incurred in connection with Conservancy. A Veterinary Official will be engaged and a Clayton Disinfectant bought when funds permit.

Head 7. Land Works and Buildings. The Assistant Engineer (£250) is marked as a new appointment. The Clerk (£180) and the Sub-Overseer (£150) are not so marked, but from the Report itself they appear to be new.

The "Other Charges" (£2300) only call for comment as regards the upkeep and maintenance of roads - £1200. It appears from the Report that this will leave a considerable length of roads to be maintained by the Government

*R*

*Public Works Dept. should be kept in mind, as the Committee prefer*

Government, and the Committee express the view that, if the Government would give a contribution, it would be much better to have construction and maintenance of all roads under one authority. The Governor might be asked to consider the point as regards maintenance, but I see no necessity for duplicating construction staff, and it may be that the construction of roads should be carried out by the Protectorate.

Head 9 & 9. Water and electric lighting, no need for comment.

Head 10. Much of this, e.g. typewriters, safes, seal and furniture, (£185 in all) will not be annually recurrent. I should think they could have an adequate seal designed and made for less than £30.

On these points of detail of expenditure the main question for me to be what we should do with the £625 which can be saved on Loan Charges. It might be best to keep it in hand; but if it is to be spent probably the best course would be to buy a Clayton Disinfectant at once. (The cost varies greatly according to capacity and I have found £280 and £1165 quoted in an old Somaliland paper for different patterns.)

Constitution of Council

There has been much local agitation for an elected Council, but ~~so far as it goes~~ <sup>for what it is worth</sup> we have a majority division of the existing Municipal Committee against the proposal. The Report (paragraph 3) is strongly against it and I think their reason (a) is unanswerable. Reason (a) could be got over by adopting a different system of rating.

page 16

*H. J. R.*

It is proposed that the Council should consist of 14 members, 10 (of whom 6 are to be officials) to be nominated by the Governor. (One would like the Medical Officer of Health to be a member, but it would have to be considered whether this is consistent with a contribution being made to his salary - see B (2) and (3) of the 1909 Ordinance: <sup>Four are recommended</sup> ~~two from~~ by the Chamber of Commerce.

Other bodies may hereafter be allowed to recommend "a proportion of the ~~proportion~~" - which apparently means that the numbers would be kept at fourteen. This may give rise to friction, and it might be better to start with 14 as indicated [and allow other approved bodies to recommend additional members, the proportions to be reconsidered when the total reaches 18.]

Indication is given as to the kind of member who is to be nominated - e.g. whether an Indian representative, or a representative of Indian interests if no suitable Indian can be found, will be chosen. We may perhaps leave this to the Governor, but whatever he does, his recommendations will not likely to be entirely uncriticised.

Method of Rating.

It is proposed to rate on site value only. On this point please see Gov/40313/13, enclosing Mr. Tannahill's report on the assessment of Nairobi. The figures based on the exclusion of building values were included in his Report at the request of the Chamber of Commerce, who may perhaps be prejudiced in favour of a system which, as Mr. Tannahill points out, reduces a

four

*amended*

*Does any other amount - a committee member says 60 quite enough*

*Yes H.S.D.*

*Yes H.S.D.*

four storeyed block of offices and an adjacent tin shanty to a common denominator of ground area. But his argument that the arrangement encourages building is sound, and for the present we are only concerned with a small general rate. The system might have to be reconsidered if <sup>the provision for</sup> such services as conservancy were included in the rates.

As regards paragraphs 7, 8, and 9 in the enclosure to 40313, I think that Mr. Tannahill's partial or complete exemptions can be <sup>at</sup> accepted where the ground is leased or granted for a specific purpose. This will usually be the case with a church or mosque.

Boundaries

The additional area as shown on the map as recommended by the Sanitary Commission for inclusion in the municipality is not much short of half the present circular area. Their detailed reasons for the inclusion do not appear in the extract from their report which we have, but it is obviously desirable that such portions as the Nairobi Hill suburb and the proposed Native Location should be under municipal control. It is not so clear why the King's African Rifles and Police lines should be included, but their inclusion means that the Government will get more value in the way of "services rendered" in return for its contributions and we need not object. These lines will of

course

*17/5/14*

*Yes H.S.D.*

course have to come into any general drainage scheme, but that will not be a municipal affair, as regards construction at all events.

### Legislation

The provisions of the Municipal Ordinance 1909 are wide, but consideration is required as to

(1) Rates. The Ordinance merely says that rates shall be a part of the revenue of the Council. It is proposed that there shall be an "Assessment and Collection of Rates Ordinance", the principles of which are outlined in Appendix I. They seem all right, but it is a question whether, with a view to the future, provision should not be made for rating on other bases than site value. It is not at all likely that the first arrangement of a small general purposes rate plus payments for specific purposes will last indefinitely, and as the rates grow the disadvantage of confining their basis to site value will increase.

(2) Land Sales. It is to be a condition (paragraph 10 of report) of the Government's handing over unalienated land that the Municipality shall only re-grant them as leasehold and under the Land Law existing at the time.

The 1909 Ordinance gives the Municipality power to make byelaws regulating the sale of land, and it might be advisable to have an Ordinance limiting this power in the sense desired.

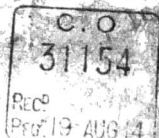
Mr. Tennyson might advise on these points if the general scheme is approved.

565 9.7.14

(amended)

I think  
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EAST AFRICA PROTECTORATE.

GOVERNMENT HOUSE,  
NAIROBI,  
BRITISH EAST AFRICA.CONFIDENTIAL No. 128.

July 14th, 1914.

Sir,

*4*  
*40213*  
*13*

Report  
John Clark  
1-11-13  
Minute

I have the honour to refer to the second paragraph of my Confidential despatch No. 144 of the 31st of October last on the subject of the assessment of Nairobi and to transmit herewith for your consideration a copy of the report of the Committee appointed by me to enquire afresh into the question of the application of the Municipal Corporations Ordinance 1909. I also enclose the terms of reference for your information.

2. The constitution of this Committee was so arranged as to ensure collaboration by the principal financial officer of the Protectorate, an official expert in land valuation and assessment, and two of the most experienced unofficial members

THE RIGHT HONOURABLE

LEWIS HARCOURT, P.C., M.P.,

SECRETARY OF STATE FOR THE COLONIES,

DOWNING STREET, LONDON, S.W.

members of the Municipal Council.

3. The report when received was submitted to the Municipal Council for their observations and was adopted by them after discussion and rejection of an amendment which dealt only with the question of elective representation. A copy of the minute of the proceedings is forwarded for your information.

4. I have now, with the assistance of my Executive Council, subjected the report to careful consideration, and we are agreed in the expression of the following views.

5. We consider that the time has arrived when it is desirable to place the Municipal Council in a position to assume a more complete control over the affairs of the town than has been conceded to them in the past, and thus enable them to relieve the central government of administration of a purely local nature. It is therefore deemed advisable to apply the Ordinance, supplementing it if necessary by such additional legislation as the Attorney General may advise.

6. We are agreed that elective representation should not be conceded at present, but that an intimation should be given to the effect  
that

that the question will receive further consideration when a sufficient time has elapsed to establish the authority and jurisdiction of the Municipal Council upon the lines indicated in the report.

7. We endorse the recommendations of the Committee on the following points of principle:-

- (a) the amendment of the Municipal boundaries as proposed;
- (b) the advance of £25,000 by the Government but with a reduction of the rate of sinking fund to  $1\frac{1}{2}$  per cent;
- (c) the transfer to the Municipal Council of all Crown land within the municipal boundaries after reservation of an area sufficient for future Government requirements;
- (d) the temporary retention by the Government of a portion of the area to be transferred equal in value to the amount of the advance as security in respect thereof;
- (e) the periodical release of parts of such retained area in blocks, the value of which shall be proportionate to the amounts of the instalments repaid by the Municipal Council against the advance;
- (f) the surrender to the Municipal Council of all rents and profits now accruing to the Government



4.

Government in respect of the leased lands within the proposed municipal area.

8. The concessions above recommended will not in the first instance have the effect of making the Municipality entirely self supporting, and a certain amount of assistance from the Government will still be necessary at the outset, particularly in the matter of the construction and maintenance of roads, streets, and bridges; but it may be anticipated with some confidence that, as the sources of revenue increase and the amounts derivable therefrom expand, the necessity for such continued assistance will gradually disappear.

9. I have not thought it necessary to prolong this despatch by commenting upon all the details of the Committee's proposals, and it may be understood that such recommendations as have not been touched upon are endorsed by my Executive Council and myself. I am deferring all further action pending the receipt of an expression of your views, and I content myself with commending to your favourable consideration the recommendations of the Committee as a first step towards conferring upon the Municipal Council that autonomy and independent responsibility which the growth  
in

in the dimensions and importance of the town  
appears to make it desirable that it should  
assume.

I have the honour to be,

Sir,

Your humble, obedient servant,

*W. M. M. M.*

GVERNOR.

for 31154/1914  
EAP

23 September 1914

Draft

Sir,

EAP  
Confidential  
for Sir H. Clifton

I have the honour to acknowledge  
the receipt of your conf. despatch  
No. 128 of the 14<sup>th</sup> of July  
and to inform you that in  
the existing circumstances  
I propose to defer the  
consideration of your  
recommendation with  
regard to the question of  
the application to Nairobi  
of the Municipal Corporation  
Ordinance 1909.

W. H. 22/9/14  
Bottomley  
Rep 22

William Brown

W. H.

NAIROBI.

606

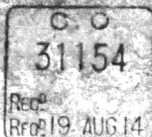
4th November, 1910.

In reply please quote

No. S. 974.

and date

Urgent.



Sir,

With reference to your letter No. 1473/27 of the 29th ultimo, I have the honour to inform you that the matter to be inquired into and reported on by the Special Committee is the desirability of applying to Nairobi the Municipal Council's Ordinance 1909 and the action by Government which will be necessary in order to place the new Municipality on a sound financial footing, with special reference to the "Borrowing Power" conferred by Section 63 of the Ordinance.

The Committee should moreover submit a tentative municipal budget for which purpose Mr. Lannahill's recent assessment will be of great value to them.

2. Further the Committee should bear in mind the possibility of the Government agreeing to transfer the Crown rent-roll to the Municipality and also certain unalienated Crown lands within the Township so as to afford some security on which to borrow money.

3. His Excellency has agreed to the Committee having access to the Secretariat files relevant to the subject.

I have the honour to be,

Sir,

Your most obedient servant.

(Sd.) C. C. BOWRING

Chief Secretary.

THE TOWN CLERK,

NAIROBI.

The Treasury,

Nairobi. 12 March 1914.

Sir,

With reference to your letter No. S.974 of 28th October 1913 informing me that His Excellency had appointed a Committee, consisting of myself as Chairman, Mr. Fannahill and two non-official Members to be nominated by the Municipal Committee, to go into the question of the assessment of Nairobi afresh, I have the honour to forward herewith in triplicate the Report of the Committee.

2. The terms of reference in your letter quoted above were modified by your later letter S.974 of 4th November 1913 to the Town Clerk, and the Report now forwarded is based on the matter therein mentioned.

3. Messrs. T.A. Wood and B.J. Allen were non-official members nominated by the Municipal Committee.

4. It was impracticable to commence sittings till 5th January this year, and due to unavoidable absences of either one or the members have somewhat delayed the final mission of the Report.

I have the honour to

Sir,

Your obedient servant

  
 Chairman.

Honourable

Chief Secretary,

Nairobi.

Report of a Committee appointed to enquire into the  
proposed application to Nairobi of the  
Municipal Ordinance 1908 and  
other matters.

608

1. The Committee recommend that a Council shall be constituted for Nairobi and proclaimed to be a "body corporate" under Section 3 of the Municipal Corporations Ordinance 1908.

2. The Committee are of opinion that topographical boundaries are in every way more desirable than the present existing circular boundary and therefore recommend that the boundaries recommended in the Report of the Nairobi Sanitation Commission of 1913 should be adopted.

3. The Committee are aware of a strong opinion having been expressed in certain quarters that a measure at any rate of the representation on the Council shall be by election but, after very lengthy consideration, they are unanimously of opinion that the principle of election should be postponed for the following reasons:-

- (a) Under the system of Rating it is proposed to adopt (vide para 5 infra) only a small number of Individuals or Companies will be directly rateable and in consequence the Assessment Roll, which in other Communities forms the basis of the Voters' List, would not be truly representative.

(b)

(b) Owing to the smallness of the European population and the very large Asiatic and Foreign Community resident in Nairobi, it is almost at present impossible to design a basis of franchise which shall be in any way proportionate to the interests involved and they recommend:-

(A) The Council should consist of fourteen nominated Councillors.

(B) The Nairobi Chamber of Commerce should be asked to recommend to the Governor four Members.

(C) If hereafter any Association or Body be formed to deal with the interests of the Town or the Ratepayers, that such Association or Body be considered with a view to such Association or Body recommending a proportion of the Members.

(D) The Governor should nominate ten Members of which six should if possible be Government Officials.

The Committee wish to point out that the recommendations contained in this paragraph will obviate the necessity of Special Suffrage Legislation.

4. The Committee recommend that an "Assessment and Collection of Rates" Ordinance shall be framed and shall be brought into force at the same time as the Municipal Corporation's Ordinance is applied to Nairobi.

Gross Site Value as  
Basis of Assessment.

5. They recommend that "Gross Site Value" shall be the basis of Assessment and attached to this Report is an Epitome of the main principles which they consider should be embodied in the suggested Ordinance.

Appendix I  
Provisions for  
Rating Bill.

Appointment of a  
Valuer.

6. They further recommend that a Valuer should be appointed to prepare an Assessment Roll which would be available for Rating purposes immediately on the application of the Municipal Corporations Ordinance.

Financial.

7. We are also asked to report on the action which will be necessary to place the new Municipality on a sound financial footing with special reference to the "borrowing powers" conferred by Section 63 of the Ordinance.

It is perfectly obvious that the Municipality in the first few years of its existence will be pressed to launch out into large expenditure of a capital nature; but this pressure should be resisted and the Municipality only put in such a position at first that it can deal with capital undertakings gradually. One of the most urgent of such undertakings is the Water Supply. Here the Municipality is in the fortunate position of being able to take over a "running" and moreover a "paying" concern. We propose that this should be the first matter on which capital expenditure should be undertaken. As a basis of negotiations we suggest that the sum of £20,000 be paid to the Government for the Water Supply on the understand-

ing



4.

ing also that a free supply be given to all Government Buildings, Institutions and Railway. It may be necessary however in the future to lay down a maximum of supply in excess of which a basis of payment should be mutually arranged.

8. The next necessary step is to provide a Town Hall with Offices for the Municipal Staffs. This we consider may cost anything between £5,000 and £10,000.

The Water Supply and Town Hall will therefore require at the least £25,000 or £30,000, and these two undertakings will be sufficient to consider for the present.

9. Now as to ways and means to provide for

We are very anxious to the Municipality borrow any of the present sum. A large loan is neither necessary nor advisable, and a small loan would be proportionately heavier in its rate of interest and price of issue than a large one. We are of the opinion that if Nairobi Municipality went into the London Market the rate of interest it would have to pay would be at least 6½ per cent; if local debentures were issued the rate, to ensure them being purchased, would have to be considerably more. We consider these terms would be too onerous and would mean a heavy financial burden at the very outset. We therefore recommend that the borrowing powers, conferred by Section 23, be not availed of. There is however under Section 22 of the Ordinance, power given to the Municipality to obtain from the Government

government (it may be mentioned, parenthetically that the marginal note in the Ordinance here is incorrect - 'to' should be 'by'), advances of money required for the proper carrying out of the provisions of the Ordinance. Here then is the alternative to borrowing.

We would ask that the government make an advance to the Municipality. The terms as to interest, repayment and security to be mutually agreed on, and, again as a basis for discussion, we propose as follows:-

Interest to be at 4 per cent - this would be 1 1/2 per cent more than the Government obtains on its local cash balances;

Sinking Fund - to be repaid in twentyfive equal annual instalments;

Amount - 225,000.

There are of course other methods of repayment of capital and interest, but the above is a simple and very usual way of repayment and is as mutually advantageous as any other.

10. The Security naturally leads us to the question of the unalienated land in the municipal area, now the property of the Government. The estimated value of such unalienated and unoccupied land is, at the present time, \$112,560. We understand that the Government is not averse to handing over to the Municipality a portion of these lands on the understanding

- (1) that Government retains sufficient for all present or prospective Government requirements,

6.

- (2) that the Municipality only re-grant them as lease hold and under the Land law existing at the time.

We would therefore recommend that the Government hand over to the Municipality unalienated land to half the value or say £50,000, but that land, to the value of the proposed advance, viz: £25,000, be held as security for such advance. As each annual repayment of £1,000 be made by the Municipality an equivalent value of the land retained as security be released.

These arrangements would result in the Municipality having

- (1) an advance of £25,000,
- (2) being in a position to buy the Water Supply for an immediate payment of £20,000,
- (3) having £5,000 in hand to, at any rate, commence a Town Hall and Offices,
- (4) having land to the value of £25,000 available for leasing,
- (5) having annually (for 25 years) in addition £1,000 worth of land for leasing.

We would suggest with regard to (4) above that in order to prevent the whole of the £25,000 worth of land being made available for lease at once the Municipality should give an undertaking, or a condition should be inserted in any formal document necessary for the transaction, to the effect that only say £5,000 worth of land (or a denomination of acres) be leased annually.

11. As a further step to place the Municipality on a sound financial footing we would recommend that the present Government rent roll on alienated land within the municipal area be handed over

over to the Municipality amounting at the present time to about 22,100.

12. We quite realise that the above proposals would only enable a slow development of the Municipality, and that future circumstances may demand a reconsideration of them, but if the principles on which the above detailed proposals are followed we believe that good foundations for the future will be laid.

13. The newly formed Municipality will be confronted not only with demands for the present, but with urgent calls for lee way to be made up. We therefore most earnestly represent that Government should look on our proposals from a broad minded and generous point of view. To attempt to ~~draw a~~ debit and credit account as between the Government and the Municipality would be disagreeous: the welfare and progress of Nairobi is not a matter of merely parochial interest: it should be, as indeed we realise is a fact, the interest of Government, as representing the Protectorate, to do all in its power to give the Municipality a fair and auspicious start in life. Expenditure from public funds is not asked for; the grant of the unalienated land and handing over of the Government's rent roll are but natural corollaries of the establishment of a municipality in a country where the Crown is sole and original owner, and though at first the government will not be relieved of all expenditure which eventually should be undertaken by the Municipality yet a beginning will be made in

the way of relieving to some extent Government from expenditure on sanitation and roads.

14. In the tentative Budget annexed we have assumed, for the purpose, that the proposals outlined above as to (1) the advance of £25,000, (2) rent roll and (3) handing over of approximately half the present unalienated Crown lands,

will be agreed to, for it was necessary to work on some basis in order to arrive at more or less definite figures.

15. It will be observed that we have, in some measure, framed it on the lines of a Governmental Budget, that is classifying the heads of receipts and expenditure, and we now offer the following observations on some of the items included therein.

16. ~~£25,000~~. The gross total, including "Premium on leases", exceeds the total recurrent expenditure by <sup>£5,333</sup> ~~£2,000~~, but we are of opinion that the receipts accruing from "Premium on leases" should not be included in the ordinary revenue to meet recurrent expenditure, but should be only expended on works of a special or capital nature, and in this connection we would refer to the question of the repayment of the advance of £1,500 which has been the subject of correspondence for some years. While some of the Members of this Committee are not altogether willing to admit any liability of the Municipality in the matter, yet it is felt by all that the opportunity afforded by the new state of things the application of the Ordinance will bring into

into effect should not be lost and we therefore propose that the £1,500 should be paid over to the Government with a request that interest may be waived.

Head 1. Rates. In the ordinary way this head would include Water, Lighting and Conservancy, but we are of opinion that it will be necessary for a certain time to come to continue the existing method of collecting these payments for services rendered, and the receipts from them are accordingly shown under Head 1.

Only £1,000 <sup>is</sup> required (to balance the budget) by a 'general purposes' rate, which it is proposed to be levied on all land in the district to be included into the rate and to which reference is made in paragraphs 4 and 5 above. The amount of £214 is made up by a 2.16% rate levied under § 10 of the Act on the basis of gross site value excluding Government property but at a rate of 1% on Government occupied land. The amount would be £186 and this we propose should be a contribution by Government in lieu of rates - see Head 2.

As to the non-inclusion of rates for Water, Lighting and Conservancy we are of opinion that the time is not ripe nor are the present circumstances such as to justify a levying of a special rate for either one of these services - to do so would mean a special basis for rating whereas the payments are now easily collected and it appears for these and other reasons advisable to continue the present practice.

Head 2. Contribution by Government. The two items "For lighting 2240" and "Fire Brigade 2150" explain themselves and beyond expressing the hope that the Government will see their way to continue these contributions we have no comments to make. The first item "In lieu of rates" is an amount to cover all present and prospective rates that might be levied on the existing Government property was it private property. We quite realise that all Government property should be exempt but we believe it is usual for a Government to make a lump sum payment such as we have proposed.

As it has been proposed that Government will pay nothing for water supplied to Government Offices or Railway we think there is no justification for the hope that Government will see their way to make the proposed contribution in consideration of this fact.

Head 3. Licenses. Fees &c. These include generally the receipts from licenses as under existing bye-laws and regulations which will automatically continue on the application of the Municipal Corporation Ordinance.

Head 4. Payments for services rendered. As explained above the receipts from Lighting, Water and Conservancy are shown hereunder as we do not propose any special rating yet for any of these services. The 2800 from Lighting is based on a charge of Rs.1 per house as plots; the 21,700 from Water on a charge of Rs.5/- per manseer for each stand pipe, and the

₹5,500 from Conservancy on Rs. 7/- p.a. for each receptacle. We do not anticipate any difficulty in the continued collection of these payments and they should gradually increase.

Head 5. Lights - Native Location 2500. It is proposed to allow huts to be built on the site reserved for a native location and to charge a ground rent of Rs. 1 p.a., assuming that 700 huts will be built the receipts should certainly be 2500.

Leasehold property 22,340. This is made up of 22,100 the present Government rent roll of leased lands in the municipal area and 240 for the rent on land leased by the Municipality after the suggested half of the present unalienated land is handed over, this latter item will of course be gradually augmented as further land is leased.

Head 6. Interest. It is proposed that the present system of keeping the Municipal account at the National Bank of India be continued. The present arrangement is that no interest is received on current account but only on fixed deposit. It is not considered likely that the Municipality will be in a position to place more than a few hundreds at a time on fixed deposit, but it will be a matter of future consideration whether the Bank should not be asked to give interest on current account when over a free balance to be agreed upon.



Head 8. Premia on leases (£5,000). This is of course assuming that Government hands over half of the value (or extent) of the present unalienated land, and of which half again is only available for lease in annual amounts of 25,000 or a denomination of acres. The receipts from Premia on leases should not be considered available for ordinary expenditures, they are in the nature of replacement of "wasting" capital and should only be expended on special or capital services, and possibly of a recuperative nature.

Expenditure.

17. Turning to the consideration of the expenditure we have divided it into ten separate heads and on which we offer the following observations:-

Head 1. Loan Charges. Although under the proposals made previously there will be no actual loan we do not consider the description "Loan Charges" incorrect, as for all practical purposes the advances made by Government will be in the nature of loans. The sum of £2,000 provided is for the first repayment of £1,000 and interest at 4 per cent on the advance of £25,000 but the interest will decrease by £40 annually as the repayments of £1,000 are made.

Head 2. Staff. Here we have inserted the existing what may be termed headquarters staff, with the addition of one European Clerk for the Engineer, an appointment which will certainly be necessary when the Municipality get seriously to work under the new conditions.

Head 3.

Head 3. Rates, Rents and Fees Department. We do not suggest that a Valuator be appointed for the present, but that provision be made for the payment of a fee to a valuer who will have to be appointed immediately on the incorporation of the Municipality (vide Subsection (8) of Section 3 of the Ordinance).

Provision has been made for a Collector at £180 and Clerk at £55. The system we have in our minds will entail the preparation of the assessment, the collection of money and the eventual receipt of money all being in different hands: a system, which if strictly followed, should ensure the Municipal Revenues not suffering loss.

Head 4. Audit. The present fee paid to the Government Auditor is £20, and we propose no alteration in the existing arrangement (vide Section 24 of the Ordinance),

Head 5. Wych and Ward. Provision has been made for the salaries of two Inspectors at £200 x £10 x £250. The duties of these Inspectors will be principally in seeing that the numerous municipal bye-laws and regulations are obeyed and to assist in the detection and prosecution of breaches of such bye-laws and regulations. It will be necessary to gradually augment the numbers of this part of the municipal administration while however not interfering in any way with the duties of the Protectorate Police proper. We wish to record our earnest opinion that no police duties other than those laid down in the Municipal or other Ordinance should

relations by Municipal police; for we believe that the proper and efficient policing of any town can only be carried out by the State Police.

The establishment of a Fire Brigade is now under consideration and we have inserted what we consider necessary for the initial expenditure on Staff, Uniform and renewals --; apparatus is already in the possession of the Municipal Committee.

Item 5. Sanitation and Public Health. We believe that it is the decided opinion of the Government Sanitation Department that while the Municipality should have its own Sanitary Inspector and pay for that post the Medical Officer of Health and his staff should be strictly Government Officers, and the Medical Officer of Health and his staff should be considered as an advisory body to the Municipality in all matters relating to sanitation within the cognisance of the Municipal Corporation under the Ordinance.

We have adopted this view, in which we concur, and have inserted a contribution towards the salaries of the Medical Officer deputed as Medical Officer of Health, the Sanitary Inspector and Assistant Surgeon. This arrangement will enable the requirements of any Public Health legislation to be wholly within the cognisance and jurisdiction of the Medical Department of the Government, while leaving to the Municipality the sanitary matters more properly appertaining to that

body under the Municipal Ordinance. We would suggest for consideration the clear defining of the duties and responsibilities of the Medical Officer of Health towards both the Government and the Municipal Corporation being embodied in any contemplated Public Health legislation.

Although the purchase of a Clayton Disinfecter will be desirable in the near future we have not inserted special provision for it, as we consider the necessary funds should be provided as special expenditure out of the Special Revenue and not from the General Fund. We have inserted special provision for an Inspector of Food and Meat, and also for an Inspector of Milk, in connection with the fact that inspection is required, and the Veterinary Department recommends that a qualified Veterinarian be appointed. We are of the opinion however that desirable as such an appointment may be, it must await the development of the Municipality's finances.

**Head 7. Lands, Works and Buildings.** If the Government rent roll, and half the unalienated land be handed over to the Municipality as proposed it will be necessary to provide some sort of staff to deal with the technical work in connection therewith, also for the surveying of plots &c. We therefore consider that the posts of

- (1) Assistant Engineer who would be capable of carrying out simple surveys and of inspecting buildings,

(2) a Sub-Overseer and

(3) a Conveyancing Clerk

should be provided for.

Under this head expenditure has been inserted for Repairs to Buildings, based on 5 per cent of present value of Buildings the property of the Municipality, also for the Upkeep and Maintenance of Roads - 20 miles at \$60 per mile. It will be a matter for future settlement what roads or portions thereof if any should still be maintained by Government, but the \$1,800 inserted is calculated on the extent of ~~main~~ roads within the present Municipal area.

The construction of new roads would be a charge against the receipts from rents and leases, but no definite programme can yet be drawn up.

There would be of course a distinct advantage if the maintenance and repair of roads and also construction of new roads were in the hands of one authority, but unless the Government could see their way to giving a grant towards such works it would be impossible, at present at any rate, for the Corporation to assume such entire control.

Head 6. Water. The expenditure here is based on the present expenditure by the Railway Department, and is of course contingent on the proposals as to purchase by the Municipality of the undertaking. The net receipts 2740 (i.e. 21,700 less 2860) represent 3.7 per cent, but it is confidently expected that this rate of profit will steadily increase.

Head 9. Lighting. Under existing arrangements the \$1,200 inserted represents the payment made to the Electric Light Company. It is not considered feasible at present to make any suggestions as to a change from the present conditions.

Head 10. Miscellaneous. So far as <sup>is</sup> possible we have made provision for services which may become necessary and which cannot properly be placed under any of the other proposed expenditure heads. The items explain themselves, but that for "Services not otherwise provided for" might seem to require elucidation. It is more than probable that at the commencement of the new state of things there will be certain small items of expenditure arising and for which no provision has been made. Until such time as the ordinary and recurrent miscellaneous expenditure can be more or less definitely laid down and provided for we consider it advisable that the Town Clerk should have at his disposal a small sum out of which he can, up to a limit of \$5 in each case, make disbursements without the prior sanction of the Corporation.

18. We would venture to suggest that a copy of this Report be sent to the Municipal Committee for their observations.

19. The carrying into effect of the recommendations of the recent Sanitary Commission, will of course, as pointed out in paragraph 18 above, require further and special financial arrangements, but need not delay the consideration of our proposals herein.

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Chairman

*[Handwritten signature]*  
Secretary

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*[Handwritten signature]*  
General

APPENDIX No. 1.

EPITOME OF THE MAIN PRINCIPLES WHICH IT IS RECOMMENDED SHOULD BE EMBODIED IN AN "ASSESSMENT AND COLLECTION OF RATES" ORDINANCE.

1. Formation of an Assessment Committee. Assessment Committee to keep their own Minutes.
2. Appointment of a Valuer or Sworn Appraiser who shall prepare an Assessment Roll. If necessary, special provision to be made for the application of an Assessment Roll prepared prior to the passing of an Ordinance as recommended in the Report, paragraph No.8.

3.(A) The SITE VALUE of any piece or parcel of Land shall be the value at which such piece or parcel of land may reasonably be expected to be sold, by a willing Vendor to a willing Purchaser, at the time when the Assessment Roll shall come into operation as if such piece or parcel of land were held in fee simple free of encumbrances.

(B) The ASSESSABLE VALUE of any piece or parcel of land is the Site Value after deducting therefrom any exemptions provided under the Ordinance.

- 4.(1) Land used exclusively for the purposes of Sport or Recreation to pay rates on one-fourth of the Site Value: This exemption not to apply to land used for Sport or Recreation by an Person, Club, Company or Association with the object of making it a profit earning concern.



- (2) Land being the actual ground covered by a building used exclusively for religious services to be free of rates.
- (5) Land in the occupation of the Crown to be free of rates.

Form of Assessment Roll.

6. The Assessment Roll to contain the following particulars:-

- (1) Number of Assessment.
- (2) Name of Crown Lessee or holder in fee simple or Assigned of either.
- (3) Number of Acre.
- (4) Situation.
- (5) Area (approximate).
- (6) Site Value.
- (7) Amount of assessment.
- (8) Assessment.
- (9) Remarks.

Procedure re Assessment Roll.

- (a) To be deposited for inspection in the Town Clerk's Office.
- (b) To be endorsed with the date at which such deposit was made.
- (c) Notice of deposit to be published.
- (d) Right of Public to take extracts.
- (e) Copies to be obtainable on payment of fee.

Objections to Roll.

7. (a) Notice of objection to be lodged with Town Clerk within 28 days of publication of deposit of Roll.
- (b) Form of Notice to contain:-
  - (1) Number of Assessment.
  - (2) Name of Objector.
  - (3) Full reasons for objecting.
- (c) Assessment Committee to appoint a day for hearing objections and inform each Objector in writing.
- (d) Objector to appear before Assessment Committee either by himself or an accredited

Agent and produce evidence or call witnesses in support of his objection.

- (e) Committee to have power to confirm or decrease any assessment objected to at their discretion.
- (f) After all objections have been dealt with the Roll to be finally approved and to remain in force for the current rating year.
- (g) Provisions for Appeal to Magistrates Court, if possible, whose decision on value shall be final.

Date of for  
Deposit of Roll.

8. The Assessment Roll for the ensuing year to be prepared and deposited by the first of October.

Date.

9. (a) The Rating Year to be from 1st January to 31st December.

(b) Rate to become payable on 1st January in each year.

(c) Amount of rate to be leviable on the Assessable value in the Roll.

(d) Assessment Committee to advise the Corporation of the total assessable value shown in the Roll and the Corporation to provide a Rate by general Resolution for approval by the Governor in Council and publication in the Official Gazette.

(e) Provision for a reduction of ten per cent in the amount of any rate paid on or before the 31st January.

(f) Provision to be made for safeguarding existing arrangements between Landlords and Tenants as to the payment of Rates.

(g) In the event of non-payment by 1st February, Rate to be recoverable by action, distress and sale.

Power to make  
Rules.

10. Corporation to have the power to alter, amend or make Rules or Forms for the carrying out of the provisions of the Ordinance, such Rules in draft to be published in the Official Gazette one month prior to submission to the Governor in Council for approval and, if approved, thereafter published in the Official Gazette as approved.

## APPENDIX II.

Tentative Municipal Budget.

<u>Heads of Revenue.</u>			
		3	2
1. Rates		814	
2. Contribution by Government		576	
3. Licenses, Fees &c.		5,286	
4. Payments for Services rendered and Re-imbursments		5,750	
5. Rents		2,876	
6. Interest on balances		10	
7. Miscellaneous		10	
	Ordinary Revenue		18,562
8. Premia on leases		5,000	5,000
			<u>23,562.</u>

Head

1. Rates.

General purposes rate(Ordinance

)	\$	\$
	614	614
	<hr/>	<hr/>
	\$ 614	<hr/>

No.

## Head 2. Contributions by Government:-

	£	£
In lieu of rates	186	
For lighting	340	
Fire Brigade	150	
	<hr/>	576
		<hr/>
		£ 576
		<hr/>

Head 5.

Licenses, Fees &c.

Vehicles	330
Dogs	60
Eating Houses	120
Bakers	28
Butchers	90
Sea Water factories	25
Hawkers	50
Deobies	25
Laundries	30
Lodging Houses	35
Entertainment Halls	60
Vegetable Sellers	70
Trade	180
Markets	260
Quarries	140
Slaughter Houses	360
Stockmarket	320
Found	45
Miscellaneous	70
Fines and forfeitures (Section 66 of Municipal Ordinance)	200

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 3,886

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 \$ 3,886.
 

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Head 4.

Payments for services rendered  
and Re-imbursments

Lighting	450	
Water	1,700	
Conservancy	3,500	
Cemetary	15	
Removal of carcasses of animals	60	
Storage of Oil	25	
		<hr/>
		5,750
		<hr/>
		5,750
		<hr/>

Head 3. Rents.

	Dhokias	36	
a	Native Locations	500	
x	Leasehold property	2,340	
		<u>2,876</u>	
			<u>2,876.</u>

© 700 huts x Ra.1 x 18 = Rs. 8,400 p.a. say 2500

x This will increase as Municipality leases land handed over by Government. 2840 is allowed for first year on premia of 26,000 and 22,100 as present Government Rent Hill.



Head C.

Interest on balances in Bank

210

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210

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210

	£	s.
Head 8. Premia on leases	5,000	
	<u>5,000</u>	5,000
		<u>£ 5,000</u>

This is of course assuming that Government hands over to Municipality half of the value (or extent) of the present unalienated land in the Municipal area. The amount to be realised in any one year is of course very difficult of estimation, but £5,000 it is believed may be taken as the minimum of the amount of premia which ought properly be expected to be received by the Municipality in the first year.

Heads of Expenditure

1. Loan Charges	2,000	
2. Staff	1,664	
3. Rates, Herbs and Fees Department	375	
4. Audit	20	
5. Watch and Ward	1,060	
6. Conservancy and Sanitation	2,990	
7. Works, Roads & Buildings	2,500	
8. Salary	360	
9. LIGHTING	1,200	
10. Miscellaneous	480	
		15,019
		18,019

Head 1. Loan Charges.

Repayment of advance and interest 2,000

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2,000

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2,000

Based on an advance of \$25,000 repayable  
in 25 years with 4 per cent interest.

Head & StaffPersonal Emoluments.

Town Clerk	500	
Chief Clerk (Cashier)	290	
2 Clerks	148	
Engineer	325	
x Clerk to Engineer (European)	160	
4 Messengers @ 28	112	
		<hr/> 1,465

Other Charges.

Travels Allowances	24	
Clothing for Messengers	2	
Books, Printing, Stationery and Stamps	50	
Advertising	30	
Telephone rent	8	
Postages	75	
Contingencies	50	
		<hr/> 239

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 £ 1,084
 

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x New appointment.

Head 3. Rates, Rent & Fees Department.

<u>Personal Emoluments</u>			
Ⓒ	Valuator's fee	50	
Ⓙ	Collector	180	
Ⓜ	Clark	65	
			295

Other Charges.

	Printing of Forms	50	
	Advertising	10	
	Contingencies	20	
			80
			\$ 375

Ⓒ Not proposed to make an appointment by  
but pay a fee.

Ⓙ New appointment proposed.

Ⓜ New appointment proposed.

Head 4. Audit.Personal Emoluments

Auditor's fee

20

20

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20

See Section 94 of Ordinance.

Head 5. Watch and Ward.Personal Emoluments.

3 Inspectors at Rs. 2200 by Rs. 210 to Rs. 2250.	400	
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Superintendent Fire Brigade	300	
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20 Members Fire Brigade @ Rs. 15 p.m.	<u>340</u>	
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940

Other Charges.

Inspectors' Uniforms @ Rs. 210	30	
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Uniform Superintendent Fire Brigade	10	
--	----	--

Uniform Members Fire Brigade	20	
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Renewals Fire Appliances	50	
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Contingencies	<u>20</u>	
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120

21,000



Head 8. Sanitation and Public Health.Personal Emoluments.

Contribution towards Medical Officer of Health's salary	100	
Contribution towards Sanitary Inspectors' salary	50	
Contribution towards Assistant Surgeons' salary	25	
Inspector of Pools and Sewer	150	
8 Inspectors at £150	300	
Clerk	50	
		715

Other Charges.

Advertisements	5	
Disinfectants	100	
Wages and labour Conservancy Staff	1,650	
Repair and upkeep of carts	50	
Purchase of oxen	100	
Preventive measures (push clearing, &c)	100	
Contingencies	100	
		2,275
		£ 2,990

Head 7. Lands, Works & Buildings.Personal Emoluments.

Assistant Engineer & Building Inspector	250	
Conveyancing Clerk @ £15 p.m.	180	
Sub-Overseer	150	
		580

Other Charges.

Books, Stationery & Maps	100	
Advertisements	20	
Repairs to Buildings	200	
Upkeep and Maintenance of Roads	1,200	
Tools and Plant	100	
Contingencies	100	
		1,720
		£ 3,300

§ For laying out - inspection of buildings and ordinary survey work. New appointment.

Ⓔ Based on 6 per cent of capital present value of  
 Municipal Conservancy Quarters & Stables  
 African Market  
 Fire Station  
 Slaughter House  
 Dhobies quarters  
 Oil Store  
 Stockyard  
 Townhall.

Ⓕ Based on 80 miles of road.

Head B. Water.

Inspector of Water Works

300

Clerk

60

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360Upkeep, Superintendence  
Repairs and renewals

600

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600

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£ 960

Head 9. Lighting.Other Charges.

Payment to Electric Light Co.

\$1,800\$1,800\$1,800

Part 12. Miscellaneous

Legal Expenses	100
Stationery &c.	100
Typewriters	100
Safes	50
Seal of Corporation	50
Upkeep of Public Gardens	20
Services not otherwise provided for	25
Furniture of Offices	25

430

430

i Probable that during the first few years there will be many cases in which legal assistance and advice will be necessary.

# Allows for expenses of design &c.

# To be spent at the discretion of the Town Clerk subject to the approval of the Corporation in regard to items over £5.

## Extract from Minutes of Municipal Committee

Meeting held on 7th April 1914

649

Minute 5. re Corporation Grants

Mr. Barnes produced papers bearing on the proposals for transferring Crown Lands to the Municipality, showing that Railway land was in a peculiar position being held in security for grants by the British Government.

Mr. Need moved adoption of the Report, Mr. Tannahill seconded.

Mr. Beaton moved the following amendment:-

"That this Council shall consist of sixteen members ten of whom shall be elected by the rate payers and officials nominated by His Excellency the Governor.

(1) That for the purpose of insuring, a fair and equitable representation on the Council, the Municipality be divided into five Wards as follows:-

- "(a) European Commercial Area
- "(b) Asiatic Commercial Area
- "(c) Asiatic Residential Area
- "(d) Parklands European Residential Area
- "(e) Nairobi Hill European Residential Area.

Note, as defined on map accompanying Sanitary Commission Report.

"(2) Each Ward to be represented by two members.

"(3) Voters qualifications to be:-

- "(a) Ownership in land to the value of £100
- "(b) Occupier of house property paying a minimum monthly rental of Rs. 55.

- "(c) Voters to apply for Registration, stating  
" qualifications. 650  
"(d) Members to be nominated and balloted for  
" in the usual way  
"(e) Budget and proceedings in Council to be  
" subject to the veto of His Excellency the  
" the Governor"

The Chairman read a letter from the Secretary of the Vigilance Committee with specific proposals for the elective representation which was noted: also a letter from Mr. Newland dissociating himself from the conclusions of the Special Committee with regard to elective representation.

A considerable amount of discussion followed on Mr. Weston's amendment which was seconded by Dr. Ribeiro and lost by 4 votes to 2.

The original motion was carried by 5 votes to 2.