

EAST AFR. PROT.

31706

31706

REC'D  
24 SEP 09Governor. No.  
573

1909

3 Sept.

at Previous Paper.

No.  
17952

## House for Ch. Conservator of Forests

Submits with others further reports by Commr of Dist. Dir. of Works. Asks for reconsideration of decision to defray additional cost from Vote for minor works, & considers that Treasury Vote this year the cost. Suggests that question of occupation of the house be postponed until it is completed.

W. Butler.

The P.W.D. has put in a spirited defence. The Commr of P. Works has sent a lengthy minute, of which the substance is -

- (a) P.W.D. in no way at all to blame for excess.
- (b) Mr. Hutchins has no ground for saying that P.W.D. does work 30% 50% more expensively than other Dept. or Contractors.
- (c) The use of local timber is not merely Mr. Hutchins' idea, but has long exercised P.W.D., but they cannot get properly seasoned wood locally.
- (d) Generous tribute to Mr. Hutchins.
- (e) P.W.D. never 'took over' the building.
- (f) P.W.D. officers not of pure goodness of heart helped Mr. Hutchins' officers who were 'at sea' ~~in the matter of Mr. Hutchins~~.
- (g) Inadequacy of mud buildings at Nairobi.

Subsequent Paper

(2) Staff of Indian masons, striking  
than of P.W.D. list for them. Thus  
they were under the Forestry Dept.

(i) Adviser C.O. to consult Mr.  
Mallegoge Rao, was on leave.  
(Dir. of Public Works).

(ii) Has (by now) taken up question of  
completing the house.

There is also a rather vigorous minute  
by Mr. Janner on Mr. Hutchins' letter  
of 17<sup>th</sup> May.

The sag. is inclined to side with  
P.W.D. & suggests that :-

(i) Forestry Dept. & not P.W.D.  
Vote (minus Public Works. £ 5154 in 1st Est.)  
should bear the additional cost.

(ii) As Mr. Hutchins bungled the  
whole affair, & as (if house be  
finished) he will be housed indirectly  
well as the result of a very careless  
estimate of cost of building, question  
of its tenancy be deferred till completed.  
Other probably give it to same senior  
Officer inadequately housed.

Since I have had experience of Mr. Hutchins'  
methods, I have less sympathy with  
him. But absent from any prejudice,  
the post correspondence does seem

and note they  
claimed ad  
household  
the P.W.D.  
had - see  
sked passage  
page 3 of  
enclosure in

17<sup>th</sup>  
2/13

to clear the P.W.D. of participation  
in the fiasco; they appear  
to be the victims of their own  
Kindness. But one cannot help  
feeling that the P.W.D. should  
have protested in the first place  
against Mr. Hutchins being allowed  
to build this house. Perhaps,  
however, they did - Sir J. Hays  
father says in the orig. des.

After repeated requests he allowed  
Mr. H. to make this capt. Or there  
may have been difficulties, & Hutchins  
kept the matter to himself.

As to the Govt's recommendations -

(i) I cannot see any possible means  
of paying out of Forestry vote this  
year the additional cost, whatever  
it may be, unless perhaps on  
salaries of 3 Foresters saved for a  
few months. If we are now  
going to exonerate the P.W.D.  
altogether, & Hutchins is going  
to see the house when finished  
then it does seem hard lines  
on the P.W.D. to have to pay.

But on the other hand, if  
the house is not to be used

by Mr. Hutchins, then the P.W.D. might well pay the additional cost.

(ii) that Mr. Hutchins should not live there at all would indeed be entertaining; and I must say that it seems to solve the difficulty. P.W.D. pay, and ~~the P.W.D. has the~~ <sup>the P.W.D. has the</sup> use of house, i.e. for such senior official as ~~only~~ the Gov. may desire.

It is, however, only fair to let Mr. Hutchins have an opportunity of saying his say.

I send a copy of Mr. Watts' minute & Mr. Tanner's minute & ask him whether he has anything to put forward on the matter - (We can consult Mr. Rofs later if advisable) - <sup>all</sup> 1/10

W. Fiddes

It was very stupid of the P.W.D. after ~~protesting~~ <sup>protesting</sup> ~~protesting~~ <sup>protesting</sup> very properly disclaiming all responsibility in the matter, to allow their officers to help with advice. They have thus given colour to some of Mr. Hutchins's

allegations, though I admit that it is not fair to attach to them an equal share of the blame. 14

It is not true that so much of so many people's time should be consumed in the attempt to fix responsibility <sup>for this absurd performance</sup> and I think we should decline to embark upon the further voyage of recrimination which would be involved by referring this deep-rooted explanation to Mr. Hutchins or consulting Mr. Rofs.

We might say that the S. of B. agrees that the responsibility for the failure cannot be put upon the P.W.D. but that he thinks that it was ~~not~~ a mistake on their part, after disclaiming responsibility, to allow their officers to assist in any way, whether by giving advice or otherwise, and that to his mistake must be attributed the difficulty of apportioning

the responsibility precisely; but that the  
S. of B. still considers that the origin  
of the whole mistake was the decision  
to allow an officer, not of the P. W. D.,  
to build his own house; & say that the  
house should be finished as economically  
as possible by the P. W. D., & then should  
be used for such purpose as the Govt.  
may deem most in the interest of the  
Pte. If it is eventually allocated  
to Mr. Hutchins, the excess cost should  
be met from savings under the  
head of the Forestry Dept., if to any  
one else, from savings under P. W. Extra-  
ordinary.

JAB.

Oct. 4.

at once

Pr. 11/10

Governor's Office,

Nairobi,

September 3rd 1909.

EAST AFRICA PROTECTORATE.

No. 515

(Incl. 2)

REC'D  
31706  
REC'D 24 SEP 09

My Lord,

No  
16970

I have the honour to acknowledge the receipt of Your Lordship's despatch No. 577 of July 8th. respecting the expenditure incurred in connection with the erection of a house for the Chief Conservator of Forests.

Mr. Watts  
Aug. 6th

Mr. Tanner  
Aug. 3rd

2. In view of the explanations contained in the attached Memoranda by the Commissioner and the Assistant Director of Public Works, Your Lordship may perhaps be inclined to regard the matter in another light.

3. The Public Works Department emphatically deny that they ever accepted any responsibility in connection with Mr. Hutchins's house and I am bound to say that from the first I always understood that its erection was entirely in the hands of the latter. It would, I consider, be scarcely just to saddle Mr. Watts and his officers with the onus of a failure merely because out of good nature they gave a little technical assistance to the Forestry Department. They had nothing

H.M. PRINCIPAL SECRETARY OF STATE

FOR THE COLONIES,

DOWNING STREET,

LONDON, S.W.

nothing whatever to do with the estimate or with the general lines on which the construction was carried out, and it is probable that without the help which they rendered the fiasco would have been more complete.

3. I agree with Your Lordship in deploring the unfortunate issue of this experiment, a repetition of which I should be the last to recommend.

4. I would however venture to ask Your Lordship to reconsider the decision by which the additional cost is to be defrayed out of the Vote for Minor Public Works. The sum allowed for these has already been cut down to a figure which will hardly suffice for our most urgent requirements and much work that is most desirable has even now had to be postponed.

5. In the circumstances I am most strongly of opinion that the expenditure in question should be met from the Forestry Department Estimates and I would further express a doubt as to whether it is politic to allow the Chief Conservator to profit by what is, to take the most charitable view, a very careless estimate of the cost of the building.

6. It would, I think, have been more regular to have finished the house itself before erecting the very extensive and costly outbuildings and offices, which must have absorbed a large proportion of the money allowed. A suspicion somewhat naturally arises that the adoption of such a procedure anticipated what has actually occurred and that it was foreseen that extra funds would eventually have to be found for the completion of the house, whereas annexes on the scale of those which have been erected would never have been

been sanctioned.

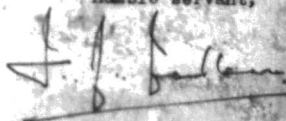
7. The result is that the Chief Conservator obtains better accommodation than was ever intended and very necessary repairs and additions to houses of officers equal or superior in rank to himself have to be sacrificed.

8. I would therefore suggest that the question of the occupation of this house be postponed until it is completed and that in the event of its proving satisfactory as a residence it may be assigned not necessarily to the Chief Conservator but to any Senior Officer who is at present inadequately housed. Its proximity to Government House renders it suitable for an officer more closely connected with the Governor's Office than the Head of the Forestry Department.

I have the honour to be,  
With the highest respect,

My Lord,

Your Lordship's most obedient,  
humble servant,



Sec.M.P. 512  
1908.

INCLOSURE No.1

In Despatch No. 513 of 3 9 1909

18

(27)

51708

SEP 09

Secretary,

Mr. W. H. Tanner, Acting Director of Public Works, has in his Minute of 3/8/09 (two copies enclosed) controverted many of the statements made by Mr. Hutchins in his letter of 17th May 1909 to the Colonial Office, and I myself have felt bound to take up this case also as I think, with all due deference, that my Department is not to blame as regards the fiasco in the design and erection of Mr. Hutchins' house in Nairobi, and does not deserve the censure conveyed in C.O. Despatch No. 377 of 6/7/09. I therefore trust that this Minute, together with that by Mr. Tanner, may be sent Home, so that the Colonial Office may have an opportunity of seeing how erroneous many of Mr. Hutchins' statements are.

I am afraid in this Minute I may go over some of the same ground which I touched on in (26) but this is necessary because Mr. Hutchins still adheres to many of his ideas regarding building methods, and the value of local timbers, which are contrary to the science of building as known by the Uganda Rly. and P.W.D. Engineers in this country, and by those in other parts of the world. If his ideas are correct, then building is no science at all, and there is no use <sup>for</sup> Architects or Engineers receiving very expensive scientific educations, or of the existence of such Institutions as those of the Civil Engineers, or of various kinds of Architectural ones which now exist in every civilized country in the world, and the sooner these Professions and Institutions are abolished the better.

In



In my opinion, however, building is a science, and to my mind if this case were sent by the Colonial Office to any recognized Institution skilled in the building profession, the P.W.D. could not fail to be absolved from blame.

2. Mr. Hutchins writes on page 6, para.15. of his letter of 17th May 1909:-

"It is usually considered that work performed by the machinery employed by the P.W.D. in B.E.A. is from 30 to 50 per cent more expensive than the same work done by Contractors or by some other Government Departments. Not infrequently the difference in S.A. has amounted to 80 p.c."

*at office*

Now to controvert this statement I have accurate data to fall back on in that in the Autumn of 1909, at my initiation, tenders were called for the construction of the various buildings required in connection with the removal of the Treasury and Audit Departments from Mombasa to Nairobi, and I enclose a list of these which reached this office. From this list it is seen that the prices quoted by the various Firms of Contractors differed greatly in their amounts, viz.-

<u>Serial No.</u> <u>building.</u>	<u>Contractors</u> <u>Estimates.</u>	<u>P.W.D.</u> <u>Estimate.</u>	
553,	For the construction of one Treasury Clerks Quarters.	From Rs. 4000 To Rs. 7300.	Rs. 5200.

These buildings are of wood and iron, and 18 were required. The Contract was given to Messrs. R.W. Todd and the Norfolk Stoves for Rs. 4750 per building and they went bankrupt in consequence of taking the work at this low figure, and also a Contract for laying the foundations of the Treasury Building, and the House for the Head Clerk of the Survey Office.

struction of the  
 the Head Clerk of  
 the Pay Office.  
 The contract was let to  
 the Norfolk Stores for Rs.  
 Rs. 9000.

Five Houses for Assistant  
 Treasurers.

Contractors  
 Estimate

P.V.D.  
 Estimate.

From Rs. 6160  
 To Rs. 11305.

Rs. 7500.

From Rs. 8501  
 To Rs. 15350  
 for One.

Rs. 9000.

One House for the Deputy  
 Treasurer.

From Rs. 11475  
 To Rs. 22140

Rs. 13500.

House for the Local Auditor

From Rs. 12000  
 To Rs. 23700

Rs. 15000.

One House for the Hon'ble  
 the Crown Advocate.

From Rs. 17347  
 To Rs. 29000

Rs. 18000.

One House for the Hon'ble  
 the Treasurer.

From Rs. 17517  
 To Rs. 23080

Rs. 18000.

One House for the Survey Office.

One Tender  
 for Rs. 18499.

Rs. 18000.

2. Nos. 573 & 574 were built departmentally as no satisfactory Tender was forthcoming. As regards the Firm of Galley & Robetta their Tenders were so high that none of them were accepted.
3. The above facts I think clearly show that for the same class of work and the same specification the local Contractors cannot as a rule work as cheaply as the P.V.D. Moreover that in a new country, where two years ago there was little data from which to frame the cost of stone buildings, the Tenders of the various Contractors widely differed in amount, and this fact clearly shows the difficulty of framing actual estimates at that time.
4. The statement that the P.V.D. works at much higher rates than the local contractors is not proved with any accuracy. As regards the construction and other departments erect buildings as per plan the P.V.D., I

may mention that no permanent buildings are now constructed in British East Africa by any other Agency than the P.W.D. except at Lamu - where there is no P.W.D. Engineer stationed. In that Station however only 2 or 3 permanent buildings have been built lately; these I inspected last November and I greatly appreciate the time and trouble, which the District Commissioner -Mr. Horne- took in supervising the excellent work done by a P.W.D. African Subordinate of considerable ability. Mr. Horne kindly acts as a P.W.D. Officer in addition to his own duties and constructs P.W.D. buildings and other works from P.W.D. funds supplied by this Department.

4. From the above facts it is clearly shown that Mr. Hutchins has no data to support his wild statement on. The only fair comparison of the cost of P.W.D. buildings is to compare them with the cost of those erected by the Uganda Railway; or with buildings erected in the Town of Nairobi. With the former our P.W.D. rates compare favourably; and as regards the latter the National Bank of India, and the Masonic Temple, the Unga Flour Mills, and Messrs. Mackinnon Bros. shop are about the only four buildings of really good class. With reference to the National Bank of India when it was completed the timbers and steel joists were in many instances found to be so weak that they had to be strengthened. The Contractors for the Masonic Temple lost heavily on the work and the services of Mr. Rand Overly had to be called in before it could be completed. The other two buildings were constructed by Mr. Watson in a satisfactory manner. This is to be expected as he comes of a family of three generations of building Contractors in Scotland. Mr. Watson is the Contractor who Mr. Hutchins complains of. The Contractors employed by Mr. Hutchins - Messrs. de la Rue and Watson are Professionals and the latter is only an Amateur in building matters.

As regards the question of using local timber please see Mr. Tanner's Minute of 3/8/09. This question has exercised the minds of all the Engineers of the P.W.D. and is still doing so. Years ago Mr. Tanner made proposals for utilizing it, and in October 1907 I asked for £1,000 to be placed in the Estimates for 1908-09 so that I might buy timber up to this value and have it seasoned and thoroughly tested. This sum however had to be cut out of the Estimates, and nothing was done towards collecting a large stock of Native unseasoned wood. On a small scale however the Executive Engineer Nairobi purchased a few local logs nine months ago, he is having them seasoned with a view to testing their strength and qualities. The Executive Engineer, Fort Hall, Mr. Cresswell, has seasoned sufficient local timber to admit of building his house at Nyeri with it, and he reports the result as satisfactory. He sawed up the local logs into beams and planks and seasoned them for 8 months before using them. Mr. Kapeut succeeded in getting a greenheart log two years ago, which has lately been sawn up and made into picture frames, (but even after two years' seasoning this wood shows signs of warping in planks) and at the Coast and at Kisumu we are doing our best to ascertain the qualities of the various local woods. We are therefore not neglecting the question of utilizing the local timber, far from it, but we Engineers must insist on getting it seasoned; and we all however find that it will take from eight months to two years to do this, and as the local Saw Mills have no stock of this age we are unable to use local woods frequently as yet in our buildings. In bridges we frequently use local timber, and did so freely on the Fort Hall Road during its first construction. The result however was disastrous in many cases, as the logs and flooring boards broke across without warning. As regards using unseasoned local timbers in houses, to see their behaviour one has only to visit

the dwellings of Messrs. Caine Bros. and Mr. Buxton at Limuru, where the planks have shrunk and warped in every direction; and as regards partially seasoned local timber the doors in the New Lavatory of the Nairobi Club have badly got out of shape already. Although Mr. Hutchins is annoyed with the P.W.D. for not using unseasoned or partially seasoned local timber, this Department is in good company as the Uganda Railway follows the same practice, and the National Bank of India used nothing but Burmah Teak in its new Bank house at Nairobi. The only house which I have seen in which local timber has been freely used is Mr. Baylson's, and this experiment has met with fair success. In connection with the Uganda Railway not using local timber in houses I enclose a letter from Mr. Sydney Souper, District Engineer, explaining the reason for not doing so. As regards shingles they may do at Kisumu or on the Mau Range where the climate differs greatly from that of Nairobi. As regards shape however I still believe in <sup>the</sup> Burmah Teak one as the best.

6. I have I think proved that the P.W.D. is by no means against using local timber - quite the reverse - and as Government has not sufficient funds to embark on cutting, stacking and seasoning timber on a large scale we cannot ~~do so~~ do so freely now. The P.W.D. would gladly buy large quantities from local Timber Merchants if it could only get seasoned wood, but this at present is not forthcoming. This is mere common sense, and I ask if it is reasonable to suppose that an Engineer like myself (who for over 31 years in India used nothing but local timber, or Burmah Teak - except Norway match-board in ceilings -) would, unless he were forced to do so, import large quantities of foreign timber? In this connection it must be remembered that the Forest Department has to advertise and sell its wares, whereas the P.W.D. has to see that nothing but

seasoned timber of the best quality is used in its buildings. The interests of the former must therefore clash with the latter in a new country where the value of the local woods has been only partially proved.

*fiction?*

7. From the correspondence in this case it might be thought that there is fiction between the Forest and P.W. Departments. This however is not the case as socially and officially my Officers and those of Mr. Hutchins are on the best of terms, and as regards myself it was well known in India, that for over 30 years I was a firm supporter of the Forest Department (which had not too many friends in its earlier days); and out here when Mr. Hutchins's Estimates for 1908-09 had to be cut down I wrote a long Minute in favour of not doing so; and as regards that Officer himself I yield to no one in admiring his great professional and scientific abilities, and his earnestness in endeavouring to place the Forest Department out here on a sound permanent basis. A man however cannot be perfect and the best man is the one who makes the fewest mistakes. I do not say that Mr. Hutchins makes ~~many~~ himself, but I think he misunderstood the facts of the present case very badly, and he has unjustly tried to throw blame on a Department which had done nothing, except good naturedly given him help in building his house when asked to do so; but this help was given entirely on the understanding that the P.W.D. was to be free from responsibility as regards the plans, estimate and actual cost of the buildings connected with his residence. Mr. Hutchins lays stress on the fact of my inspecting the foundations. I never inspected the masonry in them, but merely the excavations to see if they were deep enough as I did not want Mr. Hutchins's house to fall on him for want of proper foundations. He also quotes a statement by one of his Officers to the Executive Engineer saying that "now as

"you -the Executive Engineer- have taken over charge".  
 The Forest Office made a mistake & the Executive Engineer  
 never took over this building or made a single payment on  
 it. Now in order to take over charge of the construction  
 of any building the Officer giving over charge ~~must~~  
~~must surrender all bills~~  
~~must surrender all bills~~, from one Department to another, all  
 Measurement Books, details of Stores, Materials at Site,  
 to the Officer who is to receive charge, and this was  
 never <sup>done</sup> in this case. Therefore by no stretch of  
 imagination could the Executive Engineer be said to have  
 taken over charge of this Building, as all the Accounts  
 concerning it were done by the Forest Department and not  
 by the P.W.D.

7. Mr. Hutchins by his action in going to a London  
 Architect, and ignoring Mr. MacGregor Ross -who was then  
 Head of the P.W.D. out here- and arranging matters to have  
 a house designed in London, clearly showed that he did  
 not wish the P.W.D. to have anything to do with his house.  
 Hence my action in refusing to allow my Officers to have  
 any responsibility regarding its construction. Mr. Hutchins  
 however was away from Nairobi for months at a time, and  
 in his absence, his Officers were often at sea as they  
 were not trained Engineers, so my Officers good naturedly  
 helped them in every way with advice and nothing more, and  
 regards myself from the date on which I inspected the  
 foundation until after the fiasco occurred I never went  
 near the building as it was not one which the P.W.D. was  
 constructing.

8. As regards stone, or brick in mud, or even mud  
 is, I am a Devonshire man, and I know of Cob Walls  
 as I went out to India. In the latter country such  
 walls are used freely, but where the ravages of white  
 ants are great, e.g. in Nagpur and Agra etc., no such

(9)

walls, and not even stone or brick in mud mortar ones, are used by the P.W.D. or Railways now-a-days; only masonry or brickwork in lime mortar are allowed. New Nairobi Hill is particularly liable to the ravages of white ants; hence the P.W.D. here only uses brickwork or masonry in lime in buildings situated on it; and on the Uganda Railway all the buildings from end to end of the line are either of wood and Iron or of brickwork or masonry in lime mortar.

10. One point I have not yet touched on, viz, the question of the employment of masons on Mr. Hutchins's house. We lent a Mistri (Indian Foreman) to Mr. Hutchins together with a staff of Indian masons, and struck them off the P.W.D. list while they were employed on this house, so they thus came under the orders of the Forest Department and received their wages from the Assistant Conservator of Forests: they were not paid by the P.W.D. while working on this building. We placed no P.W.D. European or Indian Foreman on the building to supervise its construction. He employed two of the best local Contractors - Messrs. de la Rue and Watson - to carry out the work. From Mr. Hutchins's remarks it would appear that the P.W.D. allows Swahili masons to idle in Nairobi because it favours the importation of Indians. Such is not the case. When Mr. Hutchins was building his Outhouses he managed to get a few, but as they prefer working at the Coast, they soon disappeared from Nairobi. This I know because when Mr. Archer, District Commissioner, Marsabit, three months ago, wanted to take Swahili masons and carpenters out there he asked me to engage them for him, and I accordingly made inquiries at Kisumu and Nairobi, and discovered that there were none up-country at present, so I procured three competent Indian Artisans



for him instead who signed on for less pay to go to Marsabit than the Swahilis would have been offered.

10. In conclusion I recommend that the C.O. be asked to see Mr. MacGregor Ross, who is now at Home, before it passes final orders on his case.

11. As regards the question of completing the house I will take it up with the Hon'ble the Treasurer on my return from Mombasa next week so that the necessary Funds may be allotted and the work carried out with all possible speed.

*C. S. Watts*

Commissioner of Public Works.

Nairobi,

6th. August, 1909.

INCLOSURE No. 2

In Despatch No. 513 of J. 9 1909

## MEMORANDUM.

CHIEF CONSERVATOR'S LETTER OFMay-17th

31706

RECD  
24 SEP 09Use of imported material.

The sole reason for the use of large quantities of imported timber is that properly seasoned timber cannot be obtained locally and the supply of timber from local sources cannot be depended upon. In 1904 I asked for permission to start saw-mills to provide such timber for Public Works Department use but the necessary funds could not be provided.

2. Cedar

Cedar timber does not stand exposure in such varied temperature as we have here and is extremely brittle.

Saw Mills.

The present system in the local saw mills appears to be to cut down a tree, cut it up into scantling or boards and sell it immediately. After such timber has been fixed in a building for some time it acquires a snake like appearance as if trying to get away, and the result may be seen in some roofs which have the appearance of the open sea in miniature. Our dealings with the local mills is not conducive to confidence in them. In one instance I gave a local firm an order for baulks for bridge building after 12 months we had not received even a portion of this order which was then cancelled.

Prices

I have not seen these prices and I suggest that the Acting Chief Conservator be asked to let us see his file.

If

5. Plans

If the architect was to prepare plans for a £900 house and £100 was allowed for out-houses how did the Chief Conservator propose to pay the architect his fees for plans, specification and work in connection with materials ordered in England.

6. Supervision

The Commissioner, Public Works Department, repeatedly declined to supervise or be in any way responsible for the work (see Precis). From the first this Department objected to the building of the house on the lines proposed but it was allowed contrary to our advice.

7. Laying out house.

The foundations were not laid out by this Department.

8. Supervision

It is true that the Chief Conservator "determined" to proceed with the erection of the house departmentally under the supervision of my Assistant Mr. Baker and the Public Works Department" but this Department as previously stated politely declined, the whole affair was in the hands of the Forest Department. The Commissioner, Public Works Department, offered to give advice when asked. It is not true that the masonry work was entrusted to an overseer of the Public Works Department. A head Indian mason with a gang of masons were seconded to the Forest Department who paid them, this was done to oblige Mr. Hutchins as suitable workmen were not at the time available.

There were no "similar houses" in Nairobi so that there could be no comparison of cost.

10. Quantities for timber

See (46) of our office file. An approximate statement only was given and further timber was no doubt required and there was no proper check of timber delivered e.g. suppose 1,000 feet of 4 3 in 15 foot lengths were ordered timber was delivered in

in any length to make up the 1000 feet thus much was cut to waste when used in the building.

11. Tender from Mr. Watson

See (50) of office file. It was merely advised that the acceptance of an European's tender would be preferable to that of an Indian if there was not much difference in the price.

12. Mistake in timber quantities

See 10 above. Why the Chief Conservator states that there was a mistake I am unable to say as owing to there being no proper check as explained in 10 he would no doubt require further timber than contracted for.

13. Extras to complete

The amount of 2,065.00 for extra stone mason's work (not extra stone masonry) cannot be omitted if the house is to be made habitable as a large portion of this sum is for plastering the walls of the upper storey. If the plastering were not done there would be nothing between the rooms and the outer air but shingles. The stores mentioned are of no value to this Department with the exception of the cement which was taken over by us and used some time ago. The tank at Rs.300 was, I understood, originally intended as a storage reservoir to supply another tank in the roof of the house and therefore should not be deducted as it has already been made and is of no value for irrigation apart from the fact that a furrow was being cut from the Nairobi River for irrigation.

4. Brickwork

There is no intention of replacing the brickwork with stone.

5. Comparison of prices

I should very much like to know the authority for this statement as the Chief Conservator is not in a position to compare the work of the Public Works Department

Department and private firms. It would also be very interesting to know the basis on which such comparisons are made as the houses erected by this Department and private firms are not of the same class.

16. I fail to see what South Africa has to do with the subject under discussion.

17. Misfortunes This word should be replaced by bad management and incapacity.

18. As already stated several times the house was not under the supervision of the Public Works Department and we emphatically declined to have anything to do with it.

19. The Assistant Conservator was wrong in his statement and I notice that the Chief Conservator does not refer to our reply to the letter containing this statement.

20. The £100 reserved for out-buildings was totally inadequate considering the amount of accommodation provided, surely out-buildings to Government Quarters do not only include stone chicken houses even if they be martelle tower like structures. I was not aware that the out-buildings at Government House were of corrugated iron and they certainly could not be constructed more economically of rough stone.

21. The Chief Conservator says that he erected "a circular fowl house as the masons employed could do this more easily than square. Native huts are round". Native huts are more or less round chiefly less, and circular walls are without question much the harder to build in stone. The circular form was adopted by the native I should say was owing to its being the more stable if roughly built. No mention is made that this fowl house had to be pulled down three times before these "rough masons employed" could be induced to build the wall in anything like a circular form.

Attention

Attention should be drawn to the Chief Conservator's ideas about the seasoning of timber, which has caused enormous waste and the ordering of further quantities which he attributes to an error in the quantities. The following is an extract from one of his letters:-

"As regards seasoning the time required for shingles would not be more than three weeks or a month, if properly stacked. The yellow wood flooring boards would season in five weeks, beams would require three months for seasoning".

The contractors for this timber were allowed to cut down certain trees marked by the Forestry Department and cut them up at once, consequently as the timber was not properly dry when delivered at the site of the house it presented a most fantastic appearance. I myself saw one lot of timber delivered and advised the Assistant Conservator, when he asked my opinion, to condemn the lot. The fault I consider does not lie with the Contractor but with the conditions under which the timber was to be supplied.

The idea that the house would not cost as much as usual for repairs I cannot agree with it would cost considerably more in this respect than the stone bungalows now built.

Sd/- W.H. TANNER.

Asst. Director of  
Public Works.

Nairobi,

Aug. 3rd 1909.

R. 12 / 13

526

day / 3,706

E.C.P.

DRAFT.

E.C.P. No 612

From

Gen. Griouard

14 Oct 1909.

MINUTE.

Sir,

- Mr. Parkman 11/10
- Mr. Koutler 12/13
- Mr. Fiddes.
- Mr. Just.
- Mr. Cox.
- Sir C. Lucas.
- Sir F. Hopwood.
- Col. Seely.
- Lord Crewe.

I have the honor to  
ack. the receipt of Mr. Jackson  
desp. N<sup>o</sup> 573 of the 3<sup>rd</sup>  
of September transmitting  
Memoranda by the  
Commissioner of the Department  
Director of Public Works  
on the subject of the  
house, which Mr.  
J.E. Hutchins, Conservator  
of Forests, has been  
permitted to construct

at Nairobi.

2. after ~~carefully~~  
considering the  
memoranda  
explanations

~~but found they~~

~~did not~~

James, I agree  
that the responsibility

for the failure  
to construct the house within the estimated cost  
cannot be  
placed upon  
~~him~~

of the P.W.D., but  
~~at the same time~~

have of opinion  
that it was a  
mistake on the  
part of that Dept.,  
after disclaiming  
responsibility,  
to follow their opinion  
to

to assist in any way  
whether by giving  
advice or otherwise  
and it is to this<sup>34</sup>

mistake that the  
precisely  
difficulty of appor-  
tioning the precise  
responsibility must  
be attributed.

(3.) ~~that~~ <sup>fact</sup> however,  
still consider  
~~no doubt~~ that ~~the~~

~~portion of~~ <sup>the</sup> failure  
to the whole <sup>failure</sup> finance  
is due, in the first  
place to the <sup>fact</sup>  
unfortunate <sup>circumstances</sup> <sup>to allow</sup>  
~~that~~ an officer of  
the P.W.D., <sup>was</sup> to  
~~allowed~~ to build  
his own house.

3. The house  
should now be  
completed