

EAST AFR. PROT

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29 APR 13

Governor
214
Melfield

SECRETARIAT AND GOVERNMENT PRESS OFFICES

1913

April

The Report by the S.M.O. on the present condition of the Secretariat and Government Press Offices has sanctioned an expenditure of Rs990 and trusts action will be approved. New offices are not likely to be available for two or three years to come.

Last previous Paper

428/11

Mr. Bottomley

The question of the building of new Government Offices was seriously considered in connection with the Estimate of the P.A.P. for 1911-12.

After consultation with Sir P. Pionard (see minutes of 4/28) it was decided that new offices must be built at all costs; and it was suggested that the cost (£20,000 or £30,000) should be provided for in the Estimate for 1911-12 in place of the cost of the Shika Tramway which was to be transferred to the loan which was contemplated at the time.

This arrangement had not however proceeded with and the Estimate was submitted to the Treasury without provision for this £20,000 in Public Works. (see Mr. Butler's minutes of 23rd Jan in 36960). The loan was employed for the Shika Tramway, and the question of providing

Copy to Mr. Pionard 26 Jan 13

Next subsequent Paper

new buildings was deferred.

The Secy states that there is little prospect of new quarters for the Secretariat being available for two or three years and asks sanction for the cost of Rs 990 for necessary repairs. He does not say whether the cost will be met from savings. ~~2 copies to Treasury for sanction to ask for carrying approval for the expenditure~~

? Tel. to Secy asking how the exche will be met. and when reply is received ? in form Treasury that the Govt has approved of the expense and at the same time send despatch to Secy approving as above, and ask for his views on the question of raising a loan for the building of the new Offices as soon as possible, referring to the previous correspondence with regard to the inadequacy of the present accommodation.

Sir G. F. S. D.

N.F.D. 2/5/13

The expenditure (Rs 990) on these Offices falls short of the proposals made by J. Radford as the irreducible minimum. The paper should go later to our sanitary adviser, but money is going to be very scarce this year & I do not think we should press the Govt to go further at once.

As regards the general question of Govt buildings at Karachi, since the date of the paper referred to by Sir G. F. S. D.

Not worth the expense of being held for some time

Borrowed loan funds to the amount of £625,000 have been obtained for works of a remunerative character or of general public utility, thus allowed not free ordinary funds for other public works, such as Govt buildings. As a matter of fact £6000, of which £4000 ^{has} probably been spent, was provided in the Estimates for 1911-13 for Govt buildings at Karachi, and £6000 more was included for this purpose in the original draft Estimates for 1913-14. It was one of the items which the Govt cut out when revising the Estimates by £25,000 in order to keep within the half-half figure.

In the circumstances I do not think we ought to hold out to the Govt any hope of getting a new loan for Govt buildings, but it will be desirable to take the opportunity to ask him for a report on the ~~main~~ question of a systematic programme for construction within a reasonable time.

Send ? approval, on the understanding that the cost will be met from savings, & send copy of certificate to Treasury L.F. U.S. 2/5/13 Jones P.D. 9/5/13

F.O

^{to Read}
to Bull ~~and~~

As to the General question
of Govt Offices, I am glad
to say that £ 7000 is
provided in 1914-15 Est.^s

with
est.

(P.W. Est.) for new Govt
Offices at Nairobi. Total
required for the work is put at
£ 15000.

This will be a
new Secretariat block including
Council Chamber in
1915-16 Gov. hope to begin
large programme of office
building incl. Law Courts

ALP

2 P. 1/2 1/2 1/2 1/2
19/12/14

at mee.

to L. S.

20/12/14

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C O
14314GOVERNMENT HOUSE
NAIROBI,
BRITISH EAST AFRICA.

April 1st, 1913.

EAST AFRICA PROTECTORATE.No.214.

Sir,

Report

I have the honour to invite your attention to the present condition of the Secretariat and Government Press offices and to transmit herewith a report thereon by Dr. Radford, Senior Medical Officer.

2. It is very necessary that steps should be taken to reduce, as far as possible, the temperature in the offices which are very closed in and congested and which do not admit of being sufficiently ventilated by the prevailing wind.

3. As a consequence excessive heat prevails, and in order to ameliorate the present state of affairs a double ceiling is being placed over a portion of the building. It has also been found necessary to board the slope of the roof and affix dormers.

In

THE RIGHT HONOURABLE

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

SECRETARY OF STATE FOR THE COLONIES,

DOWNING STREET,

LONDON, S.W.

4. In order to meet the cost of these improvements I have sanctioned the expenditure of a sum of Rs.990/- and trust that my action will meet with your approval.

5. In conclusion I would observe that it is highly improbable that new offices will be available for the Secretariat for two or three years to come, though they are certainly much needed.

I have the honour to be

Sir,

Your humble, obedient servant

A. Conway Beypad.

GOVERNOR.

Mairobi,
12th March 1913.

C. O.

14314

Sir,

360

I have the honour to inform you that, on the 11th instant, I inspected the offices of the Secretariat and Government Press, as numerous complaints had reached me of their undesirability, and illness among the staff.

Situation.

On the side of Nairobi Hill, on sloping ground at the foot of which, within 20 yards, is a perennial spring, standing water and grass. Behind them the hill rises abruptly.

Prevailing Wind.

Across the plain, and therefore the breeze blows across the latrine, the Press, and offices in the order indicated.

Arrangement of Buildings.

In parallel lines generally in the following order :-

- a, Latrine and clerks office,
- b, Government Press and Store,
- c, Secretariat Offices,

in such a manner that each unit or row acts as a wind screen to the one behind, and as the

The Principal Medical Officer,
Nairobi.

501

prevailing wind blows from the plains in the direction of a to c, the latter is practically sheltered from it, where these do not overlap the building c towards the west is protected by a thick group of trees which act as a most efficient wind screen, but fail as a sun shelter.

Drainage.

Generally is defective.

- a. The buildings are not protected with guttering and down water pipes, and
- b. storm water lodges between rows c and b, often invading the latter, and flooding the compositor's room floor.
- c. The drainage from the boys' latrine is carried a few feet from it only, and abruptly terminates in the grass, its outfall is choked, and mosquitoes are breeding in it; the top end of this drain received the overflow from the stand pipe.

Construction of Buildings.

All buildings are constructed of wood and galvanised iron; some are erected on piles, others on earth plinths topped with cement; the floors wood or cement.

Nearly all the rooms are lined with deal planking.

Secretariat Office.

Ventilation.

The rooms in this office are 10 feet high only, some are ventilated by trap doors into the air space between the ceiling and iron roof.

- The entire space below the roof communicates
- a, with the outside air by a 9" space under the eaves,
 - b, a triangular gable covered outlet at the gable ends of the buildings,
 - c, upright ventilating air shafts (3).

The offices are not provided with punkans or exhaust fans, and the temperature registered by thermometers placed within the offices varies from 72 at 8.30 a.m. to 94 at 2.30 p.m.

Overcrowding.

The total number of persons constantly employed within the buildings are

	1912	1913.
Europeans	10	11
Indians.	9	9
Goans.	26	26
Natives.	24	24
Anglo Indians.	1	1
	<u>69</u>	<u>71</u>

Government Press.

41 persons are constantly employed in the Press room, and extension of the present accommo-

dition is an imperative necessity.

N.B. Extension of this building should not be contemplated between the Press room and Secretariat, as any future additions to it in that locality will add an additional obstruction to the free passage of the breeze.

On the 12th instant I was accompanied by the Ex. Engineer, P.W.D., Nairobi, and the following temporary improvements were decided on :-

a. To reroof the Secretariat office substituting asbestos sheets for the existing galvanised iron with proper provision for "up" outlet by means of shuttered fanlights in the roof.

Probable cost £300.

b. Regrading the present, and formation of stoned drains between the rows of buildings to allow of the free escape of storm water.

c. Extension of present Press room towards the north end, for compositors' and Binders' rooms.

Probable cost £75.

d. Cleansing of existing waste water drains from stand pipe and boys' latrine, and further

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98	99	100

SECRETARIAT

the main part of the building and the
the main part of the building and the

extension towards the Railway line.

6. Purchase of hose pipe and fitting the same to stand pipe for the purpose of flushing the boys' latrine.

(Office Charges)

14. I give it as my definite opinion that the offices at present used are most undesirable and that with the substitution of asbestos roof, and other alterations, the existing unhealthy conditions will be modified in some small degree only; that the buildings are not fire-proof; that their environment, position, construction, and type are unsatisfactory, and constitute a menace to health.

I have the honour to be,

Sir,

Your obedient servant,

William B. ...

Senior Medical Officer.

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G.D.
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8 May 1913

Sir,

I have etc to acknowledge the receipt of your despatch N^o 214

(14314) of the 1st of April, and to

inform you that I

approve of the expenditure

of Rs. 990/- ^{on} the

improvement of the

Secretariat and Govern-

-ment Press Offices, on

the understanding that the

cost is met from savings

2. I should be glad if you

will furnish me with a

comparative condition

report on the present position

of the Government Offices

as regards the provision of paper

and the wages of the

Govt. Offices at Nairobi and

DRAFT.

P.O.P.N. 345

Govt. H.C. Belford Reg. cas.

MINUTE.

Mr. Downie 6/5/13

Mr. Bottomley 6.5.13

Mr. G. Fiddes

Sir H. Just.

Sir J. Anderson

Lord Emmott

Mr. Harcourt

Copy to Mr. Smiley 6/6


L.P. Heron etc

take the opportunity of
asking you for a report
on the question of a systematic
programme of construction
within a reasonable time.

I have
I would also ask you to
consider whether a systematic
programme could not be
drawn up for the
construction of new
buildings within a
reasonable time. The
present buildings were
reported by your predecessor
in 1920 to be a disgrace
to any British Colony and
by far the worst it has ever
been the misfortune for
a large staff to be
forced to work in for
years on end. Owing
to the necessity for
funding funds for
more urgent matters
little has yet been
done to effect an

improvement,
I believe that a sum of £4,000
was expected to be spent on
new buildings ^{the year} 1912-13.
and that 366

I am referring to this matter
I have no desire to assume
that there is any serious
danger of your overlooking
its importance. I am of
course aware that for a
sum of £6,000 was inserted
for the purpose in the
original draft estimates
for the current year, and
that it was only on account
of the necessity of bringing
the expenditure of the
Protectorate within the
limits imposed by the
half and half principle
that you were obliged
later to omit it.


Signed, L. HARGREAVES