

GOVERNMENT TRANSFER OF
BARATON ANIMAL HUSBANDRY RESEARCH STATION
TO THE SEVENTH DAY ADVENTIST CHURCH (E.A.) UNION

SESSIONAL PAPER NO.13.....
BARATON ANIMAL HUSBANDRY RESEARCH STATION

1. MEMORANDUM OF OBJECTIVE:

The objective of this Sessional Paper is to inform Parliament, as required by the provisions of Section J.13 of the Financial Orders - 1968 Edition, about the proposal by the Government to transfer the Baraton Animal Husbandry Research Station, together with all moveable and fixed assets thereon for sale to be used by the Seventh Day Adventist Church (E.A.) Union for the purpose of establishing a University College.

2. THE RESEARCH STATION:

Plot No. Chamundu/Baraton/70

2.1 The Station was established in 1931, but the farm at Baraton was reserved by Government as a Research Centre for Livestock improvement in the early 1960's and the land is freehold trust land owned by the Nandi County Council and registered under the Registered Land Act and occupied by the Ministry of Agriculture for use as an Animal Husbandry Research Station.

2.2 The area occupied by the Station is approximately 134.5 hectares in Chemundu Location exactly North of Kapsabet Township approximately 7 km. Accessible via the Kapsabet-Eldoret tarmac road for about 7 km., then along a well made murram road westwards for about 10 km. The property is immediately on the right on a loam type soils.

2.3 Since its inception, the Research Station has been developed to suit the purpose for which it was established. Maize, vegetables and fodder crops also have been grown successfully on the station farm.

2.4 The fixed assets on the Research Station are as follows:-

1. Water Development:

Water is pumped with ram pump driven with a 6 H.P. lister engine 2 inch diameter steel pipe to two main reinforced concrete reservoirs each of 30,000 gallons capacity, a distance of about 600 metres. From here it is gravitated through mainly 1" diameter steel pipes for domestic purposes, the paddocks, livestock watering and growing of vegetables. Total length of piping is about 50,000 metres with the majority being 1" diameter. The rest are ½" diameter - K£5,200.

2. Buildings:

There is quite some substantial development here comprising of:

- a) class D main house-registration number BARA/HOU/HG.1 occupied by the officer in-charge. This is a construction of 1950s. Construction is of brickwalls under painted galvanised iron corrugated (g.c.i.) roof, cement screeded floor, in part and wooden strip floor in part, timber frame doors, steel metal casement (SMC) windows, and hardboard ceiling.

Accommodation:

Bedroom, bedroom with fixed wardrobes, sitting-cum-dining room, pantry, bathroom, w.c., enclosed verandah. The house is served by about 300 gallon capacity g.c.i. tank - K£5,030.

Plint Area:

Main house approximately 2,100 sq. ft. verandah approximately 570 sq. ft.

Condition of the house - Fair.

Out-buildings:

- i) Kitchen and store with brickwalls under g.c.i. roof, cement screeded floor, timber casement doors and windows. There is a fixed cooling oven in the kitchen - K£406.
Condition - Poor.

Plint area approximately - 325 sq. ft.

- ii) Chicken house built of part brickwalls, part timber walls and part wire mesh sides, under g.c.i. roof and part cement floor and part earth floor - K£78.

Plint area approximately 104 sq. ft.

- iii) Carport with open walls under g.c.i. roof and earth floor - K£27.

Plint area approximately 180 sq. ft.

- iv) Guest house with g.c.i. roof under brickwalls with cement floor, timber frame doors and smc windows. Accommodation consists of 2 bedrooms, bathroom and a W.C. - K£945.

Plint area approximately 540 sq. ft.

- v) Servant's quarters registered as BARA/T/LG/1 construction is of brickwalls, under g.c.i. roof, cement screeded floor, timber casement doors and window.

Accommodation comprises 2 bedrooms, sitting room and a kitchen.

Plint area approximately 481 sq. ft.

- b) This is served by an 800 capacity gallons g.c.i. water tank supported on brick columns; by 25 sq. ft. 1 g.c.i. shower room, and by 25 sq. ft. latrine constructed of brickwalls under g.c.i. room with cement screeded floors. - K£811½.
- b) Office block BARA/AGRI/1/6. This is constructed of concrete block walls, under g.c.i. roof, cement screeded floor, smc. window, timber casement doors harbord ceiling. This accommodates 4 no. offices and an enclosed verandah.

The offices have shelves, a fixed cupboard and a strong money safe, make Philips and Son, Birmingham, usually provided by M.O.W.

Plint area approximately 1,000 sq. ft. Verandah approximately 210 sq. ft.

Outside is a disused 1,500 gallons capacity plastered brick water reservoir. - K£.2,700.

- c) There are 5 new blocks of low grade - grade F Houses of 2 units each. These are in the process of completion and are not yet occupied. Construction is concrete block-walls, beneath asbestos roof, cement screeded floor, soft-board ceiling, timber casement doors and sash hung windows. Accommodation in each unit consists of 1 bedroom, shower room, W.C., kitchen with fireplace water sink, foodshelf and cupboard.

Sewerage is to a septic tank.

Plint area 1,080 sq. ft. each - K£.40,000.

- d) BARA/HOU/T/4 - This is a 1970 building with treated timber walls under g.c.i. roof, concrete foundation cement screeded floor, timber doors and windows, accommodation comprises 2 bedrooms with fireplace, sitting room, kitchen.

Plint area approximately 456 sq. ft. Out-buildings consists of pit latrine and a shower room of plastered brick walls beneath g.c.i. roof and cement floor.

Plint area 60 sq. ft. approximately - K£.744.

- f) BARA/HOU/MG/1 - house construction of brickwalls beneath g.c.i. roof, cement screeded floor, hardboard ceiling, timber doors and windows.

Accommodation 2 bedrooms, sitting room enclosed verandah with fireplace and same construction.

Area house	-	648 sq. ft.	
Verandah	-	169 sq. ft.	- K£.105½.

Out-buildings: Kitchen with brickwalls beneath g.c.i. roof, cement floor, timber door, burglar proofed window - there is ordinary water boiler.

Area - 120 sq. ft., g.c.i. walled and roofed shower room, cement screeded floor - Area 28 sq. ft.; a unit used as servant's quarters with brickwalls, g.c.i. roof, cement screeded floor with an area of about 120 sq. ft., a dis-used incomplete pit-latrine with brickwalls only - 35 sq. ft.; another 30 sq. ft. latrine with brickwalls plastered internally, g.c.i. roof - K£302½.

- g) BARA/T/LG/2 - A 1967 house with brickwalls beneath g.c.i. roof, cement screeded floor, timber doors and windows. Accommodation: 3 bedrooms, sitting room corridor and a fixed cupboard.

Area - 504 sq. ft. - K£630.

Condition is not very good.

Out-buildings comprise a 130 sq. ft. kitchen of similar construction; a pit latrine and shower room with timber walls, g.c.i. roof, cement floors.

Area - 30 sq. ft. - K£160.

- h) BARA/HOU/LG/6 - A and B - that is two units - construction of block walls beneath asbestos roof, with cement floor sash hung windows, timber doors.

Accommodation: bedroom, W.C., shower room with sink, store kitchen with sink/shelves, sitting room and enclosed verandah.

Area - 1,248 sq. ft. approximately - K£3,120.

- i) BARA/HOU/HG/2 - This is a well maintained house with brickwalls under g.c.i. roof, cement floor, timber doors burglar proofed smc windows, hardboard ceiling.

Accommodation - 3 bedrooms, dressing room, sitting room, with fireplace, dining room with low cupboard, kitchen with sink, cupboard and fixed oven, store, corridor with black-door, bathroom with washbasin W.C. and porch with dwarf-walls.

Area - 963 sq. ft. approximately
Porch - 225 sq. ft. approximately

This house is served by a 300 gallon capacity g.c.i. water tank, a brickwalled boiler - 20 sq. ft. and a steel tank reservoir about 12 sq. ft. - K£306½.

Out-buildings comprise a pit latrine and shower room with brickwall, g.c.i. roof and cement screeded floor - 60 sq. ft. - a carport with open sides under g.c.i. roof, and earth floor - 336 sq. ft. - K£50.

- j) A row of houses - BARA/HOU/LG/A to F i.e. 6 rooms constructed of pastered brickwalls, g.c.i. roof, cement floor, timber doors and windows. - K£1,125.

Area approximately 900 sq. ft.

- k) BARA/AGRI/1/3 - hall converted into house, blockwalls, g.c.i. roof, cement floor, timber doors, smc windows.

Area approximately 1, 800 sq. ft.

There is an 18 sq. ft. steel water reservoir serving the two buildings (j) and (k) above - K£2,737½.

- l) BARA/T/MG/1 - A 1970 construction of timber walls, g.c.i. roof, hardboard ceiling, cement floor, the rooms are partitioned with timber, timber doors, burglar proofed smc windows.

Accommodation: 2 bedrooms, sitting room with fireplace, shower room with W.C. and wash basin, kitchen with fixed cupboards and sink.

Area - 594 sq. ft.

Attached to this is an enclosed verandah used as store now.

Area 135 sq. ft.

The whole unit is served with water by a g.c.i. tank raised on plastered brick pillars - capacity about 800 gallons.
- K£1,157.

- m) BARA/HOU/LG/2 - house of brickwalls under g.c.i. roof, softboard ceiling, cement floors, timber doors, smc casement windows.

Accommodation: 2 bedrooms, sitting room with fireplace and kitchen.

Area - 450 sq. ft. approximately. - K£675.

- n) BARA/HOU/LG/3 - as (m) above in all respects. - K£675.
Out-buildings for both units include 2 shower rooms with concrete blockwalls, g.c.i. roof, cement screeded floor. There is cemented washing yard beside the rooms - K£38.

Area - 36 sq. ft. and 18 sq. ft. for washing yard.

Pit latrine brick walls concrete floor and timber doors.

Area - 54 sq. ft. - K£54.

- o) BARA/HOU/LG/4 - A and B, i.e. two units construction is of brick unit walls, g.c.i. roof, cement floor, softboard ceiling timber doors and smc windows.

Accommodation: sitting room two bedrooms and kitchen.

Total Areas: 540 sq. ft. approximately. - K£810.

There is a shower room of concrete blocks, cement floors g.c.i. roof, timber doors.

Area: 18 sq. ft. and 18 sq. ft. washing yard.

Pit latrine is constructed of brick walls, g.c.i. roof, cement floor and timber door.

Area: 20 sq. ft. approximately. - K£20.

- p) BARA/HOU/LG/T/3 - house with concrete block walls g.c.i. roof, cement floor, timber doors and smc windows.

Accommodation: 1 bedroom, sitting room, kitchen, shower room, W.C.

Area: 325 sq. ft. approximately. - K£568 $\frac{3}{4}$.

3. Farm Buildings:

a) BARA/AGRI/1/7 - complex store with plastered brick-walls, g.c.i. roof, cement floor, timber doors, and windows.

Area - 720 sq. ft. approximately. - K£900.

b) BARA/AGRI/1/8 - store but used as dwelling house at the moment. Construction is of internally plastered brickwalls, under g.c.i. roof, cement floor, timber doors and windows.

Area - 450 sq. ft. approximately. - K£562 $\frac{1}{2}$.

c) BARA/AGRI/1/12 - store and office unit, constructed of partly timber walls and partly brickwalls, beneath curved g.c.i. roof, cement floor, timber doors and windows.

Area - 1,296 sq. ft. approximately. - K£1,620.

d) BARA/AGRI/1/18 - comprising of dairy store and office with plastered brickwalls, beneath double interlocking clay tiles, cement floor, hardboard ceiling. This is equipped with concrete shelf and small cupboard. Doors and windows are of timber frame.

Area - 325 sq. ft. approximately. - K£563 $\frac{3}{4}$.

e) BARA/AGRI/1/23 - boiler house with steel boiler. Has partly open and partly brick sides beneath single roof, concrete floor - K£14.

Area - 192 sq. ft. approximately.

- f) BARA/AGRI/1/11 - this is milking parlour served by boiler house above. Construction is of brick walls, light g.c.i. roof, cement floor with timber doors.

Area - 1872 sq. ft. approximately.

This is a strong building complete with sterilizer, sterilising tray, washing tank, fixed timber table, workers' clothe store, 26 number milking bays and feeding troughs.

The roof is supported by strong timber trusses.

- K£3,744.

- g) BARA/AGRI/1/24 - Cowshed - a 1973 extension to the parlour. Construction is of brickwalls, concrete floor, timber trussed g.c.i. roof. The unit has 6 big feeding troughs.

Area - 3,402 sq. ft. approximately. - K£5,103.

The milking parlour and the cowshed above have a large concrete receiving yard.

Area - 6,100 sq. ft. approximately. - K£305.

- h) BARA/AGRI/1/30 - Maize and feed store - with raised floor, wire mesh sides, g.c.i. roof supported by thick brick columns.

Area - 1,464 sq. ft. approximately. - K£1,464.

- i) BARA/AGRI/1/15 & 16 - 2 No bull sheds with brickwall under shingle roof, cement floor.

Area - 420 sq. ft. approximately. - K£420.

- j) BARA/AGRI/1/17 - Calf pen with brickwalls, g.c.i. roof, and concrete floor.

Area - 420 sq. ft. approximately. - K£420.

- k) BARA/AGRI/1/25 - Livestock inoculation house with brickwalls under shingle roof, concrete floor, timber doors and windows. This has 3 rooms.

Area - 360 sq.ft. - K£360.

- l) BARA/AGRI/1/14 - Cald bedding store - 3 roomed - brickwalled, g.c.i. roof, concrete floor, timber doors and windows.

Area - 360 sq. ft. approximately. - K£360.

- m) BARA/AGRI/1/10 - Calf pen with 32 pens and troughs - steel wire sides partly and brickwalls partly, g.c.i. roof, concrete floor.

Area - 765 sq. ft. approximately. - K£956½.

- n) BARA/AGRI/1/32 - generator house with brickwalls under g.c.i. roof, cement floor, timber doors, smc windows.

Area - generator house 540 sq. ft. approximately
- K£540.

- o) BARA/AGRI/1/13 - weighing bridge house with brickwalls under g.c.i. roof supported on brick pillars.

Area - 150 sq. ft. - K£112.

- p) BARA/AGRI/1/4 - Caretaker's house of same construction above.

Area - 540 sq. ft. - K£540.

Both units are served with g.c.i. tank of 65 gallons capacity. - K£5.

- q) BARA/AGRI/1/31 - Implement shed with partly open sides and on brick columns g.c.i. roof, concrete floors.

Area - 315 sq. ft. approximately. - K£157½.

- r) BARA/AGRI/1/9 - Carpentry room: fuel store and spanner house with partly brickwalls, partly open sides, g.c.i. roof, steel wire doors and brick pillars supporting roof - K£270.

Area - 540 sq. ft. approximately carpentry room, fuel store and spanner room.

Machinery house of same construction.

Area - 674 sq. ft. approximately. - K£418½.

- s) BARA/AGRI/1/22 - Store, formerly Hammer Mill house with plastered brickwalls under g.c.i. roof, timber doors and windows.

Area - 495 sq. ft. approximately. - K£495.

- t) Tractor shed with timber column supporting g.c.i. roof.

Area - 1,080 sq. ft. approximately. - K£151.

- u) Pump House with brickwalls under g.c.i. roof, reinforced concrete floor.

Area - 160 sq. ft. approximately. - K£120.

4. Fixed:

Plant: Boiler serving milling parlour mentioned above. There are two defective generators which need repair. These have been out of use for two years. One is coupled to petter engine 6.25 H.P. @ 1500 RPM. The other is coupled to R.6 lister engine 29 H.P. @ 1000 RPM. Both are connected to switching equipment, memlock type. - K£1,200.

5. Other Developments:

- a) 2 No. 30 ft. deep and 20 ft. diameter silos. These have internally plastered brick surfaces. - K£150.

- b) Complex crush structure for handling animals, i.e. weighing, vaccination, etc. This structure is incomplete, however, included here is a 144 sq. ft. building with g.c.i. roof, supported on brick pillars. In the receiving yard are about 200 No. 6ft. high cedar posts fixed in the holes with cement.
- K£100.
- c) A 1,323 sq. ft. silo near the cowshed above. - K£200.
- d) Carport with shingle roof on thick brick columns. 150 sq. ft. - K£22½.
- e) Cattle dip - this is 1950s plunge dip of 500 gallon capacity with rendered concrete tank and splash walls beneath g.c.i. roof. There is a collecting yard, draining race and disposal yards. There are also two separate vaccination crushes. - K£1,750.
- f) Water troughs - there are 16 of these constructed of rendered bricks and concrete floor, except one which is of concrete dwarf walls and floor. Details are as follows:-
- i) 1 No. all concrete - 72 sq. ft. approximately and 2 ft. deep - K£30.
 - ii) 7 No. troughs 100 sq. ft. each and 2 ft. deep. - K£300.
 - iii) 4 No. circular troughs each 12 ft. diameter and 2ft. deep. - K£190.
 - iv) 1 No. circular trough 18ft. diameter and 2½ft. deep - K£100.
 - v) 1 No. trough 140 sq. ft. and 2ft. deep. - K£50.
 - vi) 2 No. calf troughs 8ft. diameter and 2ft. deep. - K£50.

6. Grass Lays:

a) Rhodes - 27 acres and one year old. - K£540.

b) Nandi Setaria - 13 acres and one year old.

c) Napier grass - 4 acres planted 1978 August
- 3 acres planted 1978 October
- 3 acres planted 1977 - K£192½.

7. Crops: There is about ¼ acre orchard comprising of mature loquats, avocado, oranges, guavas and lemons. These too are not to be used. - K£150.

8. Fencing: 4/5 strand plain and barbed wire fence 16.5 km.
- internally. 4/5 strand plain and barbed wire fence
- 4.7 km. - ring fence. There are 40 steel gates and about 6,500 cedar posts to go with the wires.
- K£3,392.

9. Ploughed Land;

In total there were 82 acres of this. 75 acres of these had been given the first plough and the rest had been harrowed. Operations had, however stopped with the idea of establishing this institution. Hence cost incurred should be compensated.

NOTE:

With regard to the 5 newly built type F blocks, it has been checked with the Ministry of Works and found that they have already costed about shs.765,000/-. By the time they are completed they would be about 8,000,000/-. This is inclusive of labour, electrical wiring, etc.

VALUATION:

The fixed assets above are therefore valued in the sum of Kenya Pounds One hundred and four thousand, one hundred and seven only (K£104,107).

The moveable assets on the Research Station are as follows:-

1. Animal in the Station.

There are fifty (50) cows in milk, eleven (11) cows in Dry Herd, five (5) bulling heifers, ten (10) heifer calves and two bull calves making a total of seventyeight (78) herd of cattle valued at a total of K£7,000 (K.shs.140,000/-).

2. Boarded unserviceable stores and equipmet are valued at a total amount of K£856.45 (K.shs.17,125/-).

3. Boarded unserviceable Workshop Inventory and Tools are valued at K£92.1 (K.shs.1,842/-).

4. Serviceable Workshop Inventory are valued at K£1,598.89 (K.shs.31,977/70).

5. Serviceable Office Furniture and Equipments are valued at K£574.35 (K.shs.11,486/45).

6. Serviceable Dairy Inventory are valued at K£304.1 (K.shs.6,087/65).

7. Consumable serviceable stores are valued at K£117.4 (K.shs.2,349/20).

8. Drugs are valued at K£850.8 (K.shs.17,014/50).

9. Consumable stores are valued at K£306 (K.shs.6,120/95).

VALUATION:

The above moveable assets are therefore valued in the sum of Kenya Pounds eleven thousand seven hundred only (K.shs.134,002/55).

2.6. All the fixed and moveable assets on the Station are being transferred by Government to the Seventh Day Adventist Church (E.A.) Union on payment of the total value of K.shs.2,216,140/55 attached to the assets as outlined under paragraphs (2.4) and (2.5) above.

2.7 The Ministry of Finance has already signified its agreement to this proposal and the intended transfer will not involve additional expenditure of public funds.



J.J.M. NYAGAH

MINISTER FOR AGRICULTURE.

Dated 10th day of August, 1979