

for a particular body of workers. This suggests the importance of trying to make the earliest possible arrangement with any persons or groups ready to start industries in the town. In any case the development of the estate will not be begun on an ambitious scale. It is not likely that the expensive method will be followed, by which the building starts on many outer portions of the urban area, advancing by degrees towards the centre. The frontages to existing roads will provide the earliest building sites, and other roads, as far as possible, will be constructed in short lengths as required, thus not only securing greater economy, but also making the town more pleasing in appearance during its first stages. New Town will not be in the position of the ordinary land-development company which has to attract lessees or purchasers by offering a great variety of sites. Tentative efforts have been made to form some estimate of the money required, say, to develop such an estate until five hundred houses have been built, but the difficulties due to an undetermined site and unknown cost of material make any such estimate almost valueless at this stage. We may be certain, however, that the development of the town will demand some hundreds of thousands of pounds.

How will The contract system under which houses
New Town are built on most estates is unsatisfactory
be built? in many ways, and is not in keeping with
New Town principles. It provides an example of that
"production for profit" which we wish to discountenance. It is not ultimately economic, especially if many small contractors are employed, for neither labour nor material can be used to the best advantage. It has proved demoralising both to master and man, producing the "jerry-builder" and the scamping of work. An estate in which the houses have been thus provided is bound to exhibit a lack of harmony and of a common high standard of work. Attempts at control have been made by means of building regula-