

will be responsible for their provision and administration. These services will, in one form or another, provide roads, drainage, water, gas and electric supply, either separately or in conjunction with national or county schemes.

But, in addition to these *direct* services, the Board will initiate projects covering other services of public utility, and engage in them indirectly, for the most part through subsidiary companies.¹ Among such services may be cited, for example, the provision and distribution of an adequate pure food supply, the undertaking of agricultural operations, the provision of houses, certain workshops and factories, public buildings, the securing of means of transport.

Thus, through the New Town Farming Company the Board will insure a pure milk supply, and may be relied upon to see that the quality and price of the milk and other dairy produce are such as to give to the consumer advantages not to be equalled by producers outside. Further, the Board will seek to secure that food produce not grown upon the estate shall reach the residents through the medium of the Central Store,² with a minimum of handling and carriage, and with the least possible delay in distribution.

The use of
the Land. In the next chapter we shall give some description of the work which the Board will be called upon to do in the actual planning and building of the town. Here it will be enough to add that all dealings and transactions in buildings and in property will be carried out exclusively through the Estate Office of New Town. Only in very exceptional cases (such as national requirements for railroad or other public purposes) will any of the freehold of the site be given up. All land will be let on leases with conditions as free from hampering terms as is found to be possible consistently with the development of the principles for which New Town stands. It

¹ See ch. iv. p. 51.

² See ch. iv. p. 58.