

no garden city, garden suburb or land-development scheme which gives residents on its estate, by reason of their residence, a vote for the election of the directorate.

Apart, moreover, from this more immediately financial responsibility, it will be further indicated in this chapter, and illustrated throughout the book, in what manifold ways the residents, each according to his capacity, will be called upon to contribute towards the work involved in the detailed daily administration of the town. The Board of Directors must not be pictured as a body exercising control from a lofty, isolated height. It will necessarily be the seat of final authority, and will have its own peculiar work. But it will also set in operation many other groups of citizens for subsidiary purposes, giving help in the way of initiation, advice and co-ordination.

The Functions of the Board. The duties of the board of a land-owning company usually end with deciding to whom and upon what terms the land is to be let, the due enforcement of these terms and the collection of the rent arising thereunder. The Directors of New Town, however, will be called upon to undertake much more onerous and responsible duties. They will be assisted by committees and groups of residents, specialists in the varying activities of the town's life, who will be working constantly for the concrete expression of the ideals which have attracted them to New Town. The directors will, nevertheless, in a very real sense, be the guardians and trustees of the town's well-being and, as such, constantly faced with problems that vitally concern the health and happiness of every resident.

Public Services. The civic work which is usually carried on by a progressive town council, or similar body, will, for a considerable term of years, necessarily be undertaken by the Directorate of New Town. As promoter of most of the public services, it