

Town Planning Lecture by Michael Edwards

Key Vocabulary

Faculty n = a large department in a university with several sub-departments

Urban adj = relating to a city or town (e.g. urban planning)

Issue n = an important topic or problem – for discussion

Argument n = a proposition or discussion (or a disagreement)

Volatile adj = unstable, changing suddenly

Feature n = a characteristic or prominent part

Consumption n = the use of food, energy or resources

Growth n = the process of development, an increase in (economic) activity

Housing n = the provision of accommodation

Resistance n = opposition to a plan, the use of force to stop progress of something

Affordable adj = to have enough money

Sum up v = to give a brief summary

Real Estate n = property or land, the business of selling property or land

Questions

1. In the beginning of the lecture, Mr Michel Edwards explains the order of the talk. What is the main subject and what are the key headings?
2. What is his 'argument'?
3. What does his recommended book conclude is the most serious problem?
4. What does '20 grand' mean in this lecture?
5. Where do foreigners invest their money in London?
6. What are 3 of the possible effects of the flow of money?
7. How does the new 'City Plan' differ from the 'People Plan'?
8. Why is it difficult to criticise this plan?
9. What is the main strategy of this plan?
10. What is the identified weak point?
11. Who was Abercrombie and what is he famous for?
12. What is the negative consequence of Abercrombie's plan?
13. What are the 2 remarkable things the lecturer mentioned about London?
14. What is the acronyms for people's resistance to the Mayor's new plan?
15. What does the new plan intend to do about housing?

16. Why is the Mayor nervous about it?
17. What is the purpose of social housing?
18. Can you explain housing benefit?
19. Why are high living costs a problem for the economy?
20. What alternatives does Professor Edwards offer to the city plan?

Answer Sheet for Town Planning Lecture

1. The subject of the lecture is about the future planning of (the city of) London. The order of the talk will be: the economy, property markets, political situation, ways of planning and the plan for London; followed by questions.
2. His argument is that “The London plan is a victory for ‘rentiers”.
3. The most serious problem is the cost of housing
4. 20 thousand pounds
5. Foreigners invest in production (factories etc.), consumption (built environment of shops and venues) and lending.
6. The effects of the flow of money are: re-distribution of wealth, business activity moves away from the centre, major cities attract almost all of the investment, high cost of labour, increased personal debt.
7. The new city plan is not democratic, unlike the people plan. Also, the new city plan encourages rapid economic growth for London, whereas the people’s plan tried to restrict growth.
8. It is difficult to criticise because one cannot evaluate the options, it is presented as the only alternative (TINA)
9. The main strategy of the plan is to create as much growth as possible for the Financial and Business Sectors – otherwise they will take their business elsewhere.
10. It does not help any other areas of the economy.
11. The Abercrombie plan protected the countryside around London in order to stop London growing too much.
12. Due to limited supply, property prices are going up and the markets are volatile.
13. Two remarkable things: the centralisation of London (causing the concentration of employment in the centre) and the protection of green countryside
14. NIMBY (Not in my back yard)
15. Increase density of building, recycling ‘brownfield’ sites and creating affordable social housing (SH).
16. It is not working as not much social housing is being built.
17. Middle income people can’t afford to buy houses.
18. Financial assistance from the government for people on low incomes to help pay their rent.
19. High living costs are a disadvantage because it means it is difficult for London to compete with other countries and cities; and that poorer people become worse off.
20. 1) Lower housing costs through more SH, 2) stop tenants of SH buying their property 3) create better transport links between suburbs 4) increase space 5) strengthen focus on resources and 6) build beautiful buildings