# **Deloitte.**



**Breakout 1** The freeports and Teesworks



# THE UK'S LARGEST DEVELOPMENT OPPORTUNITY

## FIRST MAYORAL DEVELOPMENT CORPORATION OUTSIDE OF LONDON





#### TEES VALLEY – THE PLACE



Tees Valley is situated in the North East of England and has 2.5million people located within an hour's drive



The area is served by three airports, Teesside International, Newcastle and Manchester



The East Coast Main Line at Darlington enables a 2hr 20min journey to central London



Home to the deepest port on the east coast of England



4th biggest city region in the UK

Population of around 700,000



£588.2m Investment Plan agreed over next 10 years

£74.6m on airport development programme



Situated within 1hr of six key universities including; Teesside, Durham, Newcastle and Leeds

Devolved skills budget focused on business needs



70% of regional businesses are internationally owned



Fast-growing economy worth £13.1bn



One of only nine Metro Mayors in the UK – devolution powers as London, Manchester and Liverpool



## THE OPPORTUNITY – 4,500ACRES



THE WARDE

## ELEVEN DEVELOPMENT ZONES

SOUTHBANK

DORMAN

TEESPORT

RBT

BRAN SANDS THE FOUNDRY SOUTH GARE

6

NET ZERO TEESSIDE

LONG ACRES

STEEL HOUSE

5

4

LACKENBY

RIVER

### THE VISION

- Part of the UK's largest Freeport
- 1,035m new South Bank Quay the first UKIB investment of £107m
- Development of over 14,500,000ft<sup>2</sup>
- UKs preferred carbon capture utilisation and storage facility Net Zero Teesside
- 20,000 new jobs
- Contributing £1billion per annum to the Tees Valley economy
- Remediated site attracting international investment
- Over £200m committed
- Delivering the UKs economic strategy



### THE MASTERPLAN

RBT

BRAN SANDS FOUNDRY

VER

LACKENBY

TEESPORT

SOUTH BANK

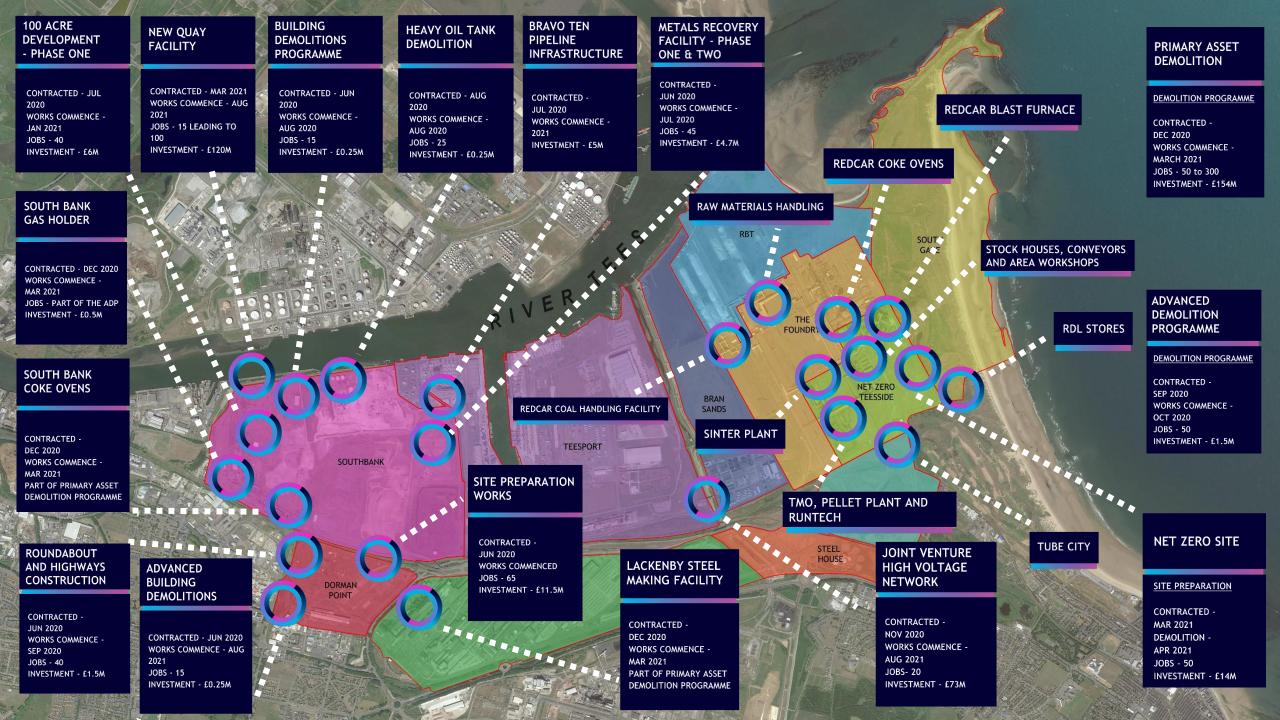
DORMAN

SOUTH GARE

NET ZERO

G ACRES

STEEL HOUSE



#### Teesside Freeport

#### Global trade. Global scale.



# The Teesside Freeport

Nolan Gray, Freeport Director November 2021

# Unrivalled in size, connectivity and opportunity.





£bn Boost to the local economu



Sea

Home to some of Britain's deepest berths and busiest ports, the River Tees is a gateway to the North Sea, Europe's trade hubs and major offshore projects. 

# Air

Located within the freeport, Teesside International Airport provides connections to London Heathrow as well as Amsterdam Schiphol, unlocking the rest of

Unrivalled in scale and connectivity, the Teesside Freeport is immediately linked to the UK's road and rail network, bringing key cities and regions within easy reach.

Lono

## What is a Freeport?

Freeports are secure customs zones located at ports where business can be carried out inside a country's land border, but where different customs rules apply

They can;

- reduce administrative burdens and tariff controls
- provide relief from duties and import taxes,
- ease tax and planning regulations



While located geographically within a country, they essentially exist outside its borders for tax purposes



## Objectives of a Freeport

The UK government has designed a bespoke, world-leading UK Freeport model aiming to achieve three objectives:

- Establishing national hubs for global trade and investment
- Regeneration and levelling up
- Creating hotbeds of innovation

These objectives must be delivered under the context of decarbonisation and Net Zero by 2050 or earlier.

6			

## Where is the Freeport?



## What does it mean for the region?

- The Teesside Freeport touches all five local council areas across the region
- It will create more than 18,000 jobs over the next five years
- It will provide a boost of billions of pounds to the local economy
- Covering 4,500 acres, the Teesside Freeport will be the biggest in the UK



## National hubs for trade and investment

- Intensifying the economic impact of our ports and generating increased economic activity across the UK
- Focus on 3 existing Clusters to enhance and grow:
  - Offshore Energy
  - Chemicals & Materials Processing
  - Life Sciences
- Provide businesses and ports the opportunity to improve current practices:
  - Process Efficiency
  - Agglomeration
  - Market access, supply chain and logistics



## Regeneration and levelling up

- Harness ideas and investment from the private sector to deliver jobs, sustainable economic growth and regeneration in the areas which need it most.
- model's tax measures, seed capital, an appropriate planning environment, good governance,
- a strong local skills base and the support of government in attracting foreign investors.
- Supporting emerging industrial clusters
- Transport
- Skills

## Hotbeds of innovation

- Key innovation activity & outcomes
- Capability and Investment: Build and reinforce the capability for Research and Development (R&D) in the Freeport region, by funding and supporting private and public investment in research, innovation and skills within Freeports
- Collaboration and Commercialisation: Facilitate translational research, skills development and data-sharing in the Freeport region, by linking start-ups, businesses and ports with academic institutions, innovation structures and regulators
- Novel solutions: Drive the development, testing and application of new ideas and technologies, including developing innovative solutions to problems faced by Freeport



## Energy transition

The energy transition is a pathway toward transformation of the global energy sector from fossil-based to zerocarbon by the second half of this century. At its heart is the need to reduce energy-related CO<sub>2</sub> emissions to limit climate change



Led by bp, Net Zero Teesside is the UK's preferred CCUS project WHITETAIL CLEAN ENERGY

Based at Wilton International this could be the UK's first 300MW Net Zero Power station



GE Renewable Energy

Planning approved for GE's mammoth blade manufacturing facility

## Taxation benefits for a business

The Teesside Freeport offers 600 hectares of land to invest in which will provide the resident businesses substantial tax reliefs.

Relief

Description



Business Rates Relief



Enhanced Capital Allowances

	٠	

Enhanced Structures and Buildings Allowance



Employer NI Contributions Rate Relief



STDL	Purchase & Lease	Designation	30 Sept 26
ECA	100% first year allowance (P&M)	Designation	30 Sept 26
ESBA	10% rate of SBA for 10 years	Designation	30 Sept 26
NIC	Zero rate of secondary C1 on new hires (£25k cap for 3 years)	6 April 22	5 April 26
Business Rates	100% relief from business rates on SIC specified business premises within Freeport tax sites. (Up to 5 years of benefit)	1 Oct 21	30 Sept 26

From

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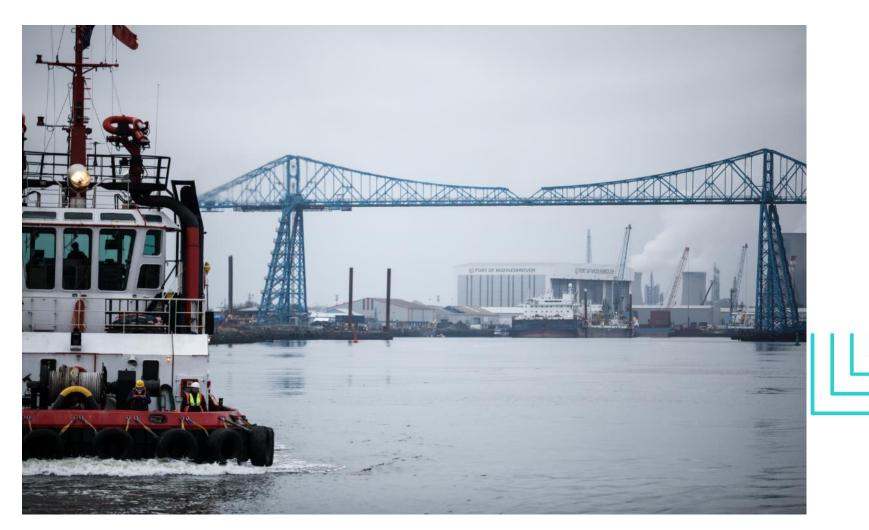


## What are the benefits to a business?

Companies operating within Freeports can benefit from custom or tax benefits or a combination of both depending on land selection and location.

#### **Customs Benefits:**

- Inside the UK fiscal territory
- **Duty suspension** on entry
- **Duty flexibility** to select most beneficial treatment on imports
- Duty exemption for reexports subject to FTA
- Simplified movements and declarations
- Freeport businesses will be authorised by HMRC



# **Deloitte.**



**Breakout 2** Darlington Economic Campus







**X** 

Department for Education Department for International Trade

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Department for Levelling Up, Housing & Communities





Office for National Statistics

#### **Darlington Economic Campus**

The Darlington Economic Campus is a pioneering cross-government hub which will bring together people from key departments and public organisations who play an active role in the most important economic issues of the day.

The Campus aims to connect talent across a wide range of skills and experiences, from entry level to experts, to encourage a new approach to how we manage and measure the issues critical to our economy, including:

- public spending
- climate change
- housing
- data protection

- tax policy
- business investment
- local growth
- education





#### Why are we opening the Darlington Economic Campus?

The Darlington Economic Campus is part of the Government's Places for Growth programme, which is relocating 22,000 Civil Service roles out of London and the South East by 2030.



- Opening the Economic Campus in Darlington is an exciting opportunity to deliver on our commitment to the Government's levelling up agenda, spreading opportunity and investment across the UK so that people feel that they can succeed in their local area.
- Civil Service relocations play a vital role in this agenda by reforming how Government makes decisions and by better reflecting the communities we serve.
- The Economic Campus will be a core and permanent part of the way the Government functions and delivers policy. It provides an opportunity to access a wide range of talent outside of London.

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**Official Sensitive** 

#### Statement from the leadership team in Darlington.....

"Our new office will allow government to cultivate new relationships with a wider range of stakeholders, bring decision making that happens in London closer to the citizens we serve and create new employment opportunities where people from all over the UK can play an active role in shaping the future of the country."



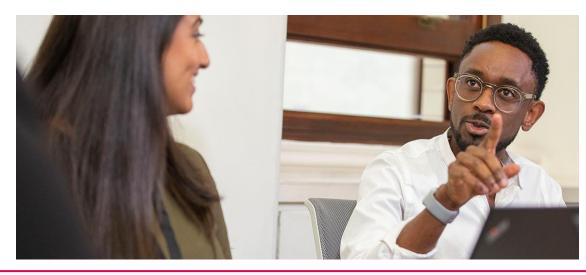


#### What jobs and career opportunities will be available?

At least 750 roles will be based at the Economic Campus by May 2024 from across the new departments locating to Darlington. These roles will add to the 750 positions that the Department for Education already have there.

Opportunities range from apprenticeships to senior leaders, from office support and analytics, to project management and policy-making.

Information on roles available at the Campus can be found at: <u>www.darlingtoneconomiccampusjobs.co.uk</u> and at: <u>www.civil-service-careers.gov.uk/north-east</u>.



lusiness Energ

Industrial Strategy

#### **Career Development**

Work at the Campus will offer career paths across a variety of departments, with opportunities for secondments from private and public sector partner organisations.

Our people benefit from talent programmes to help colleagues progress in their careers, as well as opportunities for continuous learning and development.



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**Official Sensitive** 

#### Who are we looking for?



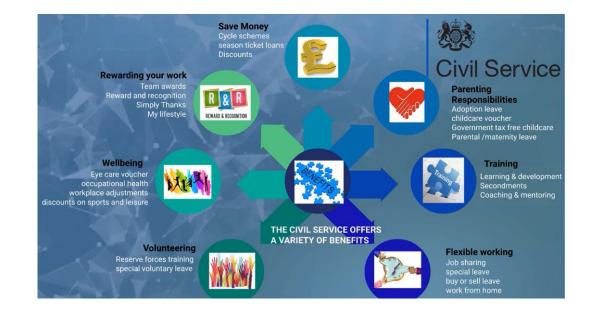
We seek the best possible talent and are looking for creative and innovative thinkers to help government look at problems in new ways. We are committed to attracting and retaining a diverse workforce as well as building an inclusive culture where everyone can thrive regardless of their background. Attracting the best possible talent is critical to ensure we have the breadth of background, experience and thought.

Civil Service or government experience is not essential. Our departments rely on people from all backgrounds with transferable skills.



#### What do we offer our colleagues?

- We have a wide range of employee networks to make connections and champion issues. Our diversity networks include groups such as Disability Advisory Group, All Ages Network, Faith and Belief Network, the Ethnic Minority Network and LGBT\* Network.
- We are equal opportunity employers and accredited Disability Confident Leaders, and many organisations at the Campus are among the Top 75 Social Mobility Employers.

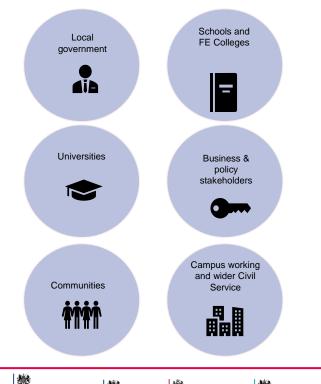




#### **Campus outreach**

We want the Economic Campus to be an opportunity to better understand the issues and views of communities across the UK and use this to support policy development across our departments.

We aim to use the new campus to forge relationships to help us in our work - to ensure the economic campus does more than just move civil service roles to Darlington.



Department

for Education

Department for

Business, Enerav

& Industrial Strategy

Our outreach plan includes a programme of engagements:

- A series of roundtables with northern universities, FE colleges and local businesses inc. through the Closer to Home programme to discuss opportunities on recruitment and how we will work together.
- Engagement with stakeholder groups including local authorities - on opportunities the campus may provide - and universities - on issues such as regional productivity and data science and modelling.

Department for Department for Levelling Up, International Trade Housing & Communities Office for National Statistics



#### Where will we be based?

We have a three-phase approach to accommodation, building on the existing strong DfE presence in Darlington to ensure our office space meets our growing workforce:

#### 'Interim' touch down office space

Bishopsgate House – shared occupancy with DfE from July 2021

#### 'Temporary' office space

• Feethams House – phased move starting from March 2022

#### **Permanent office**

- Procurement process via Government Property Agency currently underway
- · We will announce the result of this process in due course







# **Deloitte.**

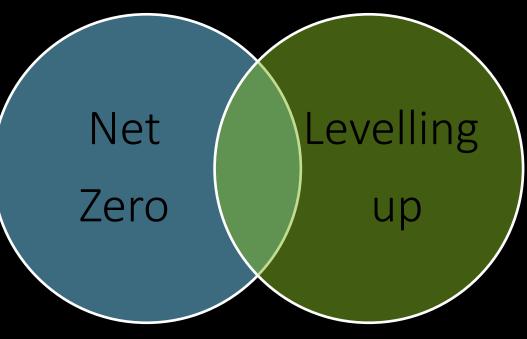


### **Breakout 3** Unlocking net zero opportunities to accelerate business growth

Agenda	Overview	Timing	Speaker
Introduction	High level overview and introduction to the opportunity of Net Zero and levelling up	5 mins	Deloitte
Current environment	Walk through some of the Net Zero and sustainability initiatives and ventures already taking place in Teesside	5 mins	Chris Beck, Tees Valley Combined Authority
Pioneer species	Hear from someone living this already	5 mins	Tristan Zipfel, EDF Energy Renewables
Plant the seed	What is required to help build a sustainable business ecosystem in Teesside?	5 mins	Deloitte
Finding a niche!	Small group discussion thinking around opportunities and creative solutions	20 mins	Breakout
Building a community	Working together to create long term sustainable, economic development and prosperity in the region	5 mins	All

### Levelling Up: Unlocking net zero Introduction

The target of completely negating the amount of greenhouse gases produced by human activity, to be achieved by reducing emissions and implementing methods of absorbing carbon dioxide from the atmosphere.



Creating, long term, sustainable economic development and prosperity in a region outside of existing economic hubs.

Deloitte believes that the cross over of Net Zero and Levelling Up presents a multitude of business opportunities

2 paths of opportunity:

- 1) Decarbonise existing industry and;
- 2) Development of new industries as a consequence of net zero goals

### Levelling Up: Unlocking net zero Introduction

#### Why now?

#### Significant investment is required to meet net zero targets both Public and Private

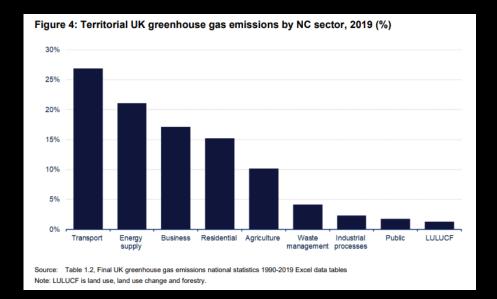
• "We have committed over £12 billion of domestic green investment since March 2020"

The Rt Hon Kwasi Kwarteng Secretary of State for Business, Energy & Industrial Strategy – Net Zero Strategy: Build Back Greener

• Opportunities opening up from banks and lenders due to the new ESG requirements

#### Why Teesside?

A significant proportion of UK's Net CO2 emissions relate to energy supply, industrial processes and the business sector. Combined, these industry sectors make up 40% of net emissions.





# **Dr Chris Beck**



24<sup>th</sup> Nov 2021

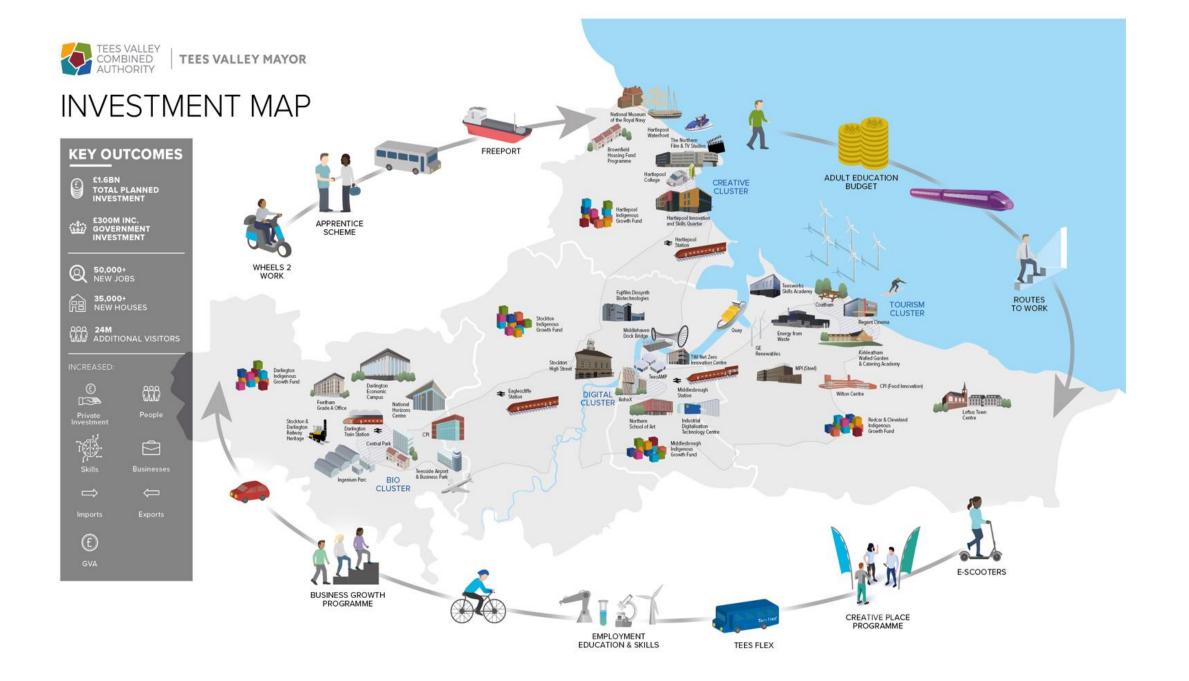
# The Tees Valley



# Net Zero to the Tees Valley is...







## Levelling Up: Unlocking net zero

**Pioneer Species** 

Led by Tristan Zipfel, Strategy Director of EDF Renewables



## Levelling Up: Unlocking net zero Plant the seed

Education	Access	Existing industry	Competition	Funding
Energy	Brownfield sites	Reputation	Planning permissions	Space
Transport links	Diversity & inclusion	Skills	Resources	

Barriers = Opportunities

## Levelling Up: Unlocking net zero Finding a niche

# Breakout sessions of 8-10 people plus one host facilitating.

- Do any of the barriers mentioned resonate with you?
- Where would you see barriers for your company in the region?
- What would you like to see change?
- Do you have any ideas already?
- Have you already overcome a similar barrier in your region?
- What opportunities do you see for your business?
- Who do you think you might need help from?
- Do you need further information about any area?
- What would you like to see more of?

Aim of Levelling up = Creating, long term, sustainable economic development and prosperity

Net Zero and sustainability solutions have to be at the heart of that.

Please revisit the areas we've focussed on today when you're thinking about your net zero, investment and social responsibility strategies. **Be bold**; everyone and every business can bring something to the table to help us meet Net Zero goals and Level Up.

You now have a new network of contacts from which you can bounce ideas, create joint ventures, develop technologies, innovate with.

# Levelling Up: Unlocking net zero

Your speakers and hosts

- Arran Taylor Deloitte
- Richard Harriss Deloitte
- Chris Beck Tees Valley Combined Authority
- Tristan Zipfel EDF Renewables

# **Deloitte.**



**Breakout 4** Place-shaping: A development focus

# Profiles



Sarah Walker, Head of Development and Delivery – Tees Valley Combined Authority

Experienced in development, investment planning and bid development, specifically in collaboration with a wide range of stakeholders. Leads the development of projects and programmes across the full portfolio at the Combined Authority.



#### **Stephen Hall, Newcastle Senior Office Partner** – Tax - Deloitte

Specialising in tax advice for private businesses and their shareholders, with over 25 years of experience at Deloitte. Twice voted North-East England Tax Advisor of the Year and Senior Office Partner for Deloitte's Newcastle office.



#### Nolan Tucker, Leeds Office Director – Real Assets Advisory - Deloitte

Specialism in Strategic Land promotion and large-scale planning applications for residential and mixed-use development. National Head of the Strategic Land Market Focus Area within the Deloitte Real Assets Advisory team with over 20 years of experience in the industry, primarily in private sector consultancy.



#### Mel Wilson, Assistant Director – Real Assets Advisory – Deloitte

Regeneration and development specialist and with a focus on Local and Regional Government. Mel is a Better Business Cases certified practitioner who provides regeneration strategy and delivery advice on a range of complex strategic sites, town centre projects and former industrial sites across the UK. Mel has worked with South Tees Development Corporation and is currently advising Wirral Council on their Birkenhead Town Centre proposals.



Why 'Place-Shaping- A Development Focus?

# Why are you interested in Place-shaping and Development in Tees Valley?



Scan the QR or go to Mentimeter.com and enter code: 6663 8014



Levelling Up: Making it Happen 'Place-Shaping' – A Development Focus

# Introduction

"A polycentric economy of

5 distinct boroughs "

**£16m** GDP (2019)

STDC – 4,500 acres Freeport – 4,500 acres

**Population of** 

677,170



Construction

Teesside **International Airport Development Land - 350 acres** 

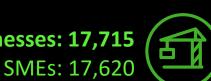
**Key Sectors Advanced Manufacturing Clean Energy Low Carbon Chemical and Process Creative, Culture** and Leisure **Health and Social Care** Logistics **Other Public Services Other Private Services** 

Level 4+ Qualifications: 33.2% No Qualifications: 8.4%

2.5 m within 60 mins of TIA 5.2 m within 90 mins of TIA

House prices (avr.) £124,918 **Employment Rate: 70.2%** 

**Total Businesses: 17,715** 

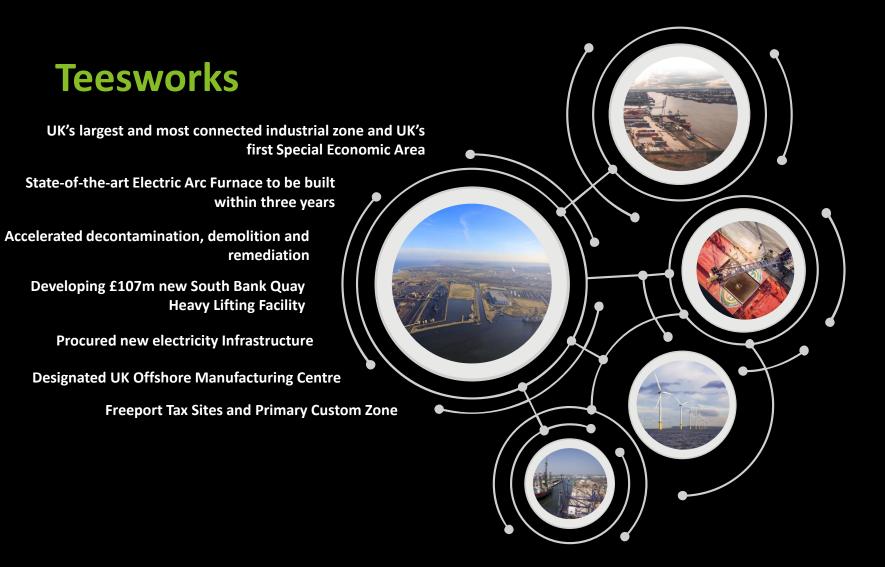


# Economic Strategy & Key Ambitions



Levelling Up: Making it Happen 'Place-Shaping' – A Development Focus

### **Development Successes - Teesworks**



### **Development Successes**

### Boho Zone, Middlesbrough

Providing high quality modern office space and is being delivered by global property developer and construction company BCEGI

> Due for completion in December 2022

Developed on the Middlehaven Regeneration Area surrounded by wider development including Town Centre residential Development

Adjacent to the improved Middlesbrough Rail Station and Historic Quarter

> The site lies in the heart of the 8.1ha St Hilda's Enterprise Zone

#### **Stockton Waterfront**

Refocus and regeneration of the town's main retail offer, the 700-year-old market, and other parts of the High Street

£74m project (TVCA, Future High Street Fund and Commercial)

Demolition of the significant out of use buildings to open up the town to the river

Paving the way for mixed-use buildings, riverside park including performance space and public realm

### Tees AMP/Net Zero Innovation Centre

11-hectare site providing high specification units for advanced manufacturing businesses

£25m anaerobic digester, using food and biological waste to create power

Phase 2 commencing soon with units to be designed to bespoke specifications

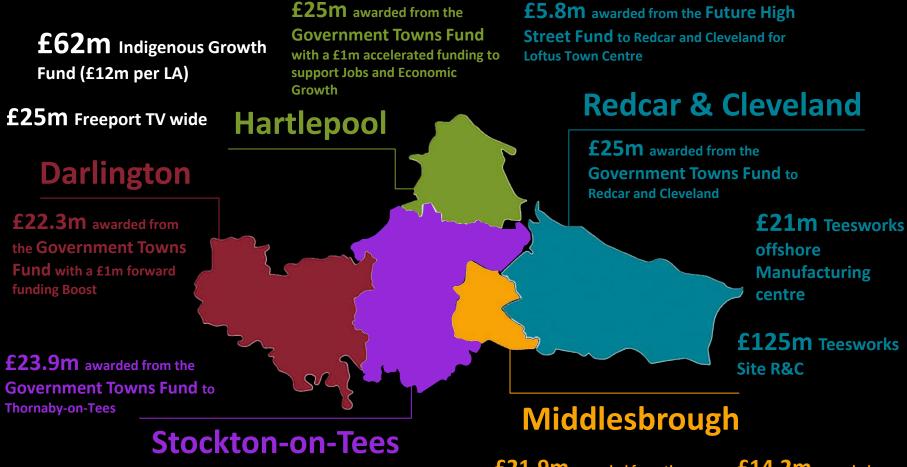
Investment aids in the development of an internationally recognised Net Zero Technology Cluster, a National Centre of Excellence

### The Northern School of Art and Film Studios

North East's only large-scale commercial film and television production and studio The only specialist provider of creative courses in the North East

£25m investment partnership from the BBC to develop close relationships with local facilities such as this

# **Government Funding Secured**



**£16.5m** awarded from the Government Future High Street Fund

**£20m** awarded from the **Levelling Up Fund** to Stockton South to develop Yarm **£21.9m** awarded from the **Government Towns Fund** to Middlesbrough with **£1.2m** allocated to Middlesbrough College £14.2m awarded from the Future High Streets Fund

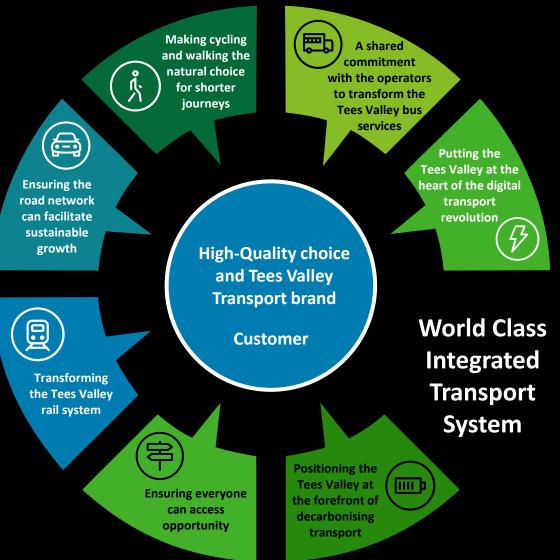
### Transport

#### Autumn Budget 2021:

£310m secured for Tees Valley via City Region Sustainable Transport Settlements.

#### **Strategic Priorities:**

- Rail: Darlington, Middlesbrough, Hartlepool Station improvements and extension of services
- Roads: New Tees Crossing, A1-A19 Connectivity (A689 Hartlepool-Wynyard-A1)
- Public and Active Travel
- Intelligent Transportation
- Transport Decarbonisation



# **Opportunities and Development Priorities**

"ensuring the whole of Tees Valley is an attractive and vibrant place to live, work, invest and visit"



#### Place Based Growth

Creation of jobs and increased value of our place a sustainable and creative environment resulting in improved opportunities for all



To drive the transformation of Tees Valley through innovative investment models

Leveraging increased private sector investment and long-term commitment Shared risk and reward through co-investment

Supporting key sector cluster development Rejuvenate our Town Centre's and connect our communities Land, property, infrastructure, businesses, innovation, people and skills

Critical to the region's transformation, Levelling Up communities & decarbonisation

Improve quality and choice of housing to support the transformation of our place

Deliver a world-class integrated transport system

Supporting business growth



Digital

Decarbonise



#### Commercial

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# **Breakout 5** Finance and attracting private investment



# **Deloitte.**



**Breakout 6** Talent and skills: unlocking economic success

# What is the picture today in Teesside? Strengths

The Tees Valley is home to several sectors with **national** and **international** significance and has significant **sectoral strength** and relatively high employment in higher productivity sectors such as:

- Chemical & Process, Clean Energy, Low Carbon & Hydrogen and Advanced Manufacturing.
- Construction sub-sectors including civil engineering and specialised construction together with Logistics sub-sectors such as road freight transport are also well represented in the region.
- Health and Social Care is one of the largest sectors for employment in Tees Valley, and there are emerging strengths in Digital and Business & Professional Services.

Analysis of employment and skills in the Tees Valley shows that high qualification and/or high skill occupations are making up an ever increasing share of total employment. Almost three quarters of the projected jobs will require higher level skills by 2027.

**Teesside University** is one of the UK's leading higher education institutions for working with business – with **major local strengths in computer science** and associated degrees; and **engineering and technology**.

HE participation rates (2018/19) for Tees Valley domiciled students are higher than national – with 20,000 students studying at universities across the country

# What is the picture today in Teesside? Challenge

High rates of economic inactivity and low levels of employment have a significant effect on productivity.

An employment rate of 70% which is 6% below the UK average - there is less than one job for every resident aged 16-64

In October 2021, 75,749 Tees Valley residents were claiming Universal Credit. 19.7% of 16-24 year olds in Tees Valley were claiming UC compared to 12.5% nationally.

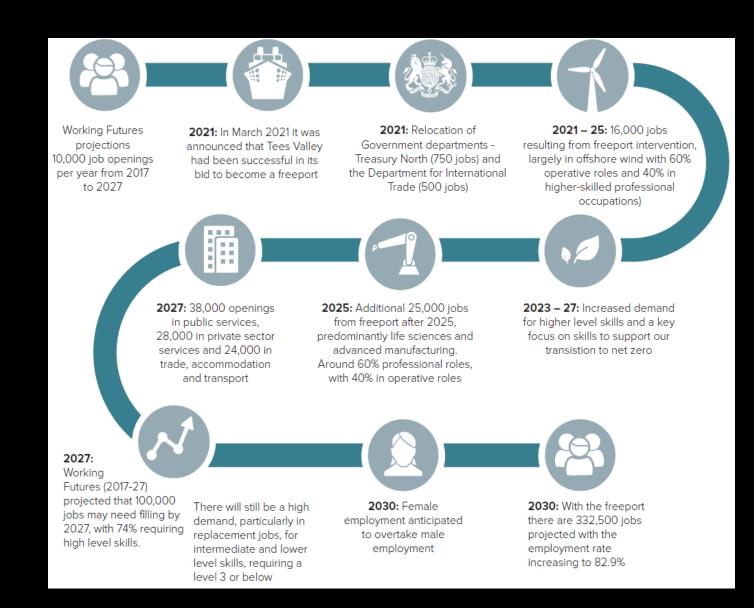
Tees Valley has higher levels of the working age population with no qualifications (8.5%), and fewer people qualified to levels 2 (75.5%), 3 (55.4%) and particularly level 4 (33.1%), compared to the national averages at 6.4%, 78.2%, 61.4% and 43.1% respectively.

Apprenticeships-34% lower than 2016.

#### BUT change is happening....

Employment rate improving faster than national Vacancy numbers high 179 new apprentices advertised in October

# Job opportunities for Teesside to 2030



#### Stay Local Go Far

Through these opportunities we want to show local people they don't need to leave the region to succeed in excellent careers in a variety of sectors they can have their career of choice right here in Tees Valley.

# What action have we taken?

1. SKILLS CAPITAL INVESTMENT         • £32m         • Electric vehicle         • Digital         • Creative Quarter	<ul> <li>6. APPRENTICESHIPS</li> <li>£3.6m business grants</li> <li>1798 apprenticeships created in 1574 businesses</li> </ul>
<ul> <li>2. DEVOLVED ADULT SKILLS BUDGET</li> <li>Awarded £88m</li> <li>Trained 40,500 resident adults</li> <li>Used flexibilities</li> <li>Responded to employer demand</li> <li>Piloted employer led training</li> </ul>	<ul> <li>7. KICKSTART</li> <li>Supported 144 businesses</li> <li>Created 728 placements</li> </ul>
<ul> <li><b>3. HIGHER EDUCATION</b></li> <li>Teesside University-SME support, Digital, Degree apprenticeships</li> <li>FE provision</li> <li>Northern School of Art</li> </ul>	<ul> <li>8. SKILLS FOR GROWTH</li> <li>Supported 164 businesses-workforce planning/ Training Need Analysis</li> <li>Developed bespoke training</li> <li>Trained 284 employees</li> </ul>
<ul> <li>4. CAREERS AND EDUCATION</li> <li>Invested £5m in Education</li> <li>Engaged all 11-18 schools-71 schools</li> <li>Created primary school pilot-120 schools</li> <li>Engaged 1200 businesses</li> </ul>	<ul> <li>9. ESTABLISHED TEESWORKS SKILLS ACADEMY</li> <li>Engaged 4,000 people</li> <li>Trained 528</li> <li>Supported 400 people into work</li> </ul>
<ul> <li><b>5. ROUTES TO WORK</b></li> <li>Supported 3672 long term unemployed people</li> <li>815 into work</li> </ul>	<ul> <li>10. L3 TRAINING</li> <li>£2m awarded</li> <li>16 providers</li> <li>L3+ skills bootcamps</li> </ul>



Recognising what's in place, what more can we be doing to sustain levelling up of skills and talent? 'Employers want a system that delivers the skills they need whilst college leaders want clarity on where accountability sits'

What is one thing we each can do to work collectively with TVCA to support levelling up of skills and talent? **43%** responded skills and employability is key to getting ahead

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