

METROPOLITAN BOROUGH OF NORTH TYNESIDE

Inter-Departmental Memorandum

To: See Below

From: The Secretary and Chief Legal Adviser

Ref:

Ref: BMN/HC/DEV.54/45

Date: 6th June, 1988

Metropolitan Borough of North Tyneside
(Hadrian Hospital, Wallsend)
Tree Preservation Order 1986

I enclose, for your information, a copy of the confirmed Order in respect of the above mentioned Tree Preservation Order.

To: Chief Architect (for the attention of Mr. F. White)
Chief Planning Officer (for the attention of Mr. M. Howe) ✓
Mr. S. Oldcorn, Land Charges Section

METROPOLITAN BOROUGH OF NORTH TYNESIDE PLANNING DEPT		
RECEIVED 07 JUN 1988 AFTN		
REFERRED TO <i>MDH</i>	DEALT WITH BY	REPLIED

PA

E. D. Nixon

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TOWN AND COUNTRY PLANNING ACT, 1971

THE METROPOLITAN BOROUGH OF NORTH TYNESIDE

(HADRIAN HOSPITAL) TREE PRESERVATION ORDER 1986

The Council of the Metropolitan Borough of North Tyneside (in this Order called "the Authority"), in pursuance of the powers conferred in that behalf by Section 60 and Section 61 of the Town and Country Planning Act, 1971 (as amended by Section 10(1) of the Town and Country Amenities Act, 1974), and subject to the provisions of the Forestry Act, 1967, hereby made the following Order:-

1. In this Order:-

"the Act" means the Town and Country Planning Act, 1971;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the Secretary of State" means the Secretary of State for the Environment.

2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the Authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage, or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto, which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3. An application for consent made to the Authority under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specifying the trees to which the application relates, and the operations for the carrying out of which consent is required.

4. (1) Where an application for consent is made to the Authority under this Order, the Authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the Authority may think fit, or may refuse consent.

Provided that where the application relates to any woodland specified in the First Schedule to this Order the Authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the Authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

(2) The Authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the Authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5. Where the Authority refuse consent under this Order, or grant such consent subject to the conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied:-

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees other than trees comprised in woodlands, that the trees have an outstanding or special amenity value.

6. (1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless:-

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act; or
- (b) the Authority with the approval of the Secretary of State dispense with replanting;

the Authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and Section 175 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to:-

- (a) Species;
- (b) Number of trees per acre (hectare);
- (c) The erection and maintenance of fencing necessary for protection of the replanting;
- (d) The preparation of ground, draining, removal of bushwood, lop and top; and
- (e) Protective measures against fire.

7. On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the Authority shall if such condition or direction relates to land in respect of which byelaws made by a water authority since 31st March, 1974, by any other authority (whose functions are now exercised by a water authority) who at any time prior to 1st April, 1974 exercised the functions in respect of which the byelaws was made, by a drainage board, or by the Greater London Council in the exercise of any of its functions in relation to the maintenance, improvement or construction of

watercourses or of drainage works restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the water authority, the drainage board, or the Greater London Council under those byelaws and the condition or direction shall have effect accordingly.

8. The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9. Subject to the provisions of this Order, any person who had suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the Authority within the time and in the manner prescribed by this Order, be entitled to recover from the Authority compensation in respect of such loss or damage.

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10. In assessing compensation payable under the last preceding Article account shall be taken of:-

(a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 60 of the Act or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932; and

(b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

11. (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the Authority, such service to be effected by addressing the claim to the Authority and leaving it at or sending it by post to the principal office of the Authority.

Provided that where the application relates to any woodland specified in the First Schedule to this Order the Authority shall grant consent so far to the principal office of the Authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the Authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the Authority, from the date of the decision of the Secretary of State on the appeal.

12. Any question of disputed compensation shall be determined in accordance with the provisions of Section 179 of the Act.

13. The provisions of Section 61 of the Act shall apply to this Order and the Order shall take effect on 26th January, 1987.

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it, is guilty of an offence and liable on summary conviction to a fine not exceeding £400 or twice the sum which appears to the Court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding £200 on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree other than one to which an Order applies as part of a woodland is removed, uprooted or destroyed in contravention of an Order, or is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by Section 60(6) of the Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application, the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the Authority to enable the latter to decide whether or not to dispense with the requirement.

14. This Order may be cited as "The Metropolitan Borough of North Tyneside (Hadrian Hospital, Wallsend) Tree Preservation Order 1986".

FIRST SCHEDULE

The map referred to is at a scale of 1:500 and is based on an enlargement of the 1:2500 O.S. Northumberland Edition of 1973 sheet numbers NZ 3067.

The area covered by the order includes Hadrian Hospital and the land North and East of the boundary.

The area is completely within the Metropolitan Borough of North Tyneside in the County of Tyne and Wear.

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

No. on Map	Description	Situation
		The trees T1 to T15 are situated within the area most adjacent to the Coast Road:
		The following trees are measured from the most northern boundary. Measurements are taken from the N.W. corner eastwards.
T1	Hawthorn	94.5m, offset 0.5m S of boundary
T2	Sycamore	85.0m, offset 1.0m S of boundary
T3	Elm	80.0m, offset 1.5m S of boundary
T4		Omitted
T5	Elm	81.0m, offset 4.0m S of boundary
T6	Elm	82.5m, offset 4.4m S of boundary
T7	Sycamore	83.5m, offset 9.0m S of boundary
T8	Elm	77.5m, offset 7.0m S of boundary
T9	Elm	72.5m, offset 1.5m S of boundary
T10	Sycamore	69.0m, offset 4.0m S of boundary
T11	Sycamore	69.5m, offset 7.5m S of boundary
T12	Elm	68.5m, offset 1.5m S of boundary
T13	Sycamore	65.0m, offset 1.0m S of boundary
T14	Sycamore	59.5m, offset 1.0m S of boundary

No. on Map	Description	Situation
T15	Elm	60.0m, offset 4.5m S of boundary
T16	Elm	54.0m, offset 2.5m S of boundary
T17		Omitted.
T18	Sycamore	52.0m, offset 1.0m S of boundary
T19	Elm	48.5m, offset 1.0m S of boundary
T20	Elm	43.0m, offset 1.0m S of boundary
T21	Sycamore	39.0m, offset 1.5m S of boundary
T22	Elm	41.0m, offset 4.5m S of boundary
T23	Sycamore	34.0m, offset 1.0m S of boundary
T24	Sycamore	28.0m, offset 1.0m S of boundary
T25	Elm	29.5m, offset 6.5m S of boundary
T26	Sycamore	22.5m, offset 8.5m S of boundary
T27	Sycamore	19.5m, offset 8.5m S of boundary
T28	Elm	17.5m, offset 12.0m S of boundary
T29	Elm	18.5m, offset 16.0m S of boundary
T30	Willow (multi-stemmed)	4.5m, offset 1.0m S of boundary
		The following tree is measured from the boundary which extends from the North-West corner Southwards:
T31	Sycamore	27.5m, offset 5.5m E of boundary
		The following trees are measured from the outer corner of the projection on the boundary line which extends from the N.W. corner Southwards:
T32	Holly	3.5m
T33	Poplar	8.5m
T34	Holly	9.5m
T35	Holly	14.5m

No. on Map	Description	Situation
		The following trees are measured from the boundary which extends from the S.W. corner to the S.E. corner.
T36	Cherry	17m, offset 20.5m N of boundary
T37	Poplar	17.0, offset 17.0m N of boundary
T38	Sycamore	17.0, offset 15.0m N of boundary
T39	Poplar	17.0, offset 8.5m N of boundary
T40	Holly	12.5m, offset 0.5m N of boundary
T41	Sycamore	28.5m, offset 0.5m N of boundary
T42	Elm	36.0m, offset 0.5m N of boundary
T43	Sycamore	39.5m, offset 0.5m N of boundary
T44	Elm	42.5m, offset 3.0m N of boundary
T45	Sycamore	43.5m, offset 1.0m N of boundary
T46	Sycamore	48.5m, offset 1.0m N of boundary
T47	Sycamore	51.0m, offset 3.0m N of boundary
T48	Sycamore	52.5m, offset 1.0m N of boundary
T49	Sycamore	58.0m, offset 1.0m N of boundary
50	Sycamore	61.5m, offset 1.0m N of boundary
T51	Elm	65.5m, offset 1.0m N of boundary
T52	Sycamore	65.0m, offset 11.0m N of boundary
T53	Sycamore	69.0m, offset 1.0m N of boundary
T54	Sycamore	75.4m, offset 1.0m N of boundary
		The following trees are situated within the area most adjacent to the dismantled Killingworth Wagonway. They are measured from the boundary which extends from the N.E. to the S.E. corner.
T55	Sycamore	11.0m

No. on Map	Description	Situation
T56	Sycamore	12.0m
T57	Sycamore	43.0m, offset 5.5m W of boundary

TREES SPECIFIED BY REFERENCE TO AN AREA

NONE

GROUPS OF TREES

(Within a broken black line on the map)

No. on Map	Description	Situation
G1	Group consisting of 2 Willow (multi-stemmed) and 1 Sycamore	Approx. 30m from the most northerly N.W. corner and extending approx. 9m S, 3m wide
G2	Group consisting of 2 Sycamores, 3 Holly (2 multi-stemmed), 5 Cherry, 1 Poplar	Approx. 92m N. from the most southerly S.E. corner and extending approx. 10m N, 17m wide.
G3	Group consisting of 10 Sycamore and 11 Poplar	Approx. 38m N. from the most southerly S.E. corner and extending approx. 38m N, 4m wide.
G4	Group consisting of 2 Cherry, 2 Sycamore 2 Holly (multi-stemmed)	Approx. 43m in a N.N.W. direction from the most southerly S.E. corner extending approx. 11m, 15m wide.
G5	Group consisting of 1 Ash (double-stemmed), 1 Sorbus, 1 Malus, 3 Holly, 3 Sycamore, 5 Cherry, 1 Hawthorn	Approx. 57m in a N.N.W. direction from the most southerly S.E. corner extending approx. 12m, 33m wide.
G6	Group consisting of 4 Poplar	Approx. 80m in a N.N.W. direction from the most southerly S.E. corner extending approx. 2m, 7m wide.

WOODLANDS

(Within a continuous black line on the Map)

No. on Map	Description	Situation
W1	Deciduous trees consisting mainly of Poplar, with a few Sycamore and Hawthorn	In the most southerly S.E. corner extending 65m W 35m N inside boundary and 50m outside boundary. Width 32m inside and 30m outside boundary.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the Authority to:-

(1) the cutting down of any tree on land which is subject to a forestry dedication covenant where:-

- (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
- (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.

(2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme or other grant scheme under Section 4 of the Forestry Act, 1967 except a scheme which applies to a forestry dedication covenant;

(3) the cutting down, uprooting, topping or lopping of a tree:-

- (a) in pursuance of the power conferred on the Post Office by virtue of Section 5 of the Telegraph (Construction) Act, 1908 and Section 21 of the Post Office Act, 1969, or by or at the request of the Post Office where the land on which the tree is situated in operational land as defined by the Post Office Operational Land Regulations and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
- (b) by or at the request of:-
 - (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (ii) an electricity board within the meaning of the Electricity Act, 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act, 1919 and the Electric Lighting Act, 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (iii) a water authority established under the Water Act, 1973, a drainage board constituted or treated as having been constituted under the Land Drainage Act, 1930, or the Greater London Council, where the tree interferes or would interfere with the exercise of any of the functions of such water authority, drainage board, or Council in relation to the maintenance, improvement or construction of watercourses or of drainage works; or

- (iv) the Secretary of State for Defence, the Secretary of State for Trade, the Civil Aviation Authority or the British Airports Authority where in the opinion of such Secretary of State or Authority the tree obstructs the approach of aircraft to, or their departure from, any aerodrome or hinders the safe, efficient use of aviation or defence technical installations;
- (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
- (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act, 1971 as adapted and modified to apply to this Order.

33. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the Authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

Reference
of appli-
cations to
the Secre-
tary of
State.

35. (1) The Secretary of State may give directions to the Authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the Authority.

35. (2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

35. (3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

35. (4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the Authority.

35. (5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the Authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

35 (6) The decision of the Secretary of State on any application referred to him under this section shall be final.

Appeals
against
decisions.

36. (1) Where an application is made to the Authority for consent under the Order and that consent is refused by that Authority or is granted by them subject to conditions, or where any certificate or direction is given by the Authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

36. (2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

36. (3) Where an appeal is brought under this section from a decision, certificate or direction of the Authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the Authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

36. (4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the Authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

36. (6) The decision of the Secretary of State on any appeal under this section shall be final.

Appeal in
default of
decision

37. Where an application for consent under the Order is made to the Authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the Authority, the Authority either:-

(a) give notice to the applicant of their decision on the application or

(b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the Authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

Power to 45. (1) If it appears to the Authority that it is expedient to
revoke or modify the consent under the Order.
revoke or modify any consent under the Order granted on an
application made under Article 3 of the Order, the Authority may
be Order revoke or modify the consent to such extent as they consider
expedient.

45. (2) Subject to the provisions of sections 46 and 61 of the
Act an Order under this section shall not take effect unless it is
confirmed by the Secretary of State; and the Secretary of State
may confirm any such Order submitted to him either without
modification or subject to such modifications as he considers
expedient.

45. (3) Where an Authority submit an Order to the Secretary of
State for his confirmation under this section, the Authority shall
furnish the Secretary of State with a statement of their reason for
making the Order and shall serve notice together with a copy of the
aforesaid statement on the owner and on the occupier of the land
affected, and on any other person who in their opinion will be
affected by the Order, and if within the period of twenty-eight days
from the service thereof any person on whom the notice is served
so requires, the Secretary of State, before confirming the Order,
shall afford to that person, and to the Authority, an opportunity of
appearing before, and being heard by, a person appointed by the
Secretary of State for the purpose.

45. (4) The power conferred by this section to revoke or modify
a consent may be exercised at any time before the operations for
which consent has been given have been completed:-

Provided that the revocation or modification of consent shall
not affect so much of those operations as has been previously
carried out.

45. (5) Where a notice has been served in accordance with the
provisions of subsection (3) of this section, no operations or
further operations as the case may be, in pursuance of the consent
granted, shall be carried out pending the decision of the Secretary
of State under subsection (2) of this section.

Un-opposed 46. (1) The following provisions shall have effect where the local
revocation planning authority have made an Order (hereinafter called "such
or modifi- Order") under section 45 above revoking or modifying any consent
cation of granted on an application made under a tree preservation order but
consent. have not submitted such Order to the Secretary of State for
confirmation by him and the owner and the occupier of the land and
all persons who in the Authority's opinion will be affected by such
Order have notified the Authority in writing that they do not object
to such Order.

46. (2) The Authority shall advertise the fact that such Order
has been made and the advertisement shall specify (a) the period
(not less than twenty-eight days from the date on which the
advertisement first appears) within which persons affected by such
Order may give notice to the Secretary of State that they wish for
an opportunity of appearing before, and being heard by, a person

appointed by the Secretary of State for the purpose; and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

46. (3) The Authority shall also serve notices to the same effect on persons mentioned in subsection (1) above.

46. (4) The Authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

46. (5) If within the period referred to in subsection (2)(a) above no person claiming to be effected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2)(b) of this section take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 45 of the Act.

46. (6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part IV or Part V of the Act.

THE COMMON SEAL of the NORTH
TYNESIDE BOROUGH COUNCIL was
hereunto affixed this 20th
day of January, 1987
in the presence of:-

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)
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(Signed)

F. J. Harris

Mayor

(Signed)

A. J. Dunn

Deputy Secretary and Chief Legal Adviser

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THE COUNCIL of the METROPOLITAN BOROUGH OF NORTH TYNESIDE in exercise of their powers under Section 60(4) of the Town and Country Planning Act, 1971 HEREBY confirm, without modification, the foregoing Order as an unopposed Order.

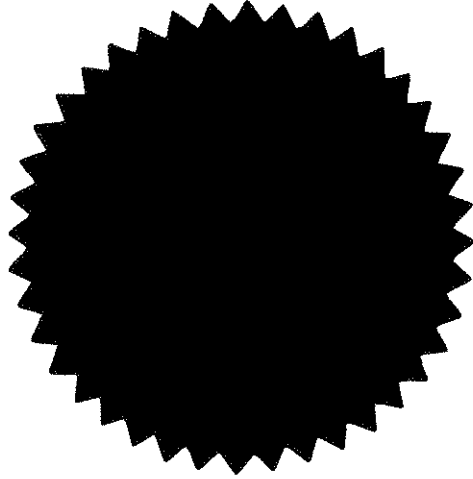
IN WITNESS whereof the Common Seal of the North Tyneside Borough Council was hereunto affixed this First day of June One thousand nine hundred and eighty eight

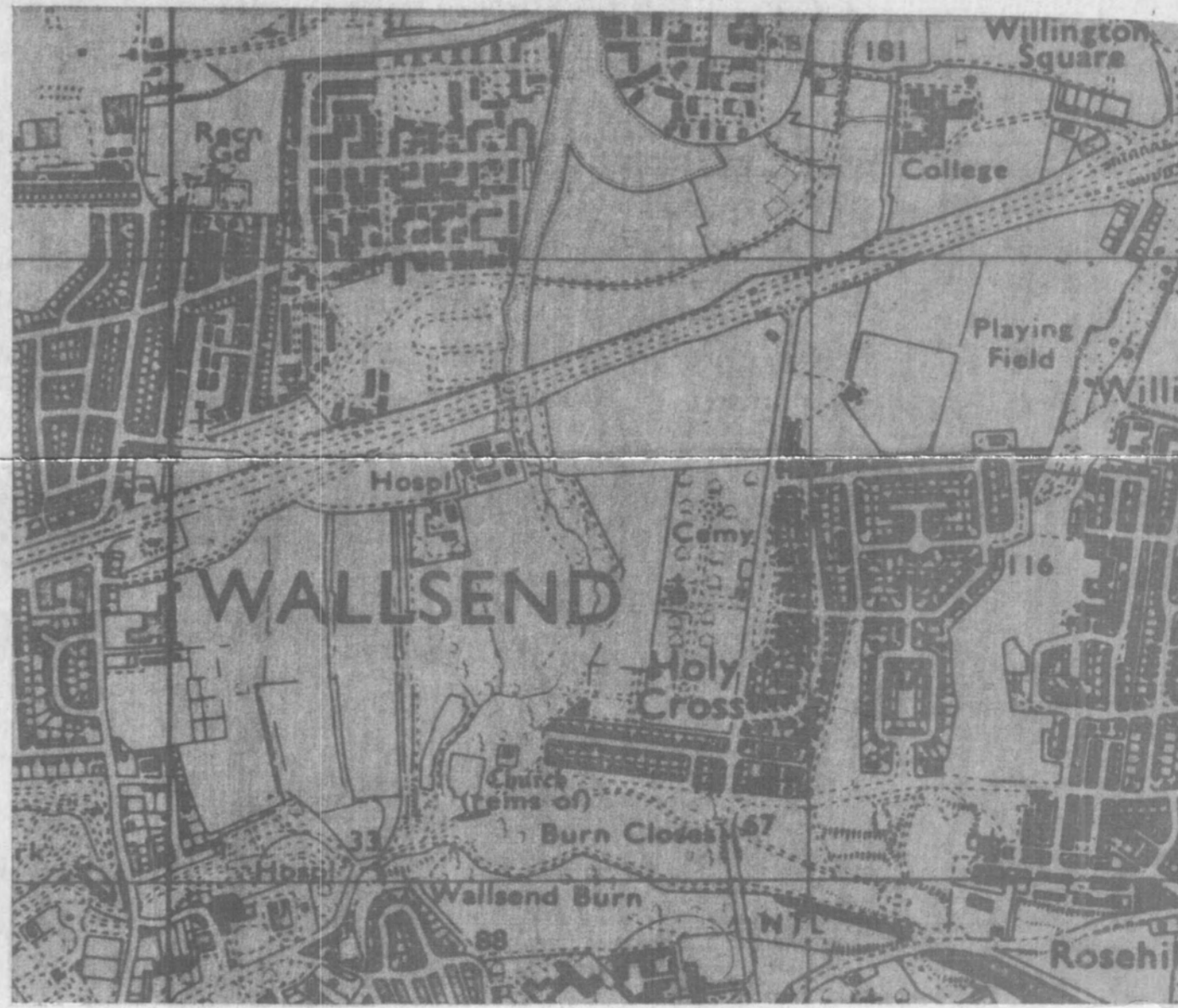
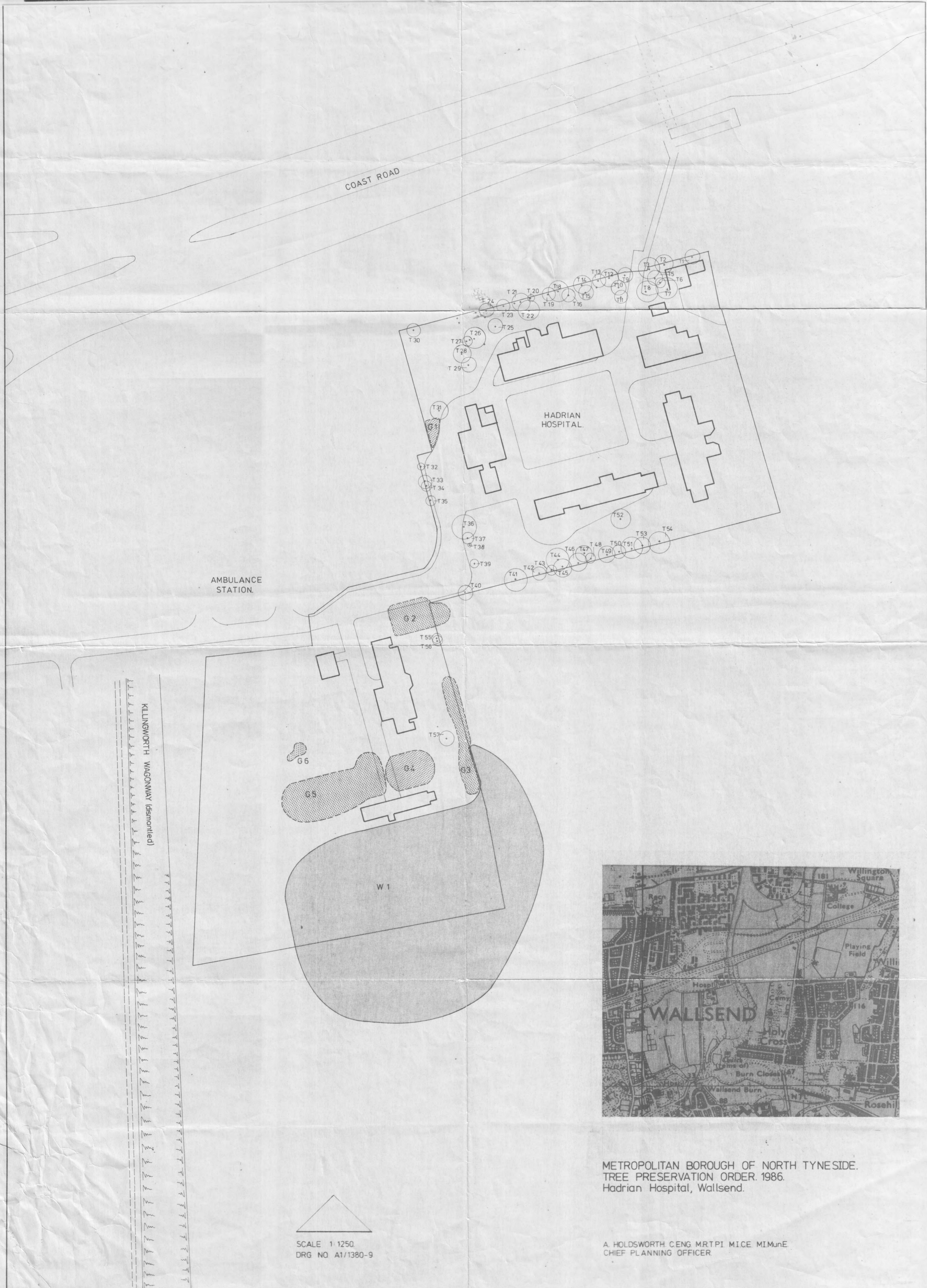
Mayor

N Hunter

ED Nixon

Secretary and Chief Legal Adviser





METROPOLITAN BOROUGH OF NORTH TYNESIDE.
 TREE PRESERVATION ORDER. 1986.
 Hadrian Hospital, Wallsend.



SCALE 1:1250
 DRG NO A1/1380-9

A. HOLDSWORTH CENG MRTPI MICE MIMunE
 CHIEF PLANNING OFFICER.