

South Ayrshire Council

**Report by Assistant Director – Place
to Cabinet
of 27 September 2022**

Subject: Place Based Investment Programme 2022 to 2023

1. Purpose

1.1 The purpose of this report is to provide an update on the Place Based Investment Programme (PBIP) and funding allocations for projects for year 2022 to 2023.

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 notes the work undertaken by officers to shortlist projects and:

2.1.2 approves PBIP funding allocations for 2022 to 2023 and projects detailed in [Appendix 1](#).

3. Background

3.1 The Council Plan, 'Our People, Our Place', sets out the Council's ambition to improve placemaking and create local place plans by listening to communities and enabling greater choices in how they lead their day to day lives. The Council's approach to placemaking was approved at Leadership Panel on 12 March 2019, with a progress update provided in November 2021.

3.2 In November 2021, the Leadership Panel agreed projects to be funded from the 2021/22 allocation of the Scottish Government's newly launched Place Based Investment Programme (PBIP). The programme is intended to link and align place-based initiatives and establish a coherent local framework designed to implement the Place Principle.

3.3 The PBIP is an overall investment of £325m to support community led regeneration and town centre revitalisation and seeks to build on the work of the Regeneration Capital Grant Fund (RCGF) and Town Centre Action Plan.

3.4 The funding is for local authorities to allocate, working collaboratively with local communities, along with business and the third and public sectors, to support shared local plans and aspirations.

3.5 Projects and proposals must demonstrate they meet the main objectives of the programme:

- to link and align place-based initiatives and establish a coherent local framework to implement the Place Principle;
- to support place policy ambitions such as town centre revitalisation, community led regeneration, 20-minute neighbourhoods and Community Wealth Building;
- to ensure that all place-based investments are shaped by the needs and aspirations of local communities; and
- to accelerate our ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.

3.6 South Ayrshire's allocation of the PBIP fund for financial year 2022/23 is £691,000.

3.7 In early 2022, an External Funding Officer Group was established. Comprising officers from across the People, Place, Education and HSCP directorates and support services, the group works collaboratively to ensure external funding opportunities are maximised and address community and Council priorities.

3.8 The Officer Group has sought to establish good practice and protocol in the distribution and management of funds, including: transparency and decision making, consultation, 'Following the Public Pound' and grant management and has a key role in reviewing and shortlisting areas of work or projects that might be supported by external funding, including PBIP.

3.9 A Member Officer Working Group; incorporating the Ayrshire Growth Deal, Levelling Up Fund and Shared Prosperity Fund, recently formed, comprised of Portfolio Holders, elected members and senior council officers. The MOWG will provide a forum for collaboration and discussion and link with the Officer Funding Group.

4. Proposals

4.1 Consultation and engagement has taken place with local community organisations, groups and local elected members and a review of Place Plans undertaken as part of the place making process to develop proposals for South Ayrshire's share of the Place Based Investment Programme.

4.2 A long list of projects were reviewed by the Officer Funding Group for fit, risk and deliverability and short-listed at [Appendix 1](#).

4.3 Twelve projects were not short-listed for reasons including: did not fit with fund criteria; timescales for delivery not able to be met; limited community benefits; consents required in advance; project had revenue implications for ongoing maintenance that could not be met; insufficient information or plans provided; more appropriate for other Council budget streams or external funding sources to support.

4.4 In 2021- 2022, Troon Water Sports Centre received £10,000 from South Ayrshire Council for business development from VAT Recovery Funds. In 2022-2023, Vics in the Community (VIC) received £25,000 from the Coastal Communities Fund for repairing the roof of the Whitletts Pavilion. In 2022-2023 Prestwick Tennis and Fitness received £25,000 from the Coastal Communities Fund towards the redevelopment of the Ayr Fort Tennis Courts.

- 4.5 Troon Water Sports Centre have submitted a Community Asset Transfer (CAT) request under Part 5 of the Community Empowerment (Scotland) Act 2015. This request was validated on 31 July 2022. The request has not been accompanied by an application to the Advancing Community Assets Fund. South Ayrshire Council must decide on whether to approve this request by 31 January 2023 (or request an extension from Troon Water Sports Centre).

5. Legal and Procurement Implications

- 5.1 In line with South Ayrshire's Following the Public Pound Protocol, standard grant agreements shall be in place for all projects where the recipient of the fund is a community organisation, or third sector group and a central register of all approved funding will be maintained by the Head of Legal, HR and Regulatory Services for monitoring and reporting purposes.

- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 South Ayrshire's share of the PBIP is £691,000 and suggested projects and initiatives are outlined in [Appendix 1](#) for approval. The Grant is to be used in the financial year 2022/23. It is expected that expenditure will be met, or at least work or contracts signed or commenced by 31 March 2023.

7. Human Resources Implications

- 7.1 None.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 There are no risks associated with adopting the recommendations.

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 There is a risk that if the recommendations are rejected the projects will not be delivered.

9. Equalities

- 9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as [Appendix 2](#).

10. Sustainable Development Implications

- 10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy, or strategy.

11. Options Appraisal

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to Commitments 4 and 6 of the Council Plan: South Ayrshire Works/ Make the most of the local economy; and A Better Place to Live/ Enhanced environment through social, cultural and economic activities.

13. Results of Consultation

13.1 Consultation and engagement has taken place with local community organisations and groups and as part of the Place Planning process to develop proposals.

13.2 Consultation has taken place with Councillor Bob Pollock, Portfolio Holder for Economic Development, and local ward members, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

14.1 If the recommendations above are approved by Members, the Assistant Director – Place will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the ‘Council Decision Log’ at each of its meetings until such time as the decision is fully implemented:

Implementation	Due date	Managed by
Implementation of PBIP projects and initiatives	31 March 2023	Various (Service Lead – Economy and Regeneration/ Service Lead – Thriving Communities)

Background Papers **Report to Leadership Panel (Special) of 30 November 2021 - [Thriving Places and Place Based Investment Programme Update](#)**

Person to Contact **Louise Reid, Assistant Director – Place**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 612032
E-mail louise.reid@south-ayrshire.gov.uk

Jane Bradley, Assistant Director – People
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 612045
Email jane.bradley@south-ayrshire.gov.uk

Mike Newall, Assistant Director – People

County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 616231
Email mike.newall@south-ayrshire.gov.uk

Date: 21 September 2022

Place Based Investment Programme: Funding Allocation 2022 – 2023

Project	Description	PBIP objective	Recipient	Amount
Regenerating Ayr Harbour Phase 1	Phase 1 includes safety works and installation of a memorial feature that celebrates the areas past and present	Community led regeneration	South Ayrshire Council	£50,000
Lochside Community Centre Garden	Accessibility improvements	Well-being and inclusive development	South Ayrshire Council	£10,000
Whitletts Vics Community Hub and Changing Facilities	Creation of a community hub and changing facilities	Community led regeneration	Whitletts Vics	£75,000
Craigie Green Space	Transformation of the derelict tennis courts to create a new green space	Well-being and inclusive development	South Ayrshire Council	£7,000
Ayr Pontoon	Increase capacity for water-based activities and launch of non-powered watercraft on the River Ayr	Well-being and inclusive development	South Ayrshire Council	£40,000
Expanded events space at the Grain Exchange	Improving pedestrian flow and creating an enhanced events space	Town centre revitalisation	South Ayrshire Council	£5,000
Ayr Fort Tennis Courts	Contribution towards redevelopment of Fort Tennis Courts	Community led regeneration	Prestwick Tennis and Fitness	£20,000
Girvan Community Garden	Extend and improve access and storage capacity	Well-being and inclusive development	South Ayrshire Council	£45,000

Project	Description	PBIP objective	Recipient	Amount
Girvan Community Centre	Cosmetic improvements to the frontage to create a more welcoming aspect	Town centre revitalisation	South Ayrshire Council	£10,000
Kincaidston Men's Shed and Community Garden	New men's shed and community garden	Well-being and inclusive development	South Ayrshire Council	£15,000
Maybole Skatepark	Refurbishment and improvements to the skate park	20-minute neighbourhood	South Ayrshire Council	£165,000
Festive South Ayrshire	Purchase and installation of festive lights and decorative enhancements	Town centre revitalisation	South Ayrshire Council	£60,000
Troon Water Sports	Further development of the water sports hub including changing facilities	Community led regeneration	Troon Water Sports	£45,000
Darley Golf Course Safety and Accessibility improvements	Installation of a routeway to provide safe access across the course	20-minute neighbourhood	South Ayrshire Council	£100,000
Walker Hall Reception Room	Installation of stage and lighting equipment to create a new small events space	Town centre revitalisation	South Ayrshire Council	£29,000
Prestwick Places project	Signage and information systems to enhance the pedestrian experience	Town centre revitalisation	Prestwick Development Group	£15,000
			Total	£691,000

**South Ayrshire Council
 Equality Impact Assessment
 Scoping Template**

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

1. Policy details

Policy Title	Place Based Investment Programme 2022 – 2023
Lead Officer (Name/Position/Email)	Louise Reid / Assistant Director – Place / louise.reid@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	No	Yes - across a range of funded projects
Disability	No	Yes – across a range of funded projects
Gender Reassignment (Trans/Transgender Identity)	No	No
Marriage or Civil Partnership	No	No
Pregnancy and Maternity	No	No
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	No	No
Religion or Belief (including lack of belief)	No	No
Sex – (issues specific to women & men or girls & boys)	No	Yes – Men's Shed
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	No	No
Thematic Groups: Health, Human Rights & Children's Rights	No	Yes

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	No	No
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	No	No
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	No	Yes – across a range of projects
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	No	Yes – across a range of projects
Socio-economic Background – social class i.e. parent’s education, employment and income	No	No

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	Low Positive
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low Positive
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low Positive
Increase participation of particular communities or groups in public life	Medium Positive
Improve the health and wellbeing of particular communities or groups	Medium Positive
Promote the human rights of particular communities or groups	Low Positive
Tackle deprivation faced by particular communities or groups	Medium Positive

5. Summary Assessment

Is a full Equality Impact Assessment required?	YES <input checked="" type="checkbox"/>
--	---

(A full Equality Impact Assessment must be carried out if impacts identified as **Medium and/or High**)

NO

Rationale for decision:

The projects being progressed through the Place Based Investment Programme are expected to have Medium Positive impacts for several particular communities or groups. Many of the projects are located within areas of high deprivation and will improve access to facilities and services that deliver leisure, health and wellbeing opportunities.

Signed :Louise Reid.....Assistant Director - Place

Date:1st September 2022.....

**South Ayrshire Council
Equality Impact Assessment including Fairer Scotland Duty**

Section One: Policy Details*

Name of Policy	Place Based Investment Programme 2022-2023
Lead Officer (Name/Position)	Louise Reid / Assistant Director - Place
Support Team (Names/Positions) including Critical Friend	Patrick Dunne – Project Executive Economy and Regeneration Robin Jamieson – Asset Management

*The term Policy is used throughout the assessment to embrace the full range of policies, procedures, strategies, projects, applications for funding or financial decisions.

What are the main aims of the policy?	<p>To distribute the Councils allocation from the Place Based Investment Programme across a series of projects that deliver community led regeneration, community wealth building, town centre revitalisation, and 20-minute neighbourhoods.</p> <p>The PBIP seeks to:</p> <ul style="list-style-type: none"> • Link and align place-based initiatives and establish a coherent local framework to implement the Place Principle; • Support place policy ambitions such as town centre revitalisation, community led regeneration, 20-minute neighbourhoods and Community Wealth Building; • Ensure that all place-based investments are shaped by the needs and aspirations of local communities; and • Accelerate our ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.
What are the intended outcomes of the policy?	<p>Successful delivery of projects utilising Place Based Investment funds within criteria and requirements of the fund. Projects should deliver community led regeneration and improve the quality of “place” for residents and fit with wider Council priorities and objectives.</p>

Section Two: What are the Likely Impacts of the Policy?

<p>Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)</p>	<p>The policy identifies a series of projects which cover a range of geographic areas. In general, the projects seek to improve access to facilities and services for the whole population of South Ayrshire, however several of the projects seek to deliver services in areas of deprivation or to a specific user group such as the Kincaidston Men's Shed.</p>
--	--

Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community?

List any likely positive and/or negative impacts.

Protected Characteristics	Positive and/or Negative Impacts
<p>Age: Issues relating to different age groups e.g. older people or children and young people</p>	<p>The projects supported through this policy will bring a range of positive outcomes for varying age groups. The Men's Shed project, whilst open to all, tends to attract older men in retirement when isolation and loss of sense of purpose are most acute. The Girvan Community Garden project has a similarly important role in combating social isolation in Girvan with a particular emphasis on residents of retirement age.</p> <p>The support of the Whitletts Vics Community Hub and changing facilities, the Ayr Pontoon, the Maybole Skatepark, Ayr Fort Tennis Courts and Troon Water Sports will improve access to sport and recreation across South Ayrshire. Whilst activity in these facilities will be across age groups, a significant proportion of activity and links with schools and clubs will bring a particular positive impact for children and young people.</p>
<p>Disability: Issues relating to disabled people</p>	<p>Several projects supported through this policy will bring about positive impact for disabled people. Public space works proposed through the Regenerating Ayr Harbour proposal and the Darley Golf Course Safety and Accessibility Improvements seek to improve access for all.</p> <p>The project to further develop the Lochside community garden will bring about improved accessibility to the space for residents with mobility and other disabilities.</p>
<p>Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex</p>	<p>It is not expected that the projects will have a specific positive or negative impact on people who have proposed, started or completed a process to change his or her sex.</p>

Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership	It is not expected that the projects proposed will have a specific positive or negative impact on issues relating to people who are married or are in a civil partnership.
Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave	It is not expected that the projects proposed will have a specific positive or negative impact on issues relating to women who are pregnant and/or on maternity leave.
Race: Issues relating to people from different racial groups,(BME) ethnic minorities, including Gypsy/Travellers	It is not expected that the projects proposed will have a positive or negative impact on issues relating to people from different racial groups.
Religion or Belief: Issues relating to a person's religion or belief (including non-belief)	It is not expected that the projects proposed will have a positive or negative impact on issues relating to a person's religion or belief.
Sex: Issues specific to women and men/or girls and boys	The project will support the Kincaidston Men's Shed and Community Garden bringing positive impacts for men specifically. The work of the Men's Shed seeks to provide a space for men to connect, converse and create. The project helps to reduce loneliness and isolation for all men but particularly for older men in retirement who may feel that they have lost their sense of purpose.
Sexual Orientation: Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight	It is not expected that the projects proposed will have a positive or negative impact on issues relating to a person's sexual orientation.

Equality and Diversity Themes Relevant to South Ayrshire Council	Positive and/or Negative Impacts
Health Issues and impacts affecting people's health	<p>A number of projects being supported through this policy have a focus on access to sport and recreation, both by improving the range of sport opportunities available in the region and by improving existing underutilised facilities.</p> <p>Whitlets Vics Community Hub and changing facilities, the Ayr Pontoon, the Maybole Skatepark, Ayr Fort Tennis Courts and Troon Water Sports will improve access to sport and recreation across South Ayrshire.</p> <p>In addition the projects at Darley Golf Course and Ayr Harbour will improve access to public space that brings with it physical and mental wellbeing benefits associated with an improved quality of place.</p>
Human Rights: Issues and impacts affecting people's human rights such as being treated with dignity and respect,	It is not anticipated that there will be a positive or negative impact on issues affecting people's human rights.

the right to education, the right to respect for private and family life, and the right to free elections.	
--	--

Socio-Economic Disadvantage	Positive and/or Negative Impacts
Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.	It is not expected that there will be positive or negative impacts relating to issues of low income or income poverty.
Low and/or no wealth: Issues: enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	It is not expected that the projects proposed will have a positive or negative impact on issues relating to low and/or no wealth.
Material Deprivation: Issues: being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	<p>It is expected that a range of projects supported through this policy will bring a positive impact on issues relating to material deprivation.</p> <p>Several of the projects are located within some of South Ayrshire's most deprived communities, and seek to improve access to good quality spaces and activities regardless of background or economic status. Projects including the Kincaidston Men's Shed and Community Garden, Lochside Community Centre Garden and Whitletts Vics Community Hub provide a space for the local community to meet and provide access for leisure and hobbies.</p> <p>The project at Maybole Skatepark will provide a high-quality facility aimed at the young people in the town and wider rural area. The project will provide a space that is accessible to all regardless of economic background.</p> <p>The development of Ayr Pontoon will provide a new facility for the learning and development of water sports in Ayr and the wider area. Working with local schools and groups this provides a facility that will be widely accessible.</p>
Area Deprivation: Issues: where you live (rural areas), where you work (accessibility of transport)	<p>As the rural service centres for North and South Carrick, the proposed skatepark in Maybole and the improvements to the community garden in Girvan will improve access to local facilities for the town and wider hinterland.</p> <p>The Festive South Ayrshire project will fund the purchase and installation of festive lights across South Ayrshire including in rural villages. The provision of festive lighting in the rural villages will help to create a pride of place for residents.</p>

Section Three: Evidence Used in Developing the Policy

<p>Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? Who did you involve, when and how?</p>	<p>Across all projects engagement and consultation has been undertaken with partners during the development of projects. This has included community councils, local community groups and charity organisations as appropriate on a project by project basis.</p> <p>A wide-ranging public consultation has been undertaken relating to Place Planning during Spring and summer 2022 which has informed the selection of projects and ensured that projects selected meet the community's aspirations for their place. This has included in person workshops as well as online consultation.</p> <p>The finalised list of projects has been discussed with Portfolio Holders and ward members and an Elected Member briefing has been undertaken.</p>
<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify what research was carried out or data collected, when and how this was done.</p>	<p>Locality profiles for the areas have been reviewed as part of the Place Plan process that has been used to identify the priority needs in each area and informed the selection of projects.</p>
<p>Partners data and research In assessing the impact(s) set out in Section 2 what evidence has been provided by partners? Please specify partners</p>	<p>SIMD, population/demographic and health data has been utilised in project development. This has included a review of strategic and national policy context to ensure wider alignment of projects.</p>
<p>Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>No gaps or uncertainties have been identified relating specifically to the projects raised through this policy.</p>

Section Four: Detailed Action Plan to address identified gaps in:

- a) evidence and
- b) to mitigate negative impacts

No.	Action	Responsible Officer(s)	Timescale
1	No negative impacts identified		

Note: Please add more rows as required.

Section Five - Performance monitoring and reporting

Considering the policy as a whole, including its equality and diversity implications:

When is the policy intended to come into effect?	27 th September 2022
When will the policy be reviewed?	Projects should be completed or committed within 2022/23 financial year. Review will be undertaken during preparation of the return to Scottish Government at conclusion of the fund.
Which Panel will have oversight of the policy?	Cabinet

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: Place Based Investment Programme 2022-2023

This policy will assist or inhibit the Council’s ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

<p><i>Eliminate discrimination</i> The policy will advance the elimination of discrimination as the projects will provide a broader range of activities and facilities across the region that seek to minimise barriers to access.</p>
<p>Advance equality of opportunity The PBIP projects have been developed to ensure equal opportunity across all protected characteristics.</p>
<p>Foster good relations Stakeholders have been closely involved in the development of projects and in many cases have been the drivers. As the projects progress the Council will maintain and further foster relations across all protected characteristics.</p>
<p>Consider Socio-Economic Disadvantage (Fairer Scotland Duty) The project assists the Council ability to tackle socio-economic disadvantage with projects directed within communities or towards stakeholders identified as being at a particular disadvantage.</p>

Summary of Key Action to Mitigate Negative Impacts	
Actions	Timescale
No Negative Impacts Anticipated	N/A

Signed:Louise Reid Assistant Director - Place.....

Date:22nd September 2022.....