

area name	Total Pop 2012	Total Pop 2037	65+ Pop 2012	65+ Pop 2037	65+ share of Populati on 2012	65+ share of Populati on 2037	In Adopted Plan	Types Referred to	In Emerging Plan	Types Referred to	Comments	R/A/G
Rother	91,088	108,441	26,964	43,704	30%	40%	Core Strategy (adopted Sept 14) acknowledges the need to plan for an ageing population. CS includes Policy CO5 (Supporting Older People)	The CS Policy seeks initiatives and developments which enable older people to live independently in their own home, increases the range of available housing options with care and support services in accessible locations, promotes active lifestyles and increased older people's engagement in community life.	N/A	N/A	Adopted CS Policy CO5 is quite positive. Although it does not refer to specific housing/accommodation types it is flexible enough to allow a range to come forward. The Policy does not include specific requirements on the locations of such developments.	A
West Somerset	34,559	37,556	10,468	15,072	30%	40%	The adopted Local Plan 2006 does not include any policies for housing or care accommodation to meet the needs of the ageing population.	N/A	The Council's Core Strategy Preferred Options does not have specific policy on this matter. At most the Core Strategy Preferred Options requires an appropriate mix of housing types and tenures.	None	Given the scale of the older population in Rother, the existing and emerging Plan are lacking in terms of providing a positive policy context for meeting this groups needs.	R
North Norfolk	101,790	115,434	30,538	46,117	30%	40%	The Core Strategy (adopted 2008) acknowledges that the SHMA identifies a high demand for housing from older and retired in-comers and that increasing provision needs to be made for the particular housing requirements of older people. Policy HO1 supports the provision of purpose built and/or specialist accommodation for the elderly in appropriate locations and within selected settlements and well served by public transport and local services.	The Plan does not refer to specific types of provision	N/A	N/A	The Core Strategy (2008) identifies the need for elderly residential provision. Policy HO1 can be regarded as being fairly positive and flexible policy.	G
West Dorset	99,532	110,061	27,370	43,920	27%	40%	The adopted Local Plan 2006 identifies that the District is increasingly seen as an area for retirement. However the Plan does not include any policies for housing or care accommodation to meet the needs of the ageing population.	N/A	The emerging plan recognises that the area has an increasing number of older people. The Plan acknowledges that the County Council is moving towards Extra-Care but yet the policies only support delivery of residential care accommodation. The requires sites to be within defined development boundaries.	Only residential care accommodation	Given the scale of the older population in West Dorset the existing Plan does not provide a positive policy context for meeting this groups needs. The issue is resolved to a degree within the emerging Plan although this only supports residential care accommodation. The Policy does not include any other locational criteria and does not specify that development should be in locations to suit the needs of the ageing population. In addition, the range of housing/accommodation types referred to is limited.	R
East Dorset	87,755	99,004	25,562	39,072	29%	39%	The Core Strategy (which also includes Christchurch) adopted in 2014 acknowledges the locality has a growing elderly population. The Core Strategy contains policy LN6 which contains criteria relating to the provision of sheltered housing, assisted living and extra care accommodation. The Core Strategy states that larger developments and new neighbourhoods should ensure provision is made for both elderly and disabled people.	Sheltered Homes, assisted living and extra care accommodation	N/A	N/A	The Core Strategy (2014) identifies the issue of a growing elderly population. Policy LN6 seeks to address the issue through containing criteria relating to provision of sheltered housing, assisted living and extra care homes.	A
East Devon	134,359	153,429	38,711	59,138	29%	39%	The adopted Local Plan 2006 acknowledges the number of elderly residents but does not include policies to meet the need. In fact the supporting text is worded such as to present obstacles to its delivery rather than facilitating this.	N/A	The emerging Local Plan acknowledges the elderly population profile and that a large proportion of the East Devon population is retired. The emerging Plan includes Strategy 36 which seeks to secure a proportion of housing on sites of 10 dwellings or more to meet Lifetime Homes. Strategy 36 also states that care/extra care home spaces will be provided at certain settlements. The Plan does not include any locational criteria.	Lifetime Homes, Care/Extra Care	The existing Local Plan acknowledges the ageing population but does nothing to meet the needs of this group. The emerging Local Plan similarly recognises the ageing population but sets no locational criteria to guide developments to meet the needs other than establishing that it should be provided at certain settlements. In addition, the range of housing/accommodation types referred to is limited.	A
Suffolk Coastal	124,323	136,944	30,491	51,700	25%	38%	The Core Strategy and Development Management Policies (July 2013) acknowledges that the area has an ageing population but the focus is on the adaptation of existing properties rather than specific provision.	Adaptation of existing properties.	N/A	N/A	Despite recognising the ageing population, this reasonably recently adopted Plan provides no policy direction for the specific provision of housing and/or care accommodation designed to meet the needs of the elderly.	R

Christchurch	47,987	57,785	14,685	21,698	31%	38%	The adopted Core Strategy (2014) acknowledges that the current proportion of people over retirement age in the locality is higher than both the county and national average; in Christchurch it is 31% and 29% in East Dorset. Future predictions show that by 2033, residents aged 65 will reach 38% in Christchurch and East Dorset. Policy LN6 of the adopted local plan contains criteria relating to the provision of sheltered housing, assisted living and extra care accommodation.	The adopted Core Strategy states that larger developments and new neighbourhoods should make provision for elderly and vulnerable people in both affordable and market housing sectors. The Core Strategy states: 'appropriate and adaptable housing, good layout and design, such schemes should create opportunities for older and vulnerable people to live securely, independently and inclusively within communities.'	N/A	N/A	The adopted Core Strategy further recognises that the age structure of the current population is heavily weighted towards older age groups. Policy LN6 seeks to address the issue of a growing elderly population by detailing criteria relating to Use Class C2 developments.	G
Craven	55,457	58,797	13,228	22,011	24%	37%	The adopted Local Plan acknowledges that the structure of the area is ageing. Policy H13 of the adopted Local Plan dealt with sheltered accommodation, care homes and nursing homes but is no longer saved.	None	The Council is a long way off adopting a new Local Plan, however informal consultation in 2014 acknowledged that the area has an ageing population but it is not yet possible to comment on the likely policies.	N/A	Craven District finds itself in something of a vacuum in this regard - its adopted Local Plan is of some age and the only policy relevant to this area is no longer saved. The new Local Plan is a long way from adoption and the Council is without a current or emerging policy to provide housing or care accommodation to meet the needs of its acknowledged ageing population.	R
Malvern Hills	74,980	82,623	18,890	30,728	25%	37%	The Local Plan adopted in 2006 recognises that the Malvern Hills District has the highest proportion of people aged over 65 years in the County at 15%. However no policies contained in the plan appear to cater for this issue.	None	N/A	N/A	The Local Plan acknowledges that the locality has a high proportion of the population over the age of 65, however no policies present in the plan cater for this issue, despite the plan stating that the issue of an aging population is addressed in the Plan.	R
South Lakeland	103,453	104,308	26,360	38,673	25%	37%	The adopted Core Strategy (2010) acknowledges that the area has an ageing population but none of the Council's adopted planning policies appear to cater for this need.	None	Not progressed sufficiently far.	N/A	The adopted Core Strategy (2010) acknowledges that the area has an ageing population but none of the Council's adopted planning policies appear to cater for this need.	R
Tendring	138,285	164,489	38,878	60,901	28%	37%	The Local Plan adopted in December 2007 makes a reference to core policy QL10 which seeks to ensure that new residential development takes into account the needs of those who are disabled or elderly. Further policy regarding provision for elderly residents in the locality is detailed in Policy COM5 - Residential Institutional Uses.	The Local Plan when referring to Use Class C2 states: "Residential institutional uses include care homes, nursing homes and other non-custodial institutions. Housing provision should be geared towards particular groups in the population who have special needs, including the elderly, people with disabilities and the homeless. The District Council support the provision of accommodation to meet special needs, but recognises that concentrating such accommodation in small areas can lead to various problems, including the cumulative effect such developments can have on the "image" and tourism function of the resorts concerned."	The emerging Local Plan features policy PEO16 Residential Institutions and Care, which details criteria regarding the appropriate siting of use class C2 developments. The emerging Local Plan also states that as a result of possessing a high proportion of elderly residents, the council seeks to aid elderly people in living in their own homes but recognises that a future provision of specialist care homes and nursing homes will be needed.	Use Class C2	The 2007 Local Plan identifies that "Tendring District contains the highest proportion of residential care homes and nursing homes of all the non-unitary Councils in Essex. In March 2002, 28% of Essex residential institutions were located in Tendring District and of these, 45% were situated in Clacton." The 2007 Local Plan states that recent conversions from residential or holiday to residential institutions has led to a change in character of seafront and town centre areas in both Clacton and Frinton, and placed strain upon local medical and support services. The plan makes it clear that it seeks to avoid further transition to residential institutions in such areas. The emerging Local Plan states within policy PEO16 that C2 developments will be permitted in locations: "within the Settlement Development Boundaries of Urban Settlements or Key Rural Service Centres (see Policies SD2 and SD3); as an integral part of certain residential and mixed-use developments proposed in this Local Plan; and exceptionally, elsewhere where the applicant can demonstrate, through robust evidence, that the proposal will address a locally generated need for institutional care, which cannot	G
Arun	151,384	183,322	41,063	67,770	27%	37%	The Local Plan adopted in 2004 features policy DEV20 which details requirements relating to the development of residential care and nursing homes.	Nursing Homes	The emerging Local Plan recognises that Arun has one of the UK's highest populations of elderly people, with people aged 65 and over accounting for 27% of the population. The Plan further notes that is some of the coastal wards the proportion of elderly residents exceeds 50%. The Plan features Policy H DM2 Independent Living and Care Homes which outlines the criteria for independent living and care home development.	Own homes (designed to meet the needs of the elderly), Sheltered housing, Day care facilities, Nursing homes, and Specialised care	The 2004 Local Plan features policy DEV20, whilst the emerging plan features policy H DM2; both policies detail the requirements relating to the development of care homes and homes suitable for the elderly in the locality. Policy H DM2 is a fairly flexible policy that states that development should be located in the Built Up Area Boundary. The policy also features additional criteria such as stating that development should be located near public services/facilities and public transport.	G

New Forest	177,382	204,348	46,378	74,358	26%	36%	The Core Strategy (outside the National Park) adopted in October 2009 states that regard for the needs of the growing elderly population is an important factor. However no policies are present in the Plan that make provision for residential development for the elderly. Policy CS13 merely features the criterion that housing should meet the needs of elderly people. The Local Plan Part 2 adopted in 2014 designates specific sites for development but does not feature any policy that takes into account the provision of accommodation for the elderly.	None	N/A	N/A	Neither the adopted Core Strategy (2009) or part 2 of the Local Plan (2014) make any provision for residential development for elderly people. Policy CS13 merely features the criterion that housing should meet the needs of elderly people.	R
Babergh	87,917	95,299	20,030	34,587	23%	36%	The Local Plan adopted in 2006 features policy HS39 which outlines criteria regarding the development of care homes, rest homes, sheltered housing and extensions.	Care/Nursing homes, rest homes, sheltered housing and extensions.	The emerging Local Plan's Core Strategy does not appear to contain any policies specifically designed to deliver residential development to meet the needs of the elderly. Policy CS18 simply states that developments that cater for the needs of elderly people will be supported where such local needs exist and at a scale appropriate to the size of development.	None	Policy HS39 can be regarded as being a fairly open and transparent policy which outlines required criteria for the development of care homes, rest homes, sheltered housing and extensions. The criteria includes the criterion that developments should be located in the existing built up areas of a town or village and be close to facilities and amenities. Further criteria outlines the aesthetic qualities and design that developments should comply with. Policy CS18 contained in the Core Strategy of the emerging Local Plan merely states that developments that cater for the needs of elderly people will be supported where such local needs exist and at a scale appropriate to the size of development.	A
Derbyshire Dales	71,336	78,056	16,743	28,273	23%	36%	The Local Plan adopted in 2005 features Policy H14 which seeks to provide dwellings for elderly people and those with restricted mobility.	None	N/A	N/A	Policy H14 can be regarded as being a fairly flexible and open policy. The main criteria outlined in the policy is that development should be located on level ground and be close to shops, facilities and transport links.	G
Eden	52,656	53,333	12,110	19,307	23%	36%	The Core Strategy adopted in 2010 is the first Development Plan Document that replaces the 1996 Local Plan. The Core Strategy identifies that the locality possesses an age profile that is slightly older than the national average. However the Core Strategy does not appear to contain any policies that are designed to deliver development suitable to meet the needs of the elderly population.	None	The emerging Local Plan identifies that the locality possesses a slightly older age profile when compared to the rest of England. Currently 27% of the population are over the age of 60. Current forecasts predict that 4 200 people will be over the age of 65 by 2025. The Plan features Policy HS5 Housing for older people and those in need of support, this policy details the requirements for development specifically for older people or groups who require supported housing. The areas of Penrith, Alston, Appleby and Kirkby Stephen are stated in the policy as locations where development for elderly people will be permitted, where the additional requirements outlined in the policy are met.	None	Policy HS5 contained in the emerging Local Plan can be regarded as being a fairly flexible and open policy. The policy also features reference to geographical locations where development will be permitted as log as it is in accordance with the additional criteria outlined in the policy. The Core Strategy adopted in 2010 appears not to feature any policies designed to deliver residential development to support the needs of the elderly population of the locality.	A
East Lindsey	136,596	153,575	37,016	55,585	27%	36%	The East Lindsey Local Plan was adopted in 1995 but formally amended in 1999. The Local Plan does not appear to contain any policies that would cater for the requirements of elderly people in terms of care home other other residential provision.	None	The emerging Local Plan's Core Strategy does not appear to contain any policies designed to deliver residential development suitable for elderly people.	None	Neither the Local Plan (1999) or the emerging Local Plan's Core Strategy appear to contain any policies that take into account the needs of elderly people in terms of residential provision or provision of suitable facilities.	R
Fylde	76,020	82,729	19,104	29,675	25%	36%	The Fylde Local Plan was altered after review in 2005. The Local Plan does not feature any policies directly aimed at providing development to suit the needs of the elderly. However Policy HL1 does contain a criterion which states that residential development that caters for the needs of the frail elderly, disabled or vulnerable young people and continue to do so in the longterm will be considered.	None	The emerging Local Plan remains in a state of development. The preferred option Plan does not contain any policies which cater for the needs of elderly people in terms of residential provision.	None	The Local Plan (2005) features Policy HL1 which contains a single criterion relating to residential development for elderly and disabled people. The emerging Local Plan does not appear to contain any policies outline provision of residential development to suit the needs of the elderly.	R
South Hams	83,597	89,844	20,873	32,075	25%	36%	The South Hams Core Strategy was adopted in December 2006. The Core Strategy fails to mention the issue of a growing elderly population. The supporting text for Housing Policy CS6: Affordable Housing, merely states that housing should meet the needs of a variety of people including the elderly.	None	The emerging Local Plan remains in an early stage of development. No comments can be made at this stage.	N/A	The South Hams Core Strategy (2006) fails to acknowledge the issue of a growing elderly population in the locality. No specific policy aimed at providing housing for elderly people is included in the Plan. Policy CS8 merely states that new housing should cater for a variety of people including the elderly.	R

Stratford-on-Avon	120,578	134,508	28,247	47,952	23%	36%	The Stratford-on-Avon Local Plan was adopted in 2006. The Plan does not make any reference to a growing elderly population and appears to not include any policies designed to cater for the needs of the elderly in terms of residential provision or facilities.	None	Stratford-on-Avon District Council is currently in the process of establishing a new local development framework. Currently a Core Strategy Proposed Modification Document has been adopted on an interim basis. The Core Strategy identifies that the District's population is aging and that 52% of residents are aged over 45, whilst 22% of the population are aged over 65. The Core Strategy further states that the proportion of residents aged over 80 is forecast to more than double by 2031. The Core Strategy states that the trend of a growing elderly population will increase demand for extra care and nursing home provision as well for services including both medical and leisure. Housing Policy CS 18 - Housing Mix and Type details criteria regarding the provision of housing to meet the needs of vulnerable people. In summary, the criteria states that proposals should be located close to public transport links and relate well to existing settlements.	None	The Stratford-on-Avon Local Plan (2006) fails to mention the demographic trend of a growing elderly population in its locality and does not include any policies designed to meet the needs of the elderly. However, the interim Core Strategy does acknowledge the prevailing trend of an elderly population and seeks to address the issue through criteria outlined in housing Policy CS 18.	A
Isle of Wight UA	138,748	153,959	34,543	54,702	25%	36%	The Isle of Wight Core Strategy was adopted in March 2012. The Core Strategy acknowledges that the national trend of a growing elderly population is more pronounced on the island. The Core Strategy states that current forecasts predict that by 2026, the population over retirement age will be 36%. The Core Strategy contains Policy DM5 - Housing for Older People, which aims to help deliver a target of 2,050 units of accommodation suitable to meet the needs of elderly people. The policy seeks to enable its aim of a large number of elderly housing units through a combination of new schemes and remodelling of older specialist housing. The policy further details that between 20% and 25% of a development site should be accommodation suitable for elderly people in a major housing development. The supporting text for Policy DM5 further details the issue of a growing elderly population and provides further data relating to the matter.	None	N/A	N/A	The Isle of Wight Core Strategy (2012) acknowledges that the island has a growing elderly population which will place future pressures upon both housing and services. Policy DM5 seeks to address the issue of elderly housing provision through outlining detailed criteria that includes a quantitative goal of housing units.	G
West Devon	53,859	65,363	13,127	23,138	24%	35%	The West Devon Core Strategy was formally adopted in April 2011. The Core Strategy acknowledges that West Devon has a older population than the National average. The Core Strategy further identifies that over half of the population is aged over 45 and this is forecast to increase further by 2026. The Core Strategy further identifies that the growing elderly population will place extra pressure upon care housing facilities and other services. Strategic Policy 8 - Inclusive Communities states that appropriate housing and healthcare facilities should be attained through new developments to meet the needs of the growing elderly population. Criteria within the policy states that where possible the principles of Lifetime Homes Standards should be incorporated into new residential developments.	None	The emerging West Devon Borough Council Local Plan fails to mention the issue of a growing elderly population in the locality. However Policy OP30: Inclusive Communities, contains criteria aimed at providing homes for a growing elderly population.	Close care accommodation, Extra care and elderly independent living.	The West Devon Core Strategy (2011) identifies the issue of a growing elderly population and seeks to address the issue through criteria outlined in Strategic Policy 8 (Inclusive Communities). The emerging Local Plan does not mention the issue of a growing elderly population but does provide criteria relating to the provision of homes for the elderly in Policy OP30.	A
Cotswold	83,562	92,177	19,504	32,616	23%	35%	The Cotswold District Local Plan was formally adopted in 2006. The Plan fails to acknowledge the issue of a growing elderly population in the district.	None	The emerging Local Plan remains in a state of development and has just undergone public consultation under Regulation 18. In its current form the Local Plan has not progressed sufficiently far as to include policies regarding elderly housing provision.	None	The adopted Local Plan (2006) fails to acknowledge the issue of a growing elderly population and further fails to include policies to mitigate against the issue. The emerging Local Plan has yet to progress sufficiently far as to include policies targeting the issue of a growing elderly population.	R

Hambleton	89,748	93,235	20,284	32,817	23%	35%	The Hambleton Core Strategy was adopted in April 2007. The Core Strategy acknowledges that Hambleton has an aging population and that meeting the need of the elderly will be a major future challenge. The Core Strategy states that in 2001, 23% of the district's residents were aged over 60. The Core Strategy includes Policy CP8 which outlines criteria concerning the type, size and tenure of housing. The policy simply states that new housing should meet the needs of the elderly.	None	The emerging Local Plan has not progressed sufficiently far as to include detailed policies.	N/A	The Hambleton Core Strategy (2007) acknowledges the issue of a growing elderly population in its district. Policy CP8 can be regarded as being a fairly open policy which simply states that proposals for new housing in terms of size, type and tenure should meet the needs of all sectors of the community including the elderly.	A
North Dorset	69,348	74,847	15,684	26,141	23%	35%	The North Dorset District Local Plan was adopted in January 2003. The Local Plan identifies the issue of a growing elderly population in the district, and that this will cause future pressure on health and social services. The Local Plan features policy 2.20 Residential Care Homes. The policy details criteria that states that development proposals should respect the character of the neighbourhood in which it will be sited, relate well to both local services and facilities, and provide adequate provision for the needs of the disabled.	Residential Care Homes	The emerging Local Plan identifies the issue that the area has a growing elderly population and an out-migration of younger people. The supporting text for Policy 7: Delivering Homes states that the proportion of elderly residents are forecast to increase greatly in the next 20 years. Policy 7 is a broad policy aimed at ensuring a positive housing mix. In regards to the provision of elderly accommodation the policy simply states: "The Council will support the provision of age-restricted housing for the elderly and will usually seek to control its occupancy by planning condition or planning	Sheltered accommodation, care homes and nursing homes are mentioned in the supporting text of Policy 7.	The North Dorset District Local Plan acknowledges that the area has a growing elderly population. The Local Plan includes a detailed Policy (2.20 Residential Care Homes) which provides fairly flexible criteria relating to the development of care homes. The emerging Local Plan identifies the issue of a growing elderly population in the district. The criteria outlined in Policy 7 features only minor details regarding the need for elderly accommodation. The policy is a very broad one.	A
Ryedale	52,102	55,061	12,627	19,221	24%	35%	Ryedale's Local Plan was adopted in 2002 but has since been superseded by the Local Plan Strategy (2013). The Plan acknowledges that Ryedale has a significantly high proportion of people over 65 when compared to the national average. The Ryedale Plan further identifies that the district has the third highest proportion of retired people in Yorkshire and The Humber. The Plan states that the proportion of people over the age of 75 are forecast to significantly increase in the next 20 years. Policy SP4 Type and mix of new housing, features criteria aimed at improving the provision of homes suitable for elderly people. Criteria outlined in Policy SP4 states that development will be expected to contribute to providing housing for the elderly and that developments should be located near transport links, services and facilities. The supporting criteria for Policy SP4 provides greater clarity on what is expected of residential developments for elderly people.	Care homes, independent living units, care facilities and nursing homes are mentioned in the supporting text of Policy SP4.	N/A	N/A	The Ryedale Plan identifies the issue of a growing elderly population in the district and seeks to address the issue in Policy SP4. Policy SP4 can be regarded as being a very broad policy which covers the type and mix of new housing. The supporting text offers greater clarity regarding what is expected of residential development for elderly people in the district, however the actual Policy merely states "Development proposals for larger, specialist accommodation, specifically designed for the elderly will be expected to be located in areas where services and facilities can be easily accessed by walking or use of public transport."	A
Rutland UA	37,015	40,779	8,244	14,218	22%	35%	The Rutland Core Strategy was adopted in July 2011. The Core Strategy identifies the issue of a growing elderly population in the plan area and notes that this is forecast the double in the time period of the Plan. Policy CS7 Delivering socially inclusive communities, states that developments should meet the needs and requirements of a variety of people including the elderly. The supporting text for Policy CS10 Housing density and mix, states that housing types, size and tenures should meet the needs of the community including elderly people.	None	N/A	N/A	The Rutland Core Strategy (2011) identifies the issue of a growing elderly population in the locality. The Core Strategy features Policy CS7 criteria aimed at providing development suitable for the needs of a variety of people including the elderly. The supporting text for policy CS10 states that housing should meet the needs of the community including the elderly, however the actual policy contains no detailed criteria to support this.	A
Wealden	151,029	173,760	36,078	60,578	24%	35%	The Wealden Core Strategy was adopted in February 2013. The Core Strategy identifies that the area has an aging population and this may result in negative economic implications in future years. The Core Strategy does not however feature any policies which are specifically designed to deliver accommodation or services to meet the needs of the elderly.	None	N/A	N/A	The adopted Core Strategy (2013) acknowledges that the area possesses a growing elderly population. However no policy is in place which directly addresses this issue in terms of required housing or facilities.	R

Mid Suffolk	97,611	110,579	20,762	38,206	21%	35%	The Core Strategy was adopted in 2008. The Core Strategy identifies the issue of a growing elderly population in the area. The Core Strategy states that the largest age group in the locality are those aged between 50 and 54. The Core Strategy further identifies the fact that the projected increase of people over 65 is expected to equate to 20.1% between 2011 to 2016. The supporting text for housing Policy CS 9 Density and mix, states that new housing provision should cater for the needs of a variety of people including the elderly and	None	N/A	N/A	The Core Strategy (2008) acknowledges the issue of a growing elderly population in the locality. The supporting text for Policy CS 9 states that housing provision should meet the needs of a variety of people including the elderly; however the actual policy does not give specific reference to housing provision for the elderly. The first criterion in the policy simply states "New housing development should provide a mix of house types, sizes and affordability to cater for different accommodation needs."	R
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