



30th March 2023

RE: Closure of Walshaw Hall (original building)

To Whom It May Concern:

The original building of Walshaw Hall, registered for 50 service users on a residential care basis, had been operating in a stable care market for many years, experiencing high levels of occupancy. Over time it was becoming increasingly apparent that the market was changing and by around 2010 those looking for care accommodation were those with higher dependency needs and in many cases requiring dementia care as well. As a result of this, the decision was taken to provide a secure, modern facility next to the building which would meet local demand for high dependency and dementia care, and ensure smooth transition for those existing residents at Walshaw Hall whose care had deteriorated and needed extra support. The new facility was opened in 2016 and registered for 56 service users.

The original part of Walshaw Hall had thrived for many years in the residential care market. However by 2016 the shift in demand away from residential care had increased, partly due to people with lower dependency needs being encouraged to stay in their own home with appropriate support. Over time occupancy levels decreased in the old part, and together with the considerable burden of maintenance and staffing costs, it became unsustainable to operate. The building was closed in December 2019.

The option of refurbishment to provide care was explored with Commissioning at Bury Council. It was deemed not viable due to the extensive alterations required to meet current care standards, coupled with customer expectations and preference for a modern facility over a traditional, albeit refurbished, care home. In addition, the current lack of care staff available is a significant disincentive to reopening as a care home.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'R. Odell'.

Richard Odell
Director
Capstone Care Ltd