

Cheshire and Wirral Partnership   
NHS Trust

**BRIEFING NOTE: ON VARIATIONS OR DEVELOPMENTS TO SERVICES  
LEVEL 2**

**1 Title of Proposal:**

Low Secure Services: Proposed Development of Soss Moss site, Nether Alderley, Macclesfield

**2 Summary Rationale**

The Trust has been successful in its application to be recognised as a future provider of secure services in the North West after a rigorous assessment process. As part of the preparation of the bid options for locating additional secure services were considered. The Soss Moss site was chosen for development as it is the only suitable site which is owned by the Trust, it has a history of providing hospital care, and since 1996, secure care. The site has been able to become assimilated within the community in a discreet fashion and acceptable overall to the local community. In addition, the Soss Moss site has a number of disused, unsafe buildings which should be demolished.

**3 Outline of Proposal**

The Proposal is to build an additional 15 bed low secure unit on the Soss Moss site, which currently has the Mary Dendy Unit located within its footprint. At this stage the unit could be for mental health or learning disability services. There is a site development control plan that shows the future potential development of the whole site, based upon the current footprint (land occupied by buildings).

The site development control plan shows the potential for 45 secure beds in total, comprising 3 separate, 15 bed units, when fully developed, together they would form a horseshoe shape. The completed development would also allow for a central administration/training block for multi-purpose use.

The Trust is intent upon developing the first 15 bed unit, but will respond to demands for beds from Specialised Commissioners before undertaking the development of the second 15 bed unit. The third unit would at this stage be intended to be a replacement of the existing Mary Dendy Unit.

The cost of the 15 bed unit is approximately £5m. The development of the first unit will incur infrastructure costs, such as services, roads etc required for this unit and potential future units.