

**CWC19063 – Provision of Care Within Extra Care Housing****Background information**

1. The care service contract that will be awarded following a procurement process are currently held by Midland Heart. The service delivery locations are:
  - Broadway Gardens, Northwood Park Road, Wolverhampton WV10 8EA
  - Bushfield Court, Oxford Street, Wolverhampton WV14 0PX
  - James Beattie House, Foley Avenue, Wolverhampton WV6 8NS
  - Pine Court, Cottage Close, Wolverhampton WV11 1NG
  - St. Matthews Place, 270 Willenhall Rd, Wolverhampton WV1 2JN.
2. The care service contract will be for the period Monday 13 January 2020 to Friday 31 March 2023.
3. Midland Heart will retain the landlord function at each of the service delivery locations.
4. Midland Heart will issue a licence to occupy the five service delivery locations to the successful provider. The licence will be co-terminus with the care service contract. No charge will be made for the licence.
5. Midland Heart will continue to provide a catering service at each of the service delivery locations.
6. Midland Heart provides day opportunities at Broadway Gardens, Bushfield Court and James Beattie House although a review is planned.
7. A total of 173 service users are supported at the five service delivery locations and together require around 1920 hours of care per week, split as follows:

<b>Service delivery location name</b>	<b>Number of service users</b>	<b>Total number of care hours per week</b>
Broadway Gardens	33	346
Bushfield Court	45	515
James Beattie House	25	331
Pine Court	35	324
St. Matthews Place	35	404
<b>Total</b>	<b>173</b>	<b>1920</b>

8. Midland Heart would like to offer the successful provider the opportunity to offer private domestic, laundry and shopping escort services to service users at the service delivery locations, and plans to withdraw its own provision of these services.

9. TUPE will apply to the staff currently employed by Midland Heart who provide the care service at the five service delivery locations. The indicative number of staff that TUPE applies to and the hours they are employed to work has been provided by Midland Heart and are given in the table below. City of Wolverhampton Council will not be involved in the TUPE process; Midland Heart will work directly with the successful provider.

<b>Service delivery location</b>	<b>Care Support Workers</b>	<b>Night Care Support Workers</b>	<b>Team Leaders</b>
Broadway Gardens	17 employees working 412.5 hours per week (day and night).		Four employees working 105 hours per week.
Bushfield Court	24 employees working 501 hours per week.	Four employees working 112 hours per week.	Two employees working 78 hours per week.
James Beattie House	15 employees working 351.5 hours per week (days and nights).		Three employees working 99 hours per week.
Pine Court	15 employees working 389 hours per week (days and nights).		Two employees working 78 hours per week.
St. Matthews Place	Nine employees working 249.5 hours per week.	Four employees working 140 hours per week.	Two employees working 78 hours per week.

10. Midland Heart would like to offer the successful provider the funding to provide the following opportunities:
- To provide a 24-hour response to the Lifeline emergency call service to all service users.
  - To support a 24-hour on-site service to all service users including on-site waking night provision by funding the completion of housing management tasks at the rate equivalent to the provision of one night worker.

The contractual relationship for these opportunities will be between Midland Heart and the successful provider. City of Wolverhampton Council will not be involved.

11. Potential providers are asked to submit all questions about the procurement process including the Standard Supplier Questionnaire and tender documentation via the messaging section of ProContract.
12. Potential providers are invited to contact Emma Rowley, Area Manager, Midland Heart to discuss any care related matters, housing related matters and the opportunities being offered by Midland Heart by e-mail to [Emma.Rowley@midlandheart.org.uk](mailto:Emma.Rowley@midlandheart.org.uk) or telephone number 07824 695 245.

13. Clarification interviews, if required, will be held on Tuesday 27 August and Wednesday 28 August 2019.