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Planning

## **Fazeley Street, Warwick Bar, Digbeth, Birmingham - Development Partner**

Homes England (the name adopted by the Homes and Communities Agency)

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-057866

Procurement identifier (OCID): ocds-h6vhtk-059d92

Published 18 September 2025, 4:47pm

### **Scope**

### **Reference**

DN789994

### **Description**

Fazeley Street is a 1.4ha (3.46 acre) site in the Digbeth area of Central Birmingham. Homes England holds a 250 year headlease for the site. It is currently occupied by a series of tenants on sub-leases, who primarily operate in the media, charitable and creative sectors.

The site has a range of historic (some locally listed) and new buildings. There is some limited opportunity for infill development to enhance the use and cohesion of the site.

Homes England is looking to dispose of its headlease interests to a development partner who will actively manage the site to support its current tenants and seek to enhance the size and importance of this media cluster. Purchasers may also consider the opportunities for limited development sympathetic to the current tenants operations, the historic

environment and subject to planning.

Fazeley Street represents a unique opportunity to support the emerging media cluster in Digbeth.

Homes England and its public sector partners (Birmingham City Council & the West Midlands Combined Authority) are keen to see this site play an important part in the growth of the media cluster and the wider regeneration of Digbeth.

Homes England does not envisage providing any further financial support for the site or its purchaser.

Please note the although it is our standard practice to publish estimated values based on gross development value, as this estimate has not been prepared the numbers included here are the annual valuation of the land as at 31 March 2025. As no VAT treatment has been established both inclusive and exclusive VAT figures are the same.

By publishing this PME notice we wish to assess interest from potential delivery partners and seek limited feedback on the proposed process. In order to engage with this process and express interest please email to [philip.farrell@JLL.com](mailto:philip.farrell@JLL.com) and we will provide further details.

PLEASE NOTE: any dates provided within this PME notice are estimates only.

### **Total value (estimated)**

- £5,400,000 excluding VAT
- £5,400,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 June 2026 to 30 June 2031
- 5 years, 1 month

## **Main procurement category**

Works

## **CPV classifications**

- 45000000 - Construction work

## **Contract locations**

- UKG31 - Birmingham

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## **Engagement**

### **Engagement deadline**

10 October 2025

### **Engagement process description**

Please email [philip.farrell@JLL.com](mailto:philip.farrell@JLL.com) to request the information document. This document outlines the proposed approach to procurement and includes a number of questions for interested parties. The response to this document should be returned to our advisors JLL, using the above email, by 10th October 2025.

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## **Participation**

## **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Publication date of tender notice (estimated)**

27 October 2025

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## **Contracting authority**

### **Homes England (the name adopted by the Homes and Communities Agency)**

- Public Procurement Organisation Number: PMTT-3573-RLZV

3 Arena Central, Bridge Street

Birmingham

B1 2AX

United Kingdom

Email: [digbeth@homesengland.gov.uk](mailto:digbeth@homesengland.gov.uk)

Website: <https://www.gov.uk/government/organisations/homes-england>

Region: UKG31 - Birmingham

Organisation type: Public authority - sub-central government