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Tender

Homes England - Fazeley Street, Warwick Bar, Digbeth, Birmingham - Development Partner

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

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-083463

Procurement identifier (OCID): ocds-h6vhtk-059d92 ([view related notices](#))

Published 16 December 2025, 3:13pm

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 leasehold 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.

The value of the opportunity is the envisaged gross development value of the project over 5 years. This is an estimate and may vary depending on the partner selected and their proposal. No differential between the inclusive of VAT and exclusive of VAT values are noted as the VAT treatment has not been determined.

The development works are likely to last for around 5 years (this may be phased). Any dates included in this notice are indicative and subject to revision as they will depend on the partner selected and the programme proposed.

Total value (estimated)

- £50,000,000 excluding VAT
- £50,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2027 to 31 March 2032
- 5 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKG - West Midlands (England)

Participation

Legal and financial capacity conditions of participation

Alongside the standard mandatory and discretionary exclusions, standard pass/fail questions relating to matters such as technical, financial and legal capacity are included, a further four scored questions will enable the shortlist to be established.

Please refer to Memorandum of Information and Procurement Specific Questionnaire.

Technical ability conditions of participation

Alongside the standard mandatory and discretionary exclusions, standard pass/fail questions relating to matters such as technical, financial and legal capacity are included, a further four scored questions will enable the shortlist to be established.

Please refer to Memorandum of Information and Procurement Specific Questionnaire.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

16 January 2026, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

30 January 2026, 12:00pm

Submission address and any special instructions

Submissions must be made via: <https://procontract.due-north.com/Advert?advertId=c7ebd848-f1d1-f011-813a-005056b64545&fromRfxSummary=True&rfxId=1654d14e-f1d1-f011-813a-005056b64545>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

3 to 4 suppliers

Selection criteria:

The full description of these criteria are set out in the Memorandum of Information and the Procurement Specific Questionnaire document. The high level criteria are:

1. Asset Management and Creative Industries (20%)
2. Collaborative Working (20%)
3. Developing Sensitive Sites (30%)
4. Capital and Financing (30%)

Award decision date (estimated)

1 July 2026

Award criteria

Name	Description	Type	Weighting
Quality	There are three commercial award criteria: - Development Proposal (27.5%) - Delivery Strategy (27.5%) - Social Value (10%) Further details are provided in the Memorandum of Information.	Quality	65.00%

Name	Description	Type	Weighting
Financial	There are three financial award criteria: - Land Value Bid (15%) - Funding Strategy (5%) - Robustness Assessment / Commercial Narrative (10%) Further details are provided in the Memorandum of Information.	Price	30.00%
Legal	There is a single legal award criteria: - Mark up of Heads of Terms (5%) Further details are provided in the Memorandum of Information	Quality	5.00%

Other information

Payment terms

Payment terms are included in the draft Heads of Terms.

Description of risks to contract performance

Further details of the risk to contract performance will be made available via ProContract during Stage 2.

These risks include:

- Planning
- Timetable

- Ground/building conditions
- Commercial conditions

Any of the above risks may jeopardise satisfactory performance of the contract. Were possible, any risks will be dealt with through the contractual agreement.

If any of the above risks materialise and cannot be managed through the envisaged contractual agreement, Homes England reserves the right to modify this contract under paragraph 5 of Schedule 8 of the Procurement Act 2023.

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Homes England is following the Competitive Flexible Procedure under the Procurement Act 2023 to identify the best solution to meet its objectives.

This opportunity takes the form of a streamlined two stage process:

Stage 1: PSQ Selection

Stage 2: Invitation to Tender (ITT) and Contract Award

Stage 1: PSQ has been designed to assess the suitability of a Bidder to deliver the contract requirements and if you are successfully shortlisted following evaluation and moderation, bidders will be invited to tender at Stage 2 which will comprise clarification meetings following tender submission.

Following submission and evaluation of PSQ responses, Homes England anticipates that three (3) Bidders will be invited to participate in Stage 2: ITT. Homes England reserves the right to invite four (4) Bidders to Stage 2 in the event that two or more Bidders achieve identical Technical Ability scores and are both ranked third, preventing clear identification of three distinct candidates (further detail can be found in the Memorandum of Information).

Shortlisted bidders will be invited to submit at Stage 2: ITT. Following the submission of tender responses, Homes England reserves the right to hold clarification meetings (if required) to discuss aspects of the bidder's tender submission. Homes England reserves the right to moderate the scoring at ITT stage based on the clarification meetings held.

Following clarification meetings, it is anticipated that the Bidder which achieves the highest score will be awarded 'Preferred Bidder' status.

Preferred Bidder selection and contract award will form part of Stage 2.

Documents

Associated tender documents

<https://procontract.due-north.com/Advert?advertId=c7ebd848-f1d1-f011-813a-005056b64545&fromRfxSummary=True&rfxId=1654d14e-f1d1-f011-813a-005056b64545>

Procurement documents can be found via: <https://procontract.due-north.com/Advert?advertId=c7ebd848-f1d1-f011-813a-005056b64545&fromRfxSummary=True&rfxId=1654d14e-f1d1-f011-813a-005056b64545>

The opportunity can be accessed via the Homes England eTendering system. Bidders wishing to be considered for this contract must register their expression of interest and submit through Homes England's eTendering system. If not already registered, candidates must register at <https://procontract.due-north.com/Login>

Should updated documents be issued or further information become available this will be provided via the Homes England eTendering system.

Documents to be provided after the tender notice

Further information will be provided to shortlisted parties at Stage 2.

Contracting authority

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

- Public Procurement Organisation Number: PMTT-3573-RLZV

The Lumen

Newcastle upon Tyne

NE4 5BZ

United Kingdom

Email: digbeth@homesengland.gov.uk

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

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Jones Lang LaSalle Limited

Summary of their role in this procurement: property and commercial advisors, supporting with the drafting and evaluation of the procurement

- Public Procurement Organisation Number: PNCL-6287-DJTQ

30 Warwick Street

London

W1B 5NH

United Kingdom

Email: govtenders@jll.com

Region: UKI32 - Westminster

Contact organisation

Contact Homes England (the name adopted by the Homes and Communities Agency) for any enquiries.