



Recommendation Paper

Sale of Ladywood Police site, 169-171 Ladywood Middleway, Birmingham, B16 8SY

Contact Officer: [REDACTED] Estates Strategy Delivery Manager, Corporate Asset Management

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PURPOSE

To seek approval to progress with the sale of Ladywood to MIA Property Group, following their unconditional offer of £1.9m.

BACKGROUND

On the 8th of March 2024 the Police and Crime Commissioner for West Midlands, approved the disposal of Ladywood Police site. In the decision paper it was recommended that Ladywood was put forward for sale by private treaty. It was estimated that the property could achieve a capital receipt of between £1,000,000 and £1,300,000

The marketing period commenced on 3rd June 2024 and initial offers were submitted 2nd August. The decision was made to seek best and final offers from the four highest unconditional bidders, alongside a request for responses to a Social Value Questionnaire by 27th September 2024.

OUTCOME OF THE BEST AND FINAL PROCESS

The best and final offers have been considered alongside the Social Value questionnaire responses and scores, and are summarised in the table below:

Offer (£)	Company Name	Social Value	Deliverability	Proposed Use	Comments
1,900,000	MIA Property Group 222 Alcester Rd, Moseley, Birmingham B13 8EY	Use of local contractors during the build. Ongoing management and maintenance will use local businesses. Will work with planners to agree crime prevention aspect of scheme.	MIA own the social club building next door. WMP have transacted with MIA previously-sale of Shirley Police Station. MIA are considered a "special purchaser" as they own the adjacent site. Have proof of funds for entire offer.	Residential	MIA intend to develop this site in conjunction with their adjacent site for a residential scheme. MIA would consider WMP remaining on site post legal completion whilst planning for any decants and awaiting a final vacant possession date.
1,800,000	[REDACTED]	Headquarters office will accommodate [REDACTED] employees. [REDACTED]	A local company known in the market place. [REDACTED]	Head Office	Local company who would look to occupy the property for a new head office
1,600,000	[REDACTED]	Residential will include affordable units with commercial at ground floor level	[REDACTED] Limited track record but known to WMP's agents.	Residential with some mixed-use commercial.	Local company, [REDACTED] with a property and development investment arm.



1,500,000	[REDACTED]	Development will comply to secure by design standards and will be assessed by police.	[REDACTED] Unknown track record.	Residential.	Limited detail on the proposed residential scheme.
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Consequently, following the analysis of the various elements of the offers received, our professional recommendation is to accept the unconditional offer of £1.9m from MIA Property Group.

MIA Property Group have stated they can exchange within 6 weeks of receipt of full legal pack with completion 4 weeks thereafter. [REDACTED]

[REDACTED] Of further note our agent and Estates team have previously sold a WMP property (Shirley Police Station) to MIA. They performed professionally and completed expeditiously.

MIA own the site adjacent and they would look to develop the Ladywood former police station site in conjunction with the property next door for a residential scheme. This "special purchaser" status gives MIA the benefit of having a good understanding of the nature of development sites, associated costs and planning matters in this locality.

RECOMMENDATION

Following professional analysis of the various elements of the offers received, and whilst considering lessons from WMP property sales, it is recommended to progress with the unconditional offer of £1.9m from MIA Property Group.