
From: Jane Heppel [REDACTED]

Sent: 30 December 2024 12:41

To: [REDACTED]
[REDACTED]
[REDACTED]

Subject: Decision Paper - Sutton Coldfield Sale FINAL

Dear all

Please find attached the signed decision notice for the Sutton Coldfield PS sale.

This is a confidential notice.

Thanks all!

Jane

From: jane.heppel [REDACTED]

Sent: 30 December 2024 12:40

To: Jane Heppel [REDACTED]

Subject: [External]: Txt re sutton

CAUTION: This email originated from outside of West Midlands Police. Do not click links or open attachments unless you are sure the content is safe.

If you are concerned, please send an email to

[REDACTED]

Morning Mr Guildford, re Jane's last Q on Sutton should you need it for your PCC mtg.

Manor Practice and the Tri Pharma Practice will look to close down their existing practices and join under one umbrella Practice at the new Sutton site once complete.

At the point of offer, they remain trading under separate organisations but will eventually form as one. The 8 ultimate beneficial owners will create a limited company which will own the property upon the successful completion. I now have the names, but I am not sure that level of detail is necessary.

From: Jane Heppel [REDACTED]

Sent: 30 December 2024 12:29

To: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: RE: Sale of Sutton Coldfield

Thanks [REDACTED]

We spoke about this at the PCC / Chief's meeting today and the Chief read out some further information you'd been able to uncover. I think he said he'd emailed it to me but its not arrived, so would you mind just sending that on? It was something about the two practices combining and there being 8 beneficial owners?

Jane

From: [REDACTED]

Sent: 30 December 2024 10:43

To: Jane Heppel <[REDACTED]>

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: RE: Sale of Sutton Coldfield

Hi Jane

The team have looked back at the documents submitted by the Manor Practice and Tri-Pharma. They are proposing a dual partnership acquisition.

I have dug out the recommendation paper we issued last month. We haven't named these as 'Limited' in the paper, just Manor Practice and Tri-Pharma, as per their issued documents.

I hope this addresses the query?

Regards,



West Midlands Police

M: [redacted] T: 101

W: [redacted]

Working in partnership, making communities safer



From: [redacted]

Sent: 30 December 2024 09:50

To: Jane Heppel <[redacted]>



Subject: RE: Sale of Sutton Coldfield

Hi Jane

I hope you had a lovely Christmas?

Your query is now with the team and I'll get a response over to you as soon as they have the answer.

Regards,



West Midlands Police

M: [redacted] T: 101

W: [redacted]

Working in partnership, making communities safer



From: Jane Heppel

Sent: 23 December 2024 16:23

To: [redacted]

[REDACTED]

Subject: Sale of Sutton Coldfield

Hi all

Can we just confirm the exact legal entity of Tri-Pharma and Manor Practice as purchasers of Sutton, please? The PCC has completed the decision but queried the wording of "Manor Practice and Tri-Pharma limited". It seems likely that one is the main purchaser and the other will lease from them but until we land that, we can't complete the decision.

[REDACTED] I've also sent a "if asked" comms piece over to the PCC so that we have that ready to go if and when we finalise the docs and can move on to the next phase.

Kind regards

Jane Heppel PCC CFO

M: [REDACTED]

T: 0121 626 6060

Wellbeing Note: I occasionally send emails and messages at irregular hours. This does not mean you are expected to do the same. I choose to work at times which help me mix work and homelife, and technology enables me to do this. Please do not let my personal choice impact yours by assuming I expect your working pattern to reflect mine or that I expect a reply-by-return.





[Find out more about your Police and Crime Commissioner](#)

Keeping your personal information safe and secure is a priority for us.

[Learn how we use your personal information.](#)

From: Jane Heppel [REDACTED]
Sent: 29 November 2024 20:46
To: Simon Foster [REDACTED]
Subject: Decision notices - Estates

Dear Simon,

We have received the recommendations for Steelhouse Lane, Sutton Coldfield and Windmill House.

I have turned these into decision notices, assuming that you would want to accept the advice of the CAM team, I hope that's not too presumptuous.

We have our next catchup on decisions on 12th December, but that is set aside for the Dudley HQ contract decision, so it may not be possible to look at these unless we can fit it in between Christmas and the New Year, unless we once again look at them in unsocial hours.

I hope you will be pleased by the bids for Steelhouse Lane and Sutton – I think the agents have really understood the need to look at a balance of factors here.

Please do let me know how you want to approach considering these decisions.

Kind regards

Jane Heppel PCC CFO

M: [REDACTED]

T: 0121 626 6060

Wellbeing Note: I occasionally send emails and messages at irregular hours. This does not mean you are expected to do the same. I choose to work at times which help me mix work and homelife, and technology enables me to do this. Please do not let my personal choice impact yours by assuming I expect your working pattern to reflect mine or that I expect a reply-by-return.



[Find out more about your Police and Crime Commissioner](#)

Keeping your personal information safe and secure is a priority for us.

[Learn how we use your personal information.](#)

From: [REDACTED]

Sent: 28 November 2024 18:14

To: Jane Heppel [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Sutton Coldfield recommendation paper

Hello Jane,

Please find attached Recommendation paper and associated Scoring Matrix for the sale of Sutton Coldfield for consideration and endorsement by the PCC.

Any questions at all, please come back to us.

Many thanks,



West Midlands Police

M: [redacted] T: 101

W: [redacted]

Working in partnership, making communities safer



From: [redacted]

Sent: 28 November 2024 14:05

To: Jane Heppel [redacted]

Subject: Sutton Coldfield recommendation paper

Good afternoon

I hope that you're well. Please find attached papers for the sale of Sutton Coldfield. Just so you're aware [redacted] have copies too.

Regards



[Redacted]
[Redacted]
[Redacted]

West Midlands Police

M: [Redacted] T: 101

W: [westmidlands.police.uk](https://www.westmidlands.police.uk)

Working in partnership, making communities safer



From: [Redacted]
Sent: 26 November 2024 08:38
To: Jane Heppel [Redacted]
Subject: RE: [External]: Sutton Coldfield Police station bid social value

Thanks Jane- noted.

Sutton paperwork should be with you this week.

[Redacted]

[REDACTED]

From: Jane Heppel [REDACTED]

Sent: 25 November 2024 17:01

To: [REDACTED]

Subject: FW: [External]: Sutton Coldfield Police station bid social value

[REDACTED]

Can you check that the agents are aware of the developments comments on below, and that they take this into account in their scoring please, as they see fit?

Kind regards

Jane

From: Simon Foster [REDACTED]

Sent: 24 November 2024 10:29

To: Jane Heppel [REDACTED]

Subject: FW: [External]: Sutton Coldfield Police station bid social value

Hi Jane,

Please see the email exchange of correspondence set out below for your information.

Regards,

Simon

From: Simon Foster

Sent: 24 November 2024 10:28

To: [REDACTED] [nhs.net](#)>

Subject: RE: [External]: Sutton Coldfield Police station bid social value

Dear [REDACTED]

Thank you for your email dated 19 November. I am well, thank you. I trust you are well.

My apologies for the delay in replying, as a consequence of a range of commitments last week. I am grateful to you for updating us on further developments.

I am forwarding this information to my team for further consideration. We will be considering the bids for Sutton Coldfield Police Station as soon as possible.

Regards,

Simon

Simon Foster

Police and Crime Commissioner for the West Midlands

From: [REDACTED] [nhs.net](#)>

Sent: 19 November 2024 15:03

To: Simon Foster [REDACTED]

Subject: Fw: [External]: Sutton Coldfield Police station bid social value

Dear Simon,

I hope that you are staying warm and well during the current cold-snap.

I understand from [REDACTED] at KWB agent that you will be meeting in the next two weeks to make a decision regarding the bids for the Sutton Coldfield police station site. I hope that with the initial bid, and the second round social value questionnaire, you have a good idea of our plans.

We have further news this week, that I believe further supports our concept of a community health hub at the town centre site, but was not available at the time of the second round submission. In addition to the positive messaging around moving activity from hospital to community care announced in the recent budget, we have been approached by the developers of the [REDACTED], who are keen to explore outreach clinics to be hosted at the site. Having interest from such a large independent provider, in addition to our commitment as an NHS organisation will allow us to invest in providing more NHS services for our patients: [REDACTED] I am involved in [REDACTED] and expect to be able to replicate this [REDACTED] at the police station site should our bid succeed.

If you want to discuss things further, or have any questions, please feel free to reach out to me.

All the best,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: Simon Foster [Redacted]

Sent: Sunday, September 8, 2024 11:34

To: [Redacted]

[Redacted] [nhs.net](#)>

Subject: RE: [External]: Sutton Coldfield Police station bid social value

You don't often get email from [Redacted] [Learn why this is important](#)

This message originated from outside of NHSmail. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear [Redacted]

[Redacted]

[Redacted]

In any event, I have asked my Chief Finance Officer to provide you with some further guidance and information regarding the process.

Regards,

Simon

From: Simon Foster

Sent: 08 September 2024 11:23

To: [REDACTED]

[REDACTED] [nhs.net](#)>

Cc: Jane Heppel [REDACTED]

Subject: RE: [External]: Sutton Coldfield Police station bid social value

Dear [REDACTED]

Thank you for your email dated 6 September, for introducing yourself at the Ward Forum meeting, for our conversation and for your kind comments. It was a pleasure to meet you.

I am grateful to you for raising the matters referred to in your email and if we are able to assist you in being able to better assess the process, regarding the existing Sutton Coldfield Police Station building, then it will be a pleasure to do so.

I am copying into this email my Chief Finance Officer, Jane Heppel, who liaises most closely with the West Midlands Police Estates Team on a day to day basis. Jane will be able to provide you with some further guidance and information regarding the process.

In the meantime, if you require any further information or have any questions, please do not hesitate to contact me.

Regards,

Simon

Simon Foster

Police and Crime Commissioner for the West Midlands

From: [REDACTED]

[REDACTED] [nhs.net](#)>

Sent: 06 September 2024 13:00

To: Simon Foster [REDACTED]

Subject: [External]: Sutton Coldfield Police station bid social value

CAUTION: This email originated from outside of West Midlands Police. Do not click links or open attachments unless you are sure the content is safe.

If you are concerned, please send an email to

[REDACTED]

Dear Commissioner Forster

[REDACTED]

As we discussed [REDACTED]

[REDACTED]

[REDACTED] The North Birmingham locality has struggled for years with healthcare estates due to lack of investment. In the police station, my partners and I see an opportunity for us as healthcare professionals to provide investment to allow us to set up services for the people of Sutton Coldfield, as well preserving the police station building for community use as a health centre.

The bid documentation makes reference to both the financial offer and the social value to be provided. I asked you if you're aware of any scoring or weighting system that would be applied to bids, and you informed me that the West Midlands police estates team was responsible for undertaking this process.

Many thanks for kindly offering to put me in touch with a member of your team who will be able to help me understand the merits on which bids will be judged. As you mentioned in current the current budgetary climate, value for money for taxpayers is vital, and I hope that in addition to providing a financially competitive bid, we can prove a social value aspect that will align with your priorities and the priorities of the people of Sutton Coldfield.

All the best,

[REDACTED]

From: Jane Heppel [REDACTED]

Sent: 16 September 2024 10:27

To: [REDACTED]

[REDACTED]@nhs.net>

Cc: West Midlands Office of the Police and Crime Commissioner

<wmpcc@westmidlands.police.uk>; [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: RE: [External]: Sutton Coldfield Police station bid social value

Dear [REDACTED]

Many thanks for your contact.

We work through agents when we place properties onto the market and they engage with all bidders in order to ensure that we deal fairly and equitably with all parties.

If bids make it through to the final rounds, after being sifted and reviewed by the agents and the corporate asset management team, they will be required to produce a statement about the social value their proposals can bring to the area. We will take this into account in making the final decision.

The agents will guide you through the process, should you wish to make a bid.

Kind regards

Jane Heppel PCC CFO

[REDACTED]

T: 0121 626 6060

Wellbeing Note: I occasionally send emails and messages at irregular hours. This does not mean you are expected to do the same. I choose to work at times which help me mix work and homelife, and technology enables me to do this. Please do not let my personal choice impact yours by assuming I expect your working pattern to reflect mine or that I expect a reply-by-return.



[Follow or click the QR Code to complete the Police and Crime Plan survey.](#)



[Find out more about your Police and Crime Commissioner](#)

Keeping your personal information safe and secure is a priority for us.

[Learn how we use your personal information.](#)

From: [REDACTED]

[REDACTED] [nhs.net](mailto:[REDACTED]@nhs.net)>

Sent: 16 September 2024 09:27

To: Simon Foster <[REDACTED]>

Cc: Jane Heppel [REDACTED]
[REDACTED]

Subject: RE: [External]: Sutton Coldfield Police station bid social value

Dear Jane Heppel,

When I met with Commissioner Foster, he advised me that you would be the right person to guide me through the weighting/scoring of the bid pro-forma.

My partners at the Manor practice are collaborating with other community health providers, and though we are aware that the taxpayer funded nature of our business may not afford us the deepest pockets for the highest cash bid, we believe that we bring a social value in expanding community healthcare in line with local and National priorities.

I'm happy for us to have an email exchange or Teams meeting, though in light of the imminent deadline, I wonder if a phone call would be more effective.

I eagerly await your kind response,

All the best,

[Redacted]

From: West Midlands Police & Crime Commissioner <no-reply@westmidlands-pcc.gov.uk>

Sent: 26 July 2024 10:08

To: West Midlands Office of the Police and Crime Commissioner
<wmpcc@westmidlands.police.uk>

Subject: [External]: New Entry: Contact form

CAUTION: This email originated from outside of West Midlands Police. Do not click links or open attachments unless you are sure the content is safe.

If you are concerned, please send an email to

[Redacted]

From: [REDACTED]
Email: [REDACTED] [nhs.net](#)
Subject: Contact Us
Phone: [REDACTED]
Address: [REDACTED]

Message Body:

I have noted that the police station site in Sutton Coldfield is listed for sale, and as [REDACTED] I am keen to explore the possibility of converting site into an NHS health hub for the community, rather than it becoming more retail or yet another retirement home complex. I am happy to engage with whoever in the office carries the estates brief initially, but I would hope that the PCC would see the merits of the site continuing to serve the community, and that we might be able to connect.

All the best,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Consented: In most cases staff can reply much more quickly than the PCC. If you are happy to receive a response from a member of staff from our office, please tick here:

--

This e-mail was sent from a contact form on West Midlands Police & Crime Commissioner (<https://www.westmidlands-pcc.gov.uk/contact/>)