



**Q1. What factors were considered by the PCC in relation to assessing the suitability of offers for Newby Wiske Hall, but particularly in considering PGL as a purchaser?**

Answer: Bids were assessed against two main criteria:

1. Is the Expression of interest/bid viable in terms of feasibility / meeting planning requirements and also compatible with the local community?
2. Value of the bid.

The final decision was made when considering both criteria together against the bids received, with the best overall bid being successful. It was understood the local community would be able to put their views forward through the planning process as normal, and it would not be appropriate for the Commissioner to pass comment on the environmental suitability of any given proposal, which is a matter for the local authority.

**Q2. What weighting was given to the interests of the local community in considering PGL's suitability?**

Answer: It was the view of the Estates team, HQ17 Board and the PCC that PGL would be suitable owners of the site. They would also generate approximately 100 jobs in the local community and reduce traffic in the village. It isn't for the Commissioner to pass comment on the environmental suitability of any given proposal, which is a matter for the local authority.

**Q3. When and how did the PCC communicate about the preferred bidder to the local community? [In particular, it would be useful for the Panel to have sight of the PCC's letter as referred to by Mr Stockport]**

Answer: A letter was submitted on 15<sup>th</sup> March 2017 (Appendix A) to local residents informing them of the pending go-live date on the sale; the announcement was made on 16<sup>th</sup> March, so the residents had early knowledge of the contract with PGL. We are not aware of any feedback being received from the local residents until the planning application was made available.

**Q4. The Panel would be grateful for the PCC's comments on the view that the process was assessed with it being "compatible with the local community". The NWAG state that the process was not, despite what she said, and the Panel would be grateful for her views.**

Answer: As per question 2, it was the view of the Estates team, HQ17 Board and the PCC the PGL offer would be suitable owners, generate jobs and reduce traffic which would benefit both the local and wider community. In that sense, it is believed PGL would be compatible with the local community, with local planning matters progressed via the usual means and with local input.

**Q5. What due diligence has been done on PGL and its parent company (e.g. has a financial check been done and if not, the reasons why)?**

Answer: Due diligence was carried out by Kier, the independent agent appointed for the sale of Newby Wiske. Financial checks were not deemed necessary as the due diligence carried out by Kier demonstrated that PGL were a viable company to contract with and they were able to comply with the deposit requirements of the agreement.

**Q6. What consideration, if any, has been given on the potential fall in house prices of neighbouring properties?**

Answer: It is not known whether this is accurate, would be difficult to evidence and certainly challenging to link directly to the sale of the site to PGL. It was not envisaged that the sale to PGL would have an impact on house prices, and it would be very surprising if that was the case, and certainly not perceived that the sale to PGL would have any more or less detrimental effect on house prices than a sale to any other company/organisation.

**Q7. What consideration has the PCC given in ensuring value for money for the tax payer?**

Answer: The PCC has ensured that the maximum value has been derived from the sale of Newby Wiske Hall, based on all the evidence and advice provided to her by both the in-house team and external consultants to proceed with the sale to PGL.

**Q8. How has the PCC carried out her role in ensuring best value for the public purse and what benefits does she see in selling the site to PGL?**

Answer: The PCC has ensured that she has clearly fulfilled her legal requirements in ensuring the best price has been achieved for the Newby Wiske site for the taxpayer, using specialists in the Estates team, the HQ 17 Board and the agents Kier. There are also obvious benefits to the community, as this would generate approximately 100 jobs to the local community and reduce traffic in the village; which would also be of benefit to North Yorkshire as a whole.

**Q9. Was the PCC aware of the PGL's proposals when she stated that they would be a good neighbour to the community?**

Answer: The PCC was aware of the nature of the company's business and the high-level proposals as per PGL's original Expression of Interest (Appendix B). However, the full detail of those plans was not released until the planning application was produced, and as explained, specific planning matters are for the local authority to consider.

**Q10. Now that the PCC is aware of local concerns, does that raise any issues that may cause a re-consideration of her decision (e.g. does she feel misled by PGL's proposals as suggested by NWAG)?**

Answer: It is for the local authority to address planning concerns of the local community, and the Commissioner's to achieve best value for money for the North Yorkshire taxpayer.

There is now more detail in the public domain than was in the expression of interest, but the specific plans are not out of sync with the business model of PGL more widely.

**Q11. What other options for marketing the site were considered (e.g. obtaining outline planning permission prior to marketing the site)?**

Answer: We considered looking at obtaining planning permission for various options prior to marketing but we considered the effort and cost to undertake this process as we would have needed to engage consultants and planners etc. would outweigh the benefit, and is borne out in the sale to PGL.



Dear Neighbour

Office of the Police and Crime Commissioner  
12 Granby Road  
Harrogate  
HG1 4ST

15 March 2017

You will be aware I have been looking for a buyer for Newby Wiske Hall and tomorrow, Thursday 16 March, I will be announcing who the buyer is.

Before I make the public announcement I want you to know who your new neighbour will be. We had quite a few offers on the hall and after careful consideration have chosen a buyer who will work sympathetically with the building, have minimal impact on the environment and I believe, be a very good neighbour.

Your new neighbour, subject to contract, will be Ross on Wye based PGL, named after its founder Peter Gordon Lawrence and established in 1957. PGL provides educational activity courses for schools and young people. They will be sharing their plans in more detail at an open evening soon and are looking forward to moving into their new home.

The sale of the hall is a key milestone for North Yorkshire Police. The move to Northallerton will enable them to introduce new technologies, develop new flexible ways of working but more than that, provide a much more efficient policing service to the communities of North Yorkshire.

The new police headquarters will be at Alverton Court in Northallerton, the former Rural Payments Agency building.

When I was first elected as Commissioner in 2012, one of the first commitments I made was to move North Yorkshire Police out of Newby Wiske Hall, it has been used by police in North Yorkshire for over 60 years and has served us well, however times move on and so must we.

The official announcement will be made tomorrow at 10.30 so until then, please keep the information about your new neighbour under your hat.

Julia Mulligan  
Police and Crime Commissioner for North Yorkshire

### PGL – Extract from Expression of Interest

Should our bid ultimately be successful, we propose to purchase Newby Wiske Hall and convert the property for use as an Outdoor Education Centre for 450 children. Having reviewed the basic floor plans provided at this first stage and following our site visit, we fully envisage being able to convert the existing buildings for our use and therefore there would be no need for additional footprint. We would add simple activity structures within the grounds, such as for abseil/climbing/zip wire/giant swing and challenge courses similar to the low level structures that already exist within the wooded area, we would also make use of the current lake for water based activities.

Our proposal would lead to the creation of c. 100 jobs. We would recruit locally where possible and to the extent that the local supply of suitably qualified labour allows it, but would also provide accommodation for a proportion of the staff.

Founded in 1957 and the UK Market Leader, we have a strong track record of purchasing properties in rural locations similar to those at Newby Wiske and converting them for our use, integrating very well within the local communities.

Building 1 would be utilised for training rooms and offices on the ground floor, staff accommodation on the higher floors. The dining room and kitchen would be retained, but reconfigured.

Building 2 would be converted back to its original use as dormitory accommodation and buildings 4 and 5 would be converted for that same purpose.

The Sports Hall would be retained and building 3 would also be used for indoor activity space.

Buildings in location 6 and 7 would be converted for use as staff accommodation.

As no new footprint is proposed, the main planning considerations will be for change of use and the erection of a number of activity structures which will be located so as to blend in well with the current natural environment.

We have enclosed our current brochure which we hope gives you a useful overview of our product.

**Arrangements for the North Yorkshire Police and Crime Panel (as agreed by the nine local authorities in May 2012)**

***Excerpt – Background and Functions of the Police and Crime Panel***

**1.0 Background**

- 1.1 The Police Reform and Social Responsibility Act 2011 ('the Act') introduces new structural arrangements for national policing, strategic police decision making, neighbourhood policing and police accountability.
- 1.2 The Act provides for the election of a Police and Crime Commissioner ('PCC') for a police force area, responsible for securing an efficient and effective police force for their area, producing a police and crime plan, recruiting the Chief Constable for an area, and holding him/her to account, publishing certain information including an annual report, setting the force budget and police precept and requiring the Chief Constable to prepare reports on police matters. The PCC must co-operate with local community safety partners and criminal justice bodies.
- 1.3 The Act requires the local authorities in each police force area to establish and maintain a Police and Crime Panel ('the Panel') for its police force area. It is the responsibility of the Authorities for the police force area to make arrangements for the Panel ('Panel Arrangements').
- 1.4 North Yorkshire and York is a multi authority police force area ('the police force area'). The Authorities, as the relevant local authorities within the area must agree to the making and modification of the Panel Arrangements.
- 1.5 Each Authority and each Member of the Panel must comply with the Panel Arrangements.
- 1.6 The functions of the Panel must be exercised with a view to supporting the effective exercise of the functions of the PCC for that police force area.
- 1.7 The Panel must have regard to the Policing Protocol issued by the Home Secretary, which sets out the ways in which the Home Secretary, the PCC, the Chief Constable and the Panel should exercise, or refrain from exercising, functions so as to encourage, maintain or improve working relationships (including co-operative working); and limit or prevent the overlapping or conflicting exercise of functions.
- 1.8 The Panel is a scrutiny body with responsibility for scrutinising the PCC and promoting openness in the transaction of police business in the police force area.
- 1.9 The Panel is a joint committee of the Authorities.
- 1.10 The Authorities agree the Panel Arrangements.

**2.0 Functions of the Police and Crime Panel**

- 2.1 The Panel may not exercise any functions other than those conferred by the Act.
- 2.2 The functions of the Panel set out at paragraphs 2.3 - 2.8 below may not be discharged by a Committee or Sub-Committee of the Panel.
- 2.3 The Panel is a statutory consultee on the development of the PCC's Police and Crime Plan and must:
  - a) review the draft Police and Crime Plan (and a variation to it); and,
  - b) report or make recommendations on the draft Plan which the PCC must take into account.
- 2.4 The Panel must comment upon the Annual Report of the PCC, and for that purpose must:
  - a) arrange for a public meeting of the Panel to be held as soon as practicable after the Panel is sent an Annual Report under Section 12 of the Act;
  - b) ask the PCC at that meeting such questions about the Annual Report as the Members of the Panel think appropriate;
  - c) review the Annual Report; and,
  - d) make a report or recommendations on the Annual Report to the PCC.
- 2.5 The Panel must undertake a review of a precept proposed by the PCC in accordance with the requirements set out in Schedule 5 of the Act, and will have a right of veto in respect of the precept in accordance with the Act and Regulations made thereunder.
- 2.6 The Panel must review, make a report to and make recommendations to the PCC in relation to the appointment of a Chief Constable by the PCC in accordance with the requirements set out in Schedule 8 of the Act and will have a right of veto in respect of the appointment in accordance with the Act and Regulations made thereunder.
- 2.7 The right of veto in paragraphs 2.5 and 2.6 will require that at least two-thirds of the persons who are Members of the Panel at the time when the decision is made vote in favour of making that decision.
- 2.8 The Panel must review, make a report to and make recommendations to the PCC in relation to the appointment of the PCC's Chief Executive, Chief Finance Officer and the Deputy Police and Crime Commissioner in accordance with the requirements set out in Schedule 1 of the Act.
- 2.9 The following functions must also be undertaken by the Panel but may be delegated to a Sub-Committee of the Panel:

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2. 10 The Panel shall receive notification from the PCC of any suspension of the Chief Constable, or any proposal to call upon a Chief Constable to retire or resign, and in the case of the latter must make a recommendation to the PCC as to whether or not the PCC should call for the retirement or resignation in accordance with the procedures set out in Schedule 8 of the Act.
2. 11 The Panel must review or scrutinise the decisions or actions of the PCC in the discharge of his/her functions and make reports or recommendations to the PCC with respect to the discharge of the PCC's functions. The Panel may carry out investigations into the decisions of the PCC, and into matters of particular interest or public concern.
2. 12 The Panel must publish any reports or recommendations made by it to the PCC in a manner which the Panel will determine and must also send copies to the Authorities.
2. 13 The Panel may require the PCC or a member of his/her staff to attend the Panel to answer questions necessary for the Panel to undertake its functions, provided that such questions shall not:
  - a) relate to advice provided to the PCC by his/her staff;
  - b) in the view of the PCC:
    - i) be against the interests of national safety;
    - ii) jeopardise the safety of any person; or,
    - iii) prejudice the prevention or detection of crime, the apprehension or prosecution of offenders, or the administration of justice; or,
  - c) be prohibited by any other enactment.
2. 14 If the Panel requires the PCC to attend the Panel, the Panel may (at reasonable notice) request the Chief Constable to attend before the Panel on the same occasion to answer any question which appears to the Panel to be necessary in order for it to carry out its functions.
2. 15 The Panel may require the PCC to respond in writing to a report or recommendation from the Panel to the PCC.
2. 16 The Panel may suspend the PCC if he/she is charged with an offence carrying a maximum term of imprisonment exceeding two years.
2. 17 The Panel will have any other powers and duties set out in the Act or Regulations made in accordance with the Act.