	Resources and Public Realm Scrutiny Committee 23 November 2026
	Report from the Deputy Director Democratic & Corporate Governance

Call-in: Officer Key Decision- Disposal of Open Space Land, 280 Watford Road, Northwick Park HA1 3TZ (freehold interest) following consideration of Consultation Responses

Wards Affected:	Northwick Park
Key or Non-Key Decision:	Not applicable
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Part Exempt – Appendix 1(a) is exempt as it contains information relating to the financial or business affairs of particular persons, including the Council, under Paragraph 3, Part 1, Schedule 12A of the Local Government Act 1972, namely: "Information relating to the financial or business affairs of any particular person (including the authority holding that information)"
List of Appendices:	Three: Appendix 1: Call-In Form Appendix 2: Individual Officer Decision to dispose of Freehold Interest in Open Space Land, 280 Watford Road, Northwick Park Appendix 2(a): Appendix Valuation (Exempt) Appendix 2(b): Appendix 2 - Summary of Lease-Based Controls and Continuing Public-Law Safeguards Appendix 3: Call-In Protocol
Background Papers:	None
Contact Officer(s): (Name, Title, Contact Details)	James Kinsella, Governance & Scrutiny Manager Tel: 020 8937 2063 Email: james.kinsella@brent.gov.uk

1.0 Executive Summary

1.1 This report provides details on a call-in which has been received, under Standing Order 14, relating to an Officer Key Decision taken by the

Corporate Director Neighbourhoods & Regeneration to dispose of the freehold interest in Open Space Land at 280 Watford Road, Northwick Park.

1.2 The call-in has been accepted as valid and therefore needs to be considered by the relevant Scrutiny Committee (in this case Resources & Public Realm) with this report providing details on the decision which has been called-in for review, reasons and alternative action being sought as a result and procedure for dealing with the call-in.

2.0 Recommendation(s)

2.1 That the Committee considers the call-in and agrees to one of the following outcomes:

2.1.1 The Committee does not wish to refer the matter back to the decision maker for reconsideration, at which point the decision is deemed to be confirmed and takes effect immediately following the call-in meeting; or

2.1.2 The Committee refers the decision back to the Corporate Director of Neighbourhoods & Regeneration for reconsideration, in light of any observations made by the Committee.

3.0 Detail

Contribution to Borough Plan Priorities & Strategic Context

3.1 As detailed within the report on which the called-in decision was based (attached as Appendix 2) the proposed disposal is felt to support the Council's Property Strategy 2024-27 'Dispose' theme and the Medium-Term Financial Strategy as well as supporting the ongoing commitment towards a responsible and resilient Council through deliver of the Council's Property Strategy.

3.2 The call-in procedure is also recognised as a key element of the Council's governance arrangements in terms of not only supporting effective and efficient decision making but also in providing an opportunity to hold the executive to account, enhancing the Council's activity and delivery of all strategic priorities within the Borough Plan.

Background

3.3 On 9 February 2026, Cabinet approved a programme of property disposals including the freehold interest in Northwick Park Golf Course and delegated authority to the Corporate Director of Neighbourhoods and Regeneration to publish any required open space notices and to consider objections before a final disposal decision was made.

3.4 Following on from that decision, the Council published the relevant section 123(2A) notices in the Brent & Kilburn Times in March 2026, which resulted in 205 objections and representations being received. Having considered the

objections and representations the Corporate Director Neighbourhoods and Regeneration subsequently approved disposal of the freehold interest in the site as an Officer Key Decision taken and published on 12 October 2026. The report on which the decision was based has been attached as Appendix 2 to this report.

3.5 The decision taken by the Corporate Director Neighbourhoods and Regeneration was as follows:

That having considered the full set of individual objections and representations made available on the decision file, together with the thematic analysis and officer responses set out in Section 4 and the relevant matters summarised in Appendix 2 of the report, including the identified disadvantages and benefits of disposal:

(1) To approve, having considered the objections received in response to the section 123(2A) open space notices, that the Council proceed with the proposed disposal of its freehold reversionary interest at 280 Watford Road, Northwick Park HA1 3TZ.

(2) To authorise officers to proceed with open and competitive marketing of the freehold reversionary interest and to negotiate disposal terms in accordance with the authority delegated by Cabinet on 9 February 2026, subject to independent valuation advice and to legal and title due diligence.

(3) To note that disposing of the freehold interest would not affect the Council's statutory planning powers, the status of any legally established public rights of way, or the requirement that any future change of use or development be determined through the statutory planning system.

(4) To authorise officers, following approval of the final disposal terms by the Corporate Director, to enter into and complete all necessary legal agreements, contracts and ancillary documents required to give effect to the disposal, in accordance with, and subject to, the delegated authority and the safeguards set out in the report.

(5) To note that bespoke restrictive covenants, purchaser obligations or other land-use controls are not presently recommended where their purpose would be to duplicate the statutory planning regime or regulate a future proposal not currently before the Council. Such measures may nevertheless be considered where legal and independent valuation advice confirms that they are necessary, effective, commercially proportionate and consistent with the Council's duty to obtain best consideration. Any overage or other value-protection mechanism should be considered where independent valuation advice demonstrates that it is likely to improve the Council's net return.

(6) To note that, before exchange of contracts, officers will complete all due diligence, consents, procedures and safeguards required by law. Officers

will also undertake such further due diligence on title, lease, highways, planning, valuation and finance as is proportionate and commercially justified, including review of any material issues relating to legally established public rights of way, easements, lease arrears, turnover-rent certification, accrued breaches or outstanding tenant obligations, including repair, maintenance, environmental, access or site-management matters. Where proportionate and commercially justified, officers will ensure that the disposal documentation protects the Council's position in relation to sums properly due, accrued rights, apportionments, overage or other value-protection mechanisms, together with any legally necessary title or statutory safeguards.

3.6 The above decision has subsequently been called-in by five members of the Council (comprised of members from three different political groups), with details of the call-in, including the reasons and alternative action being sought, attached as Appendix 1 to this report.

3.7 Under the call-In procedure, the relevant Scrutiny Committee (in this case Resources & Public Realm) is now required to consider the call-in and decide on the relevant outcome. The procedure for dealing with the call-in and the conduct of the Scrutiny Committee meeting is attached at Appendix 3 of this report, for reference.

4.0 Stakeholder and ward member consultation and engagement

4.1 None specifically applicable to this covering report. The members who have submitted the call-in as well as Lead Cabinet Member have been consulted and advised of the arrangements for consideration of the call-in.

5.0 Financial Considerations

5.1 There are no direct financial considerations arising from this covering report. The financial considerations relating to the called-in decision have been detailed within the report on which the decision taken by the Corporate Director Neighbourhoods & Regeneration (attached as Appendix 2) was based.

6.0 Legal Considerations

6.1 There are no direct legal considerations arising from this covering report. The procedure for dealing with the call-in and options available to the Resources & Public Realm Scrutiny Committee have been set out in Appendix 3 of the report with the legal considerations relating to the called-in decisions having been detailed within the report on which the decision taken by the Corporate Director Neighbourhoods & Regeneration (attached as Appendix 2) was based.

7.0 Equity, Diversity & Inclusion (EDI) Considerations

7.1 There are no direct Equity, Diversity & Inclusion considerations arising from this covering report.

8.0 Climate Change and Environmental Considerations

8.1 There are no direct climate change and environmental considerations arising from this covering report.

9.0 Communication Considerations

9.1 There are no direct communication considerations arising from this covering report.

Report sign off:

Amira Nassr
Deputy Director Democratic and Corporate Governance