



Meeting	Full Council
Date	Wednesday 04 March 2026
Report Title	FC.25.135: To RECEIVE recommendation from R&L Committee to explore options for a SEN Family Hub and Sensory Facility and AGREE actions
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Officer's Recommendations:

The Officer Recommendation to the Recreation & Leisure Committee was:

1. That the Committee approve further exploration of the SEN Complex Family Hub at Jubilee Playing Field in partnership with Parent and Carer Alliance CIC.
2. That officer support be delegated to facilitate meetings, undertake costing exercises, and carry out initial funding research.
3. That the Committee agree in principle to the granting of a 100-year lease, subject to appropriate legal advice and detailed terms being drawn up, for Jubilee Pavilion (or an alternative suitable Council-owned site identified and agreed in partnership).

The Recreation & Leisure Committee approved the recommendation to proceed with further exploration and agreed in principle to a 100-year lease arrangement, subject to detailed terms.

Purpose of Report

This report summarises the proposal to establish a community-led SEN Complex Family Hub at Jubilee, outlines the strategic and local need, highlights supporting data from Gloucestershire, and sets out the proposed next steps — including lease considerations and partnership arrangements.

Proposal Overview

The proposal seeks to expand and enhance the existing Jubilee Pavilion so that it may:

- Operate during weekdays as a dedicated SEN Complex Family Hub
- Retain defined and protected space for local football and community sports use at weekends

The hub, proposed by Parent and Carer Alliance CIC, would provide:

- Therapeutic and wellbeing services



- Early intervention and preventative family support
- Advocacy and SEND guidance
- Peer support and parent/carer programmes
- Community learning spaces
- Practical services including SEN advice and direct payment payroll support

The project adopts a co-design approach, led by parent carers with lived experience of SEND, ensuring that provision reflects real local need rather than assumed service models.

The Jubilee Playing Field offers:

- Therapeutic outdoor space
- Opportunities for sensory regulation and emotional wellbeing
- Accessible green space to support whole-family mental health
- Potential for inclusive design and sensitive integration into the landscape

Gloucestershire SEND Context and Need

Data presented by Parent and Carer Alliance CIC and Gloucestershire sources highlights significant and growing need:

Local Prevalence:

- 21,388 children and young people identified with SEND (June 2024)
- 6,540 children with an Education, Health and Care Plan (EHCP) (5.12% of 0–25 population)
- 14,848 children receiving SEND Support without an EHCP (15.8%)
- Nearly 1 in 5 pupils nationally identified with SEND

Most Common Needs:

- Moderate Learning Difficulty – 25.4%
- Speech and Language Needs – 22.5%
- Significant rise in autism diagnoses locally (over 40% increase in recent years)

System Pressures:

- Demand for SEND assessments has more than doubled in recent years.



- Less than half of EHCPs are delivered within statutory timeframes locally, reflecting national capacity challenges.
- SEND services face increasing financial pressures and high needs budget gaps.

This data demonstrates a widening gap between demand and current provision. A preventative, community-led hub model offers an opportunity to:

- Reduce crisis escalation
- Improve school attendance
- Support family resilience
- Reduce reliance on high-cost statutory interventions
- Provide early, accessible local support

Strategic and Community Benefits

Preventative Value:

Early intervention reduces long-term reliance on crisis services, transport costs, and out-of-area placements.

Economic and Employment Impact:

Potential creation of local jobs and structured volunteer roles strengthens community infrastructure.

Replicable Model

If successful, the Cam SEN Hub could serve as a model across Gloucestershire — integrating education, health and care support within a sustainable community asset.

Why Cam

Cam offers:

- A strong, close-knit community
- Accessibility via the M5 corridor
- Reach into rural communities with limited provision
- A calm, central environment suitable for inclusive services

100-Year Lease – Key Considerations(DRAFT)



Given the R&L Committee's agreement in principle to a 100-year lease, detailed terms will need to be drafted and formal legal advice sought.

Initial non-specific guidance indicates the following provisions should be considered:

1. Rent Structure

- Nominal or peppercorn rent
- Long-term sustainability focus, rather than commercial return
- Capped rent reviews (e.g., every 25 years using a fixed formula)

2. Repair and Maintenance

- Clear responsibility split:
 - Council retains freehold ownership of the land
 - Tenant responsible for building maintenance, repair and insurance
- Full repairing and insuring (FRI) considerations

3. Schedule of Condition

- Formal schedule documenting the condition of the building at lease commencement (depending on development)
- Protection for both parties regarding future dilapidations

4. Assignment and Subletting

- Ability to assign or sublet with landlord consent (not to be unreasonably withheld)
- Protection to ensure continued community/SEND use

5. Break Clauses

- Carefully drafted break provisions for unforeseen or exceptional circumstances

6. Protection on Disposal

- Lease protection provisions in the event the Council sells the land
- Continuity safeguards for the community asset

7. Use Clauses

- Defined permitted use (SEN family hub and associated community functions)
- Retention of agreed weekend sports use where applicable

8. Community Asset Safeguards

- Restrictions preventing change of use away from SEND/community purposes without Council consent

Further specialist legal advice will be required to ensure the lease protects both the Council's long-term asset and the sustainability of the community provision. The above is a list of considerations as a starting point only.



Proposed Next Steps:

To progress this project effectively:

Agreement of Survey: Assist with timely distribution of Parent and Carer Alliance CIC survey to enable gathering of evidence of need and strengthen funding applications.

Site feasibility: Parent and Carer Alliance CIC to review the following as part of the funding application preparation and general project development. Funding strategy, lease terms, timeline milestones, continued architect engagement, public engagement, pre-application discussions, initial design drawings, accessibility and compliance considerations, lease advice.

All of the above will be done in partnership with Cam Parish Council as necessary. Additionally, CPC will explore trust and statutory funding streams.

Conclusion

The SEN Complex Family Hub at Jubilee represents a significant opportunity to create a long-term, community-led SEND asset for Cam and the wider Gloucestershire area. With Committee approval to explore the proposal and agreement in principle to a 100-year lease, the next stage is structured development, partnership working and detailed lease drafting.

First impressions/concept drawings:





