

BCP Single Homelessness Accommodation Programme (SHAP)

Homeless Link Commissioners Forum

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SHAP Service Design



The design of the BCP SHAP services were developed with the [BCP Homelessness Partnership](#) and feedback from our Lived Experience Oracle group.

The capital funding contribution was used to buy and/or renovate block and dispersed accommodation for individuals who are aged 18+ and have high levels of support needs.

The funding is part of BCP's homeless prevention programme, with the aim to stop people from becoming homeless, by giving them access to good quality accommodation with appropriate support services.

All SHAP tenants receive access to specialist support, which gives them the tools they need to successfully live independently. In our block accommodation there are specialist support workers and management present 24hrs a day, 7days a week and our two commissioned support providers [Two Saints \(Adults\)](#) and [Centre Point](#) (Young People) work closely alongside all partner agencies.

Review – What Have We Learned about Homelessness in BCP?

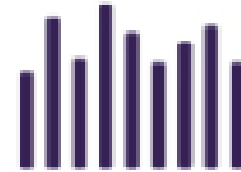
Key Findings – Trends, Cohorts, Challenges



Homelessness demand in BCP has increased by 1/3 since 2021/22



We have limited stock of social housing for general needs



People experiencing long-term rough sleeping often face the most complex barriers to stability, and supporting them effectively requires sustained, coordinated, and compassionate responses.

Review – What Have We Learned about Homelessness in BCP?

Key Findings – Trends, Cohorts, Challenges



Leading cause of homelessness in BCP is loss of private rented tenancy



Accommodation has become more unaffordable across all tenures



People with multiple support needs—including mental health, substance misuse, and domestic abuse—are disproportionately represented. Care leavers, refugees, and those exiting institutions (e.g. prison, hospital) are also high-risk groups

Governance

SHAP Project Board

SHAP Operational Delivery Group

- SHAP funding was achieved via three bids on IMS and approval given based on the information provided
- The individual property purchases were approved via ODR's and signed off by Legal, Finance and the Head of Service. (This delegated authority was agreed Sept 22 in the CHNAS paper presented to Cabinet)
- Collaborative approach working closely with Housing Development Team, BCP Homes, DWP, Drugs and Alcohol Commissioning Team, Children's Services, Housing Operational Service Teams, Public Protection (ASB and Neighbourhood Teams)

BCP SHAP Service Model

Three years of SHAP funding secured enabled BCP Council to expand housing led accommodation for people who have experienced repeated episodes of rough sleeping and young people at risk of homelessness.

Key features:

- ❑ **60+ homes procured** with dedicated support service delivered by Two Saints (Adults), Centrepont (Young People) and supported lodging team/carers (Children's Services).
- ❑ Accommodation for individuals aged 18+ with high support needs
- ❑ Homes delivered via both block or dispersed single/couple self contained accommodation
- ❑ Design informed by the BCP Homelessness Partnership and Lived Experience Oracle Group.
- ❑ First homes available from June 2024 with passed support roll-out
- ❑ Further completion expected on 2 blocks of accommodation expected in next 6 months.

Target vs Delivered

Adults – 26years +

- Target: 37 units (12 blocks + 25 dispersed)
- Delivered: 35 units (10 in one block + 25 dispersed) with 10 more in one block due online in 2026)

Young People – 18-25 years

- Target: 19 units (12 block + 5 single dispersed + 2 double dispersed)
- Delivered: 18 units (11 block + 7 dispersed)

“Always There Care” Young People - 18-25 years

- 12 units across four shared 3 bed homes

All SHAP accommodation is managed and maintained inhouse

Housing and Property Challenges (1)

Lack of Suitable Accommodation: Fundamental challenge was the limited availability of appropriate, affordable accommodation within the BCP area where average prices for a one-bedroom property falling between **£150,000 and £250,000**,

Availability of 1 bedroom properties with own front entrance proved difficult – compromises were made

Considerations:-

Property Visits by all partners

Properties not located closely to existing RSAP/NSAP properties

ASB in neighbourhood

Speed at which properties needed to be purchased, and time frames for maintenance work to be completed to bring them up to the high quality homes standard set

Onboarding Councillors within the Local Wards where blocks were purchased.

Properties needing to be affordable

Housing and Property Challenges (2)

Considerations:-

Rents and tenure – licenses in housing first blocks, CEYP rent/top up levels is generally how rents stack up now against costs for viability.

EPC rating of properties

Maintenance of outdoor space

Planning around blocks/office provision removing residential units

Spiraling costs of refurbishments

Recruitment of support staff by commissioned providers

Revenue funding and reporting through Homes England and IMS Revenue claim system challenging

Change of Government resulted in grant bid approach and timescales being reduced.

No carry forward of grant if delays in programme.

Working closely with ASB Teams

Thank you for Listening

For any follow up
questions, please feel
free to get in touch.

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