

D2 PROPCO RIGHT PLACE, RIGHT TIME



D2 PROPCO DELIVERS QUALITY TEMPORARY ACCOMMODATION
WHEN COUNCILS AND COMMUNITIES NEED IT MOST.

RIGHT PLACE, RIGHT TIME

PROJECT MANAGED BY: LISA POBEREZHNIUK

A safe place to stay can be the difference between a crisis continuing and recovery beginning. For people facing homelessness, family breakdown, financial hardship or displacement, temporary accommodation provides more than shelter – it offers stability at a time when life feels anything but stable.

That belief has guided D2 PropCo since its launch in 2017. Working alongside local authorities, the company has grown from supporting tenants in Newport to providing accommodation across Wales, always with an emphasis on quality, responsiveness and care.

CEO Duncan Evans explains that the company's mission has remained consistent throughout.

"From the moment we launched through to today," he says, "we have operated with a clear purpose: to provide a higher standard of temporary accommodation for vulnerable adults and young people in need."

CAN-DO ATTITUDE

Demand for temporary accommodation has increased sharply in recent years. Rising housing costs, economic uncertainty and growing pressure on local authorities have created an urgent need for providers that can respond quickly without compromising standards.

D2 has built its reputation on doing exactly that. Councils know they can rely on the business when urgent requests arise, often with very little notice.

"What really sets us apart is the can-do attitude that runs through the business," Duncan says. "Even in difficult situations, we move quickly to produce solutions for councils."

"Just recently, Cardiff Council came to us asking for seven rooms to house asylum seekers. We were able to provide the council with what they needed by the end of the week."

Responsiveness has become a defining characteristic of the organisation, but speed alone is never enough. As projects have increased in both size and complexity, maintaining consistently high standards has remained a priority. >>



^
Duncan Evans,
CEO,
D2 PropCo. >>



insight law

Property Law Solicitors

At Insight Law we like to say that ‘we talk property’. Not just because we’re specialists in property law, residential, commercial & buy to let, but also because we have open, friendly and detailed discussions with our clients. From day one we build strong relationships, understanding our clients’ needs and exploring the intricacies of each case that we handle. We don’t hide behind paperwork, but make sure we speak to you as often as we can.

Commercial

Our commercial property solicitors in Cardiff & Bristol have a comprehensive understanding of commercial property law. We have a wealth of experience in handling both complex and straightforward transactions and our clients range from individuals and small businesses to large companies.

Residential

We handle every type of residential conveyancing transaction and our experienced staff are always on hand to answer any questions you may have. Our residential conveyancing lawyers in Cardiff & Bristol are part of the Law Society’s Conveyancing Quality Scheme, so you can rest assured our team is highly skilled.

Buy-to-let

Our specialist buy-to-let solicitors understand the strict profit margins involved in buy-to-let. We take the time to understand your business, minimising the risk to you by identifying potential issues early on. We have extensive knowledge of the buy-to-let market, giving you the confidence that you are in trusted hands.

TALKING PROPERTY SINCE 2012

Get in touch with one of our specialist lawyers at conveyancing@insight-law.co.uk

Insight Law Bristol
Second Floor, Langford Lodge
109 Pembroke Road, Clifton, Bristol, BS8 3EU
T: 0117 925 6257

insight
law

Insight Law Cardiff
Second Floor, Unit G Copse Walk
Cardiff Gate Business Park, Cardiff, CF23 8RB
T: 02920 093 600

INSIGHT LAW

Insight Law is an established firm of solicitors with offices in Cardiff and Bristol and has grown in recent years, employing 38 staff across both offices. The firm, which was founded in 2012, operates as a “specialist property only” law firm, meaning our sole focus is on the legal aspects of property transactions, making us true experts in the field.

We specialise in providing expert property advice in three niche areas within this market, namely in Residential property, Commercial property and Buy-to-let/investment property, with a dedicated team of experienced and trained professionals for each area.

Our Residential team handles all the legal technicalities involved in the usual residential property transactions, including sales, purchases, remortgages and transfers of equity.

The Buy-to-let team acts for a wide range of clients, including individuals and limited companies in the purchase and refinancing of residential tenanted property. This sector has been through massive changes in recent years and as a result, we have witnessed our clients’ businesses transform and adapt to the new regulations and requirements, becoming more resilient and professional as a result.

The Commercial team provide a comprehensive and wide ranging service, acting for clients on a wide variety of property types including the sale, purchase, leasing and refinancing of industrial units, offices, shops, restaurants and mixed use buildings.

The firm’s slogan, ‘We talk property’, serves as a constant reminder of how the business is operated. The firm is client focussed with an emphasis on providing exceptional communication with clients, agents, brokers and other third parties. In this way, our clients and lawyers can build a relationship early on in the transaction; we can understand the client’s motivations for the deal, we can seek to explain the process and also manage the clients’ expectations.

Our emphasis is on establishing strong working relationships with our clients across the firm, meaning we can consistently deliver on our promise of a straightforward, jargon-free and responsive service.

Duncan Evans, CEO of D2 Propco says as follows:

“We have worked with the team at Insight for almost 10 years now, and they’ve consistently delivered a service that is both reliable and efficient. Luci-May handles each case with care, clear communication, professionalism and patience, which has made what can often be a stressful process feel straightforward and well-managed. Luci-May and the team always keep us well-informed at each stage, and any queries are dealt with promptly and professionally – nothing is too much trouble!”

Simon Fox, the firm’s owner and Managing Director commented:

“Insight Law and D2 Propco have worked together for several years now and it has been a highly enjoyable and productive relationship. It has been hugely satisfying to work with Duncan Evans and his growing team at D2 and we are very proud to have made the contribution we have to D2’s growth over that period. We look forward to continuing that business relationship in the years to come and I’ve no doubt we will witness further growth for both our businesses.”

www.insight-law.co.uk

D2 PROPCO

“We are growing year on year and now work on some very large projects,” Duncan reports. “It’s work that needs to be done at pace, but we are always conscious of delivering real quality.”

That balance has enabled D2 to expand steadily while strengthening long-term relationships with local authorities. Growth has come through reliability rather than rapid expansion for its own sake.

Equally important is understanding the wider impact of the company’s work. Every D2 placement represents someone facing difficult circumstances, and every successful outcome extends beyond simply providing accommodation.

“As a business, we measure our social impact each quarter, alongside publishing monthly reviews and good news stories,” Duncan reveals. “The stability and support that we provide can be a springboard to change someone’s life.”

SOCIAL VALUE

Measuring social value has become an integral part of D2’s work. Tenant feedback forms a key part of that process, helping ensure that residents feel secure, supported and respected throughout their stay.

“Our tenants regularly give us very high scores in surveys,” Duncan states. “For instance, feedback recently graded us at 4.8 out of 5 for a question concerning tenant safety.”

Statistics demonstrate performance, but the stories behind them often leave the greatest impression.

“We are there when people need us the most,” he says simply. “We once housed a family on 23rd December, right before Christmas. A little while later, we received a letter from them explaining that they were >>

now in a better situation and we had helped that happen, providing all they needed to get them back on their feet.”

Experiences like this reinforce the role temporary accommodation can play in helping people rebuild their lives. Secure housing creates the foundation from which families and individuals can begin addressing their most difficult challenges.

EMPATHY AND HUMILITY

Demand for D2’s services continues to evolve as economic conditions change. While single men remain the largest tenant group, more families are now seeking support than ever before due to the growing cost-of-living and unemployment crises.



Meeting those changing needs depends on people as much as properties. D2 is currently home to more than 75 employees – a team that combines operational expertise with empathy.

“We are proud of the way our people approach their work with empathy and humility,” Duncan declares. “To excel in this business, you have to be able to put yourself in someone else’s shoes because the people we work with come from a vast array of backgrounds and situations.”

This culture underpins every aspect of the organisation. Processes and systems help deliver consistency, but genuine understanding allows staff to support tenants with compassion and respect during some of the most challenging periods of their lives.

Looking ahead, D2 sees significant opportunities beyond Wales. The foundations are already in place, and future growth will focus on developing relationships with larger English local authorities, while maintaining the standards that have fuelled the company’s success.

“In the future, we would like to gain a foothold on one of the five big councils in England,” Duncan remarks. “Our roots will always be in Wales, but by 2027/28, we would like to be expanding deeper into England, exploring all the opportunities available there.”

Expansion is the next chapter rather than a change in direction. The company’s purpose remains exactly as it was when it began: providing high-quality temporary accommodation for people when they need it most.

For D2, every new partnership, every additional property, and every successful placement is another opportunity to make a lasting difference. ☺





D2 PROPCO

DUNCAN EVANS, CEO

DUNCAN.EVANS@D2PROPCO.COM

+44 (0)7816 897244

D2PROPCO.COM



PRODUCED BY:

CEO
MEDIA GROUP
WHERE INSIGHT MATTERS