



“Housing vulnerable people, families and young adults since 2017”



# About D2 Propco

D2 is a Welsh-based company that has the primary goal of providing vulnerable adults, young people and those who have encountered hardships a safe, quiet & clean place to live. We purchase and renovate properties to council requirements and implement our supported management service.

At D2 we pride ourselves on being adaptive, proactive, caring and professional. We've been pioneering the way temporary accommodation should be run since 2017, this is why currently 10 Welsh local authorities utilise, respect and value the service we provide.



Example of one of our 5-bedroom temporary accommodation properties





# Issues faced by local authorities

## Cost

### Issue

The costs of temporary accommodation can quickly spiral out of control, the most commonly-faced problem being the high cost and fluctuation of local B&B pricing.

### Solution

D2's solution is fixed nightly rates, unlike bed and breakfasts and hotels, our rates remain the same regardless.

Our residents are also secure in residency regardless of social or seasonal events.

## Suitability

### Issue

Bed and breakfast is no way suitable as temporary accommodation for anyone, especially families, mainly due to the distinct lack of services, facilities and safety.

This is commonly highlighted in the media and local and central government.

### Solution

D2 provide "homes" specifically furnished and equipped to ensure our residents are as comfortable as possible during their stay, no matter the length of time.

## Maintenance & Management

### Issue

Common issues reported in other types of accommodation are ignored for long periods of time, often until the problem worsens.

### Solution

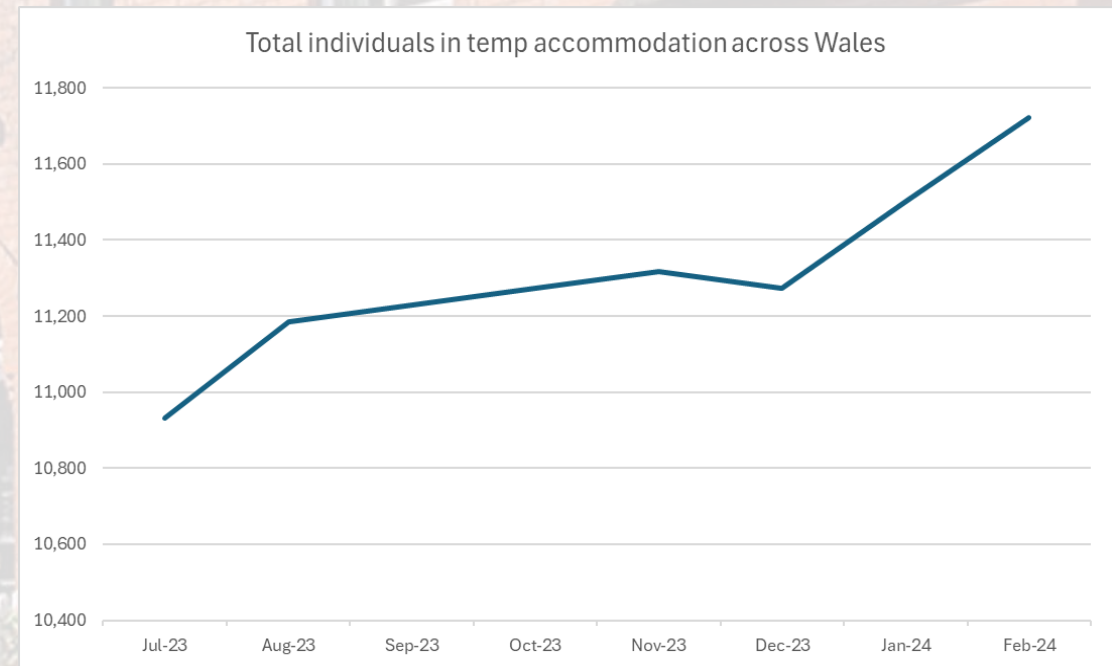
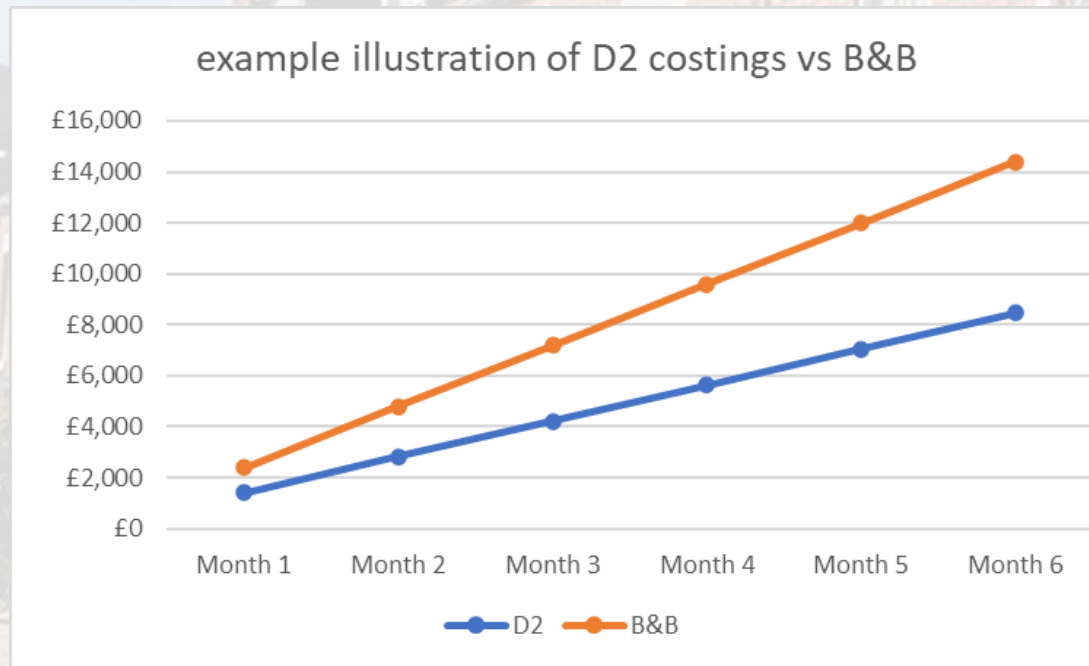
D2 employ full time property managers and a maintenance team.

We aim to rectify issues within 24 hours, or faster if an emergency repair was needed.



# Cost savings

- The average length of occupancy for D2 across the 10 authorities we currently support, for single adults is 20 weeks.
- With an approximate average cost of B&B's being **£80.00** a night, that's **£11,200** per individual.
- With D2 having an average price per night of **£47.00**, that's already a saving of **£4,620 per person** over a 20 week stay, with of course all the other benefits we offer over the alternatives.



# Benefits and Testimonial

	D2	B&B & Hotel
Daily property Inspections & tenant welfare checks	✓	✗
Full time property maintenance team	✓	✗
Cost effective & fixed price	✓	✗
24 hour on call trained staff	✓	✗
Emailed daily reports for local authority	✓	✗
Local authority references	✓	✗
Weekly food packs	✓	✗

**"Torfaen County Borough Council has been working with D2 for some years now in delivering shared accommodation for the purposes for temporary accommodation under the Housing Wales Act 2014. We have a number of properties with them, all of which are maintained to a high standard, the team are very professional and support residents throughout their stay. The work we do with D2 is a true representation of partnership working."**

**Lesley Groves**

**Housing Strategy Manager, Torfaen Council**



**\*D2 service model covers 4 service users – Singles, Male & Female houses, Families (2-8 family members), UASC (18+ move on and 16+ supported living)**







**House managers**



**Maintenance team**



**Example property**



**Example property**