



**The full
circle block
management
solution that
grows with you**

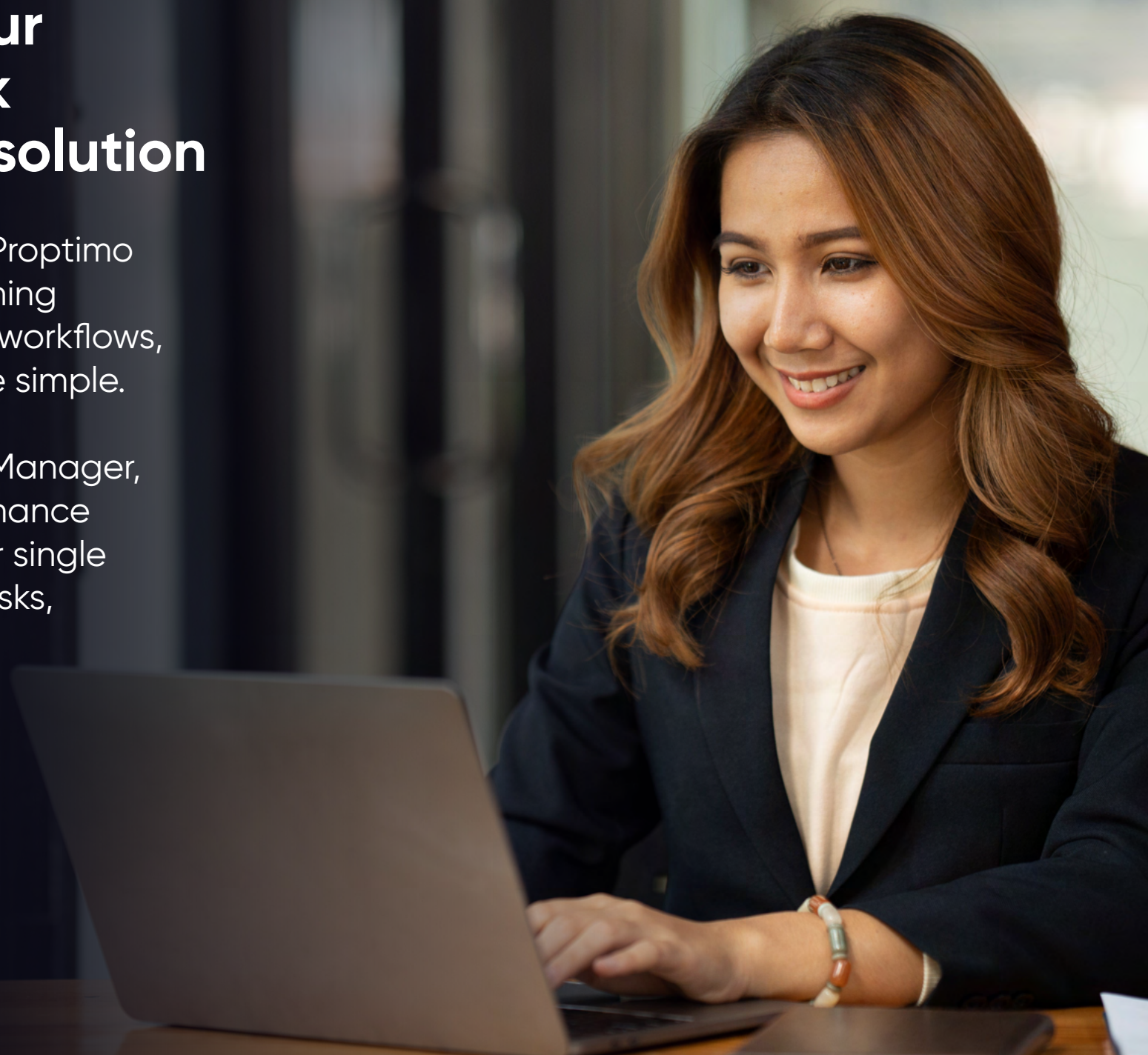


*Proptimo, powered by CPL Software

Proptimo is your full circle block management solution

As your portfolio grows, Proptimo grows with you, streamlining operations, automating workflows, and keeping compliance simple.

Whether you're a Block Manager, Managing Director, or Finance Director, Proptimo is your single point of truth for daily tasks, financial management, reporting, compliance, and engagement.



For Property Managers

Management software designed to make your job easier

Proptimo helps you stay in control, with its intuitive property portal that centralises all resident communications in one place. Whether you have 1 message or 100, you'll never be on the back foot again.



Spend less time in your inbox:

Maintain a healthier work-life balance and improve transparency by providing your residents with direct access to the resources they need.



Handle disputes calmly and effectively:

Minimise negative messages from frustrated residents by tracking, triaging and actioning cases efficiently in one system.



Eliminate confusion around

compliance: Access expert support and guidance on best practices that help simplify regulatory compliance.



Free yourself from repetitive

admin tasks: Automate more menial, time-intensive tasks through the use of AI, so you can focus your time and energy where it's needed.

For Finance Professionals

No more chasing data, no more surprises

Proptimo is your smarter block management system for service charge demands, expenditure, and compliance, minimising financial uncertainty so you can forecast accurately, recover arrears faster and keep your business costs under control.



Improve cash flow and reduce arrears:

Automate service charge reminders and track payments effortlessly to maintain a steady income stream.



Streamline financial reporting:

Generate accurate reports to help forecast and plan for long-term maintenance and operational efficiencies.



Simplify compliance management:

Stay ahead with built-in compliance tracking and expert guidance on financial best practices.



Cut operational costs:

Identify savings on utilities, insurance, and maintenance contracts through data-driven insights.

For Business Leaders

The all-in-one platform for ambitious growth

Proptimo makes managing your growing portfolio effortless, by streamlining and unifying your daily business operations in one place, so you can identify and eliminate inefficiencies, reduce costs, and scale with confidence.



Scale efficiently without losing

control: Automate processes, centralise operations, and handle more properties without compromising service quality.



Keep leaseholders and freeholders

happy: Transparent communication and responsive service help you build trust and boost client retention.



Stay compliant, stay ahead:

With regulations constantly evolving, Proptimo keeps you informed and ensures your business stays compliant.



Protect your margins from rising

costs: Use data-driven insights to optimise spending on insurance, maintenance, and utilities.

Scalable block management that **grows** with you

Proptimo gives you the flexibility to choose a package that fits your business. From streamlining daily tasks to enhancing connectivity and automation, our solutions ensure you have the right tools to manage your blocks effortlessly.



Core

The foundation you need to run any property portfolio. Six key functions, one package — to automate, digitise, and manage your blocks.

Client management: Centralise all client interactions; generate invoices, send letters, manage credit control, store details, send memos, and keep documents organised.

Property management: Manage jobs, estimates, maintenance, key tracking, client voting, insurance claims, and document storage, all in one system.

Reporting: Gain insights with nominal account tracking, job reports, purchase ledgers, and custom user reports for smarter decision-making.

Compliance: Stay compliant with insurance, warranties, asbestos records, purchase ledgers, and streamlined inspections for safer properties.

Credit control: Simplify debt recovery with detailed reports, bulk client notices, court ledger tracking, and efficient financial procedures.

Financial management: Automate invoices, track income and expenses, reconcile accounts, approve charges, and manage sinking funds for financial stability.

Engage

Put people at the heart of your block.

Get all the smart features of Core +

Contractor app: Instruct and track estimates, manage jobs and supplier relationships, and enhance communication, transparency, and workflow efficiency.

Property portal: Mobile-friendly, the portal lets Block Managers schedule meetings, set tasks, and communicate on the go, while instantly accessing client details, communications, financials, and disputes.

Residents App: Access financials, payments, issue reporting, and building updates, enhancing transparency and client engagement.

Document manager: Streamlines the organisation and storage of all critical documentation like financial records, inspection documents, and surveys for easy, secure access.

Advance

Take your service to the next level.

Includes everything from Core and Engage +

Blink: Our 'Blink' partner function lets clients securely settle invoices via card payments. This user-friendly system ensures a seamless experience while improving financial efficiency and security.

Hosting: Secure online hosting with automatic updates, data backups, and robust security for reliable block management.

GoCardless: Our GoCardless integration enables direct debits and faster payments through the client portal, automating recurring payments and ensuring timely collections while reducing admin.

Telephone payments: Our solutions provide secure phone payments via IVR, automate recurring payments, and offer flexible, secure options that simplify operations and enhance client experience.

Inspector App: Our inspection app helps maintain property standards, automatically syncing reports to the relevant block in Proptimo.

Built on experience, designed for the future

For over a decade, we have been at the forefront of block management technology – refining, innovating, and expanding our solutions to meet the needs of a growing industry.

Driven by a team of industry experts passionate about delivering intelligent block management solutions, Proptimo is the next step in that journey, designed to simplify your workload, enhance your service, and keep you one step ahead.



The evolution of Proptimo



CPL SOFTWARE
PARTNERS TO PROPERTY FACTORS
& BLOCK MANAGERS

CPL Software is founded by Brian Welsh following a management buyout, laying the foundation for a new era in block management technology.

The introduction of Client Apps expands digital capabilities for property managers. As demand grows, our team reaches 10 people, managing

175,000
properties

A repairs and maintenance app is introduced, streamlining issue tracking and resolution. Our team, now 15 strong, operates from two locations — Glasgow and Southampton, managing

310,000
properties



CPL Software rebrands as Proptimo, marking a new chapter in intelligent block management. With a team of 30+ experts, we continue to build the most innovative and scalable solutions for the industry.

2010

2011

2015

2019

2020

2023

2024

2025

CPL launches one of the industry's first client portals, giving factored property owners real-time access to statements, invoices, payments, and updates.

Our flexible Site Reports app is launched. With an adaptable template builder, photo uploads, and offline functionality, it transforms the way managers handle inspections and reporting.

Our Property Portal launches, delivering a cloud-based app for seamless client communication. We also welcome our first Head of People & Culture, strengthening our commitment to a thriving, people-first company.

Proptimo powers block management across the UK for over
400,000
properties




Smarter block management starts here

Whether you're looking to streamline operations, improve communications, or scale your business, Proptimo has the solution. Get in touch to discover how we can support you.

[Learn more](#)

[Book a demo](#)

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