

Councillor Andy Baker
Portfolio Holder for Housing and Planning

BY EMAIL

03 March 2026

Assistant director: Building & Public Realm
Northbourne Council Depot
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Our Ref: AW/Life
Please ask for: Andy White

Dear Councillor Baker

Consultation in Relation to Proposed Officer Decision: Subscription for Lifespans Software.

I write to consult you in respect of a proposed officer decision to enter into a further annual subscription agreement With Property Tectonics Limited for use of modules within their Lifespans stock condition software.

The Council entered into a licence agreement for the software in 2023. The core system subscription was renewed in September 2025. The subscription renewal for two optional models is now due. PAS2035 is the safety module and PPT is the analytics package. The agreement for these has become due and Property Tectonics has offered a one-year renewal for:

- Annual Lifespan PAS 2035 Toolkit licence fee: £9,540.00
- Annual Lifespan PPT licence fee: £7,950.00
- Totalling: £17,490.00

As a social landlord we are subject to legal requirements to complete repair works of all kinds and maintain properties in line with Decent homes and HHRS standards. Decent Homes compliance is a measured performance indicator that is reported annually to government and the regulator.

Regardless of these external factors, the Council has always been committed to providing good quality housing and is committed to tenant and leaseholder safety. Therefore it is important we have a long-term agreement with a suitable software system to record and analyse property information.

The aggregate amount of these subscription elements is above the level at which competitive quotations are normally required. However, the product is one that is established within the Council's systems, populated with around 25% of stock data so far and intended imminently to hold the remaining data from the ongoing surveys. A change of provider at this stage would be counter productive and would delay the ability to process and analyse stock data.

Accordingly I propose to use exemptions 2.1 (c) and 2.1 (e) from the Procurement Procedure Rules in order to enter into the subscriptions for a further year. A further procurement exercise in the coming year can be conducted in order to explore the potential for other systems that could perform a similar role.

Alternative actions are:

- A) Enter into a further one-year agreement with Property Tectonics for Lifespans – proposed – gives a continuity of service and avoids delays and resource impacts.
- B) Not have a stock condition database – not proposed – the collation and analysis of the stock condition information currently being collected is key to our plans to respond to housing needs.
- C) Carry out a procurement exercise to identify alternative providers – not proposed – Would divert resources from other necessary activity. Cannot be achieved in the required timescale.

In all of the circumstances I am of the view that the contract extension with Property Tectonics as proposed is the most advantageous way forward for the organisation.

Accordingly I propose to enter into a further one-year licence with Property Tectonics for the use of the Lifespans software. If you concur, can I ask that you sign and return the attached pro-forma to me. If you have any questions or other comments please do not hesitate to contact me.

The proposed one year licence will allow the ongoing assessment of data in the short term and a proposed future procurement will look towards providing a stable position to transition into future arrangements as well as potentially facilitating a joint exercise with future partners.

Yours sincerely

A White

Andy White
Assistant Director Building & Public Realm

Assistant director: Building & Public Realm
BY EMAIL (awhite@tendringdc.gov.uk)

As signed March 2026

TENDRING DISTRICT COUNCIL

Consultation in Relation to Proposed Officer Decision: Subscription for Lifespans Software.

I refer to your letter dated 03 March 2026 concerning the action you propose to take under the powers delegated to you in respect of your proposed decision to enter into a further one year licence with Property Tectonics for the use of the Lifespans software.

I CONCUR/~~DO NOT Concur~~ with the actions you propose.

Additional comments (if any)

Signed ...*Authorised by the Portfolio Holder 04 March 2026*.....