

Bargate Homes × Aprao

How Aprao eliminated spreadsheet risk and accelerated development appraisals for a premium regional housebuilder

The Challenge

Delivering premium residential developments with bespoke house types, custom landscaping and high architectural detail demands constant financial precision. For Bargate Homes, a pipeline scaling to **300 homes per annum** meant navigating volatile build costs and shifting land margins. Their site feasibilities relied on complex Excel spreadsheets that were clunky, prone to formula breakage and vulnerable to transcription errors, creating major risk when assessing multi-million-pound acquisitions.

The Solution

To remove modelling risk and improve numeric integrity, Bargate Homes adopted Aprao as its core development appraisal platform. Aprao replaces brittle local files with standardised cloud-native templates, letting land and planning teams build, edit and review multi-unit cash flows with ease. The interface also makes it simple to stress-test assumptions on the fly, including from site visits on iPads.

"Within an hour, you probably have a pretty comprehensive feel for where you are going to be, which is obviously helpful. For someone like me who isn't fantastic at Excel, Aprao makes my life a lot easier, that is for sure. It's an easy platform to use."

— Adam Field, Development Partner, Bargate Homes

Business Impact

Rapid Feasibility Decisions

Speeds early due diligence, enabling the team to evaluate and build a full development cash flow within an hour.

Smarter Corporate Reporting

Generates polished, standardised financial reports that replace cluttered spreadsheets with clean packages for board and banking reviews.

Enterprise Synergy

Streamlines post-acquisition compliance and reporting alignment with corporate parent **VIVID Housing Group**, the region's largest affordable housing group.

<60 mins

Appraisal Build Time

Time required to build and verify a detailed multi-unit property appraisal

400+

Plots Modelled

Total units successfully acquired and modelled using Aprao over the past year

100%

Fail-Safe Structure

Cloud-native platform with automatic version tracking, eliminating user formula errors