

Capital Value Surveyors × Aprao

How Aprao cut spreadsheet risk and sped up residual appraisals

The Challenge

Capital Value Surveyors works in fast-moving specialist lending markets, where speed cannot come at the expense of accuracy. Its 14 chartered surveyors relied on complex Excel models for land proposals, but the files were hard to share, difficult to audit, and prone to broken formulas. In a high-stakes environment serving lenders and development finance clients, even small spreadsheet errors could create delays or undermine confidence in the numbers.

The Solution

Capital Value Surveyors moved its residual appraisal workflow to Aprao for a more secure, centralised process. The platform standardises inputs, keeps calculations visible, and lets the team test changes live with a persistent totalizer bar for client and lender reviews. Aprao also supports scenario modelling, automates complex stamp duty rules, and produces polished client-facing outputs that are easier to collaborate on and present with confidence.

"Before Aprao, residual appraisals meant wrestling with complex spreadsheets that struggled with real-time scenario modelling and stamp duty calculations. Aprao gives us a polished, presentation-ready dashboard that validates risk and presents numbers in a way lenders expect."

— Sean Mansfield, Founding Director, Capital Value Surveyors

Business Impact

Instant Re-Evaluation Speed

Variable updates now take minutes instead of hours. Surveyors can safely duplicate a base file and revise costs quickly.

Complex Element Simplification

Aprao automates hard-to-model calculations, including multi-tier stamp duty rules, with clearer data tracking.

Market-Leading Credibility

Reports now look like modern data graphics, helping support the firm's **Bridging & Commercial Awards for Best Surveyor** win.

Minutes

Re-Evaluation Speed

Time required to turn around variable adjustments requested by external monitoring surveyors

6x

Award Finalist

Recognised across the bridging and development finance industry for operational precision since 2019

100%

Client-Ready Outputs

PDF dashboard printouts match the standardised formats used by modern, forward-thinking B2B investment teams