

Fortis Private Build Budget Checklist

Plan, track, and control your private build costs from day one.

1. Site & Groundwork Costs

- Land purchase price
- Site surveys (topographic, geotechnical, drainage)
- Groundworks (excavation, foundations)
- Drainage and stormwater solutions
- Site access (hoarding, temporary roads)
- Contingency for unknown site issues

Notes:

2. Planning & Professional Fees

- Architect / designer fees
- Structural & civil engineer fees
- Planning application costs
- Building regulations approval
- Specialist consultants
- Legal fees

3. Construction & Materials

- Builder's fixed price
- Main building materials
- Roofing & windows
- Insulation & finishes
- Kitchen & bathrooms

4. External Works

- Landscaping & driveways
- Boundary walls & fencing
- Outdoor lighting

5. Utilities & Connections

- Water, gas & electricity
- Sewage & drainage
- Internet & renewables

6. Project Management & Contingency

- Project management fees
- Allowance for changes
- Contingency fund

7. Moving In & Finishing Costs

- Furniture & appliances
- Decorating & security
- Final inspection & snagging

Tips for Using this Checklist:

- ✓ Track all expenses
- ✓ Identify risk early
- ✓ Plan for contingencies
- ✓ Update regularly
- ✓ Work with experts