



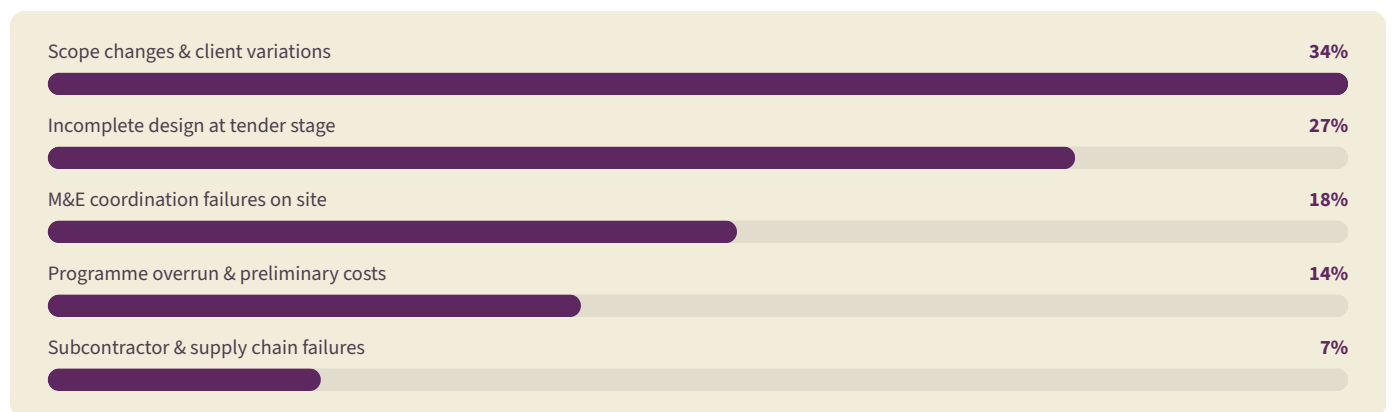
# Where cost risk *really* lives in an office fit-out

Understanding where budget exposure concentrates — and at which stage it crystallises — is one of the most valuable things a good project manager brings to a fit-out.

## THE NUMBERS

### Where overruns originate

These five sources account for the vast majority of cost overruns on commercial fit-out projects. The first two are almost entirely preventable.



#### The preventable 61%

Scope changes and incomplete design are both largely preventable with a well-managed briefing process, disciplined cost planning and rigorous change control once on site.

#### The manageable 39%

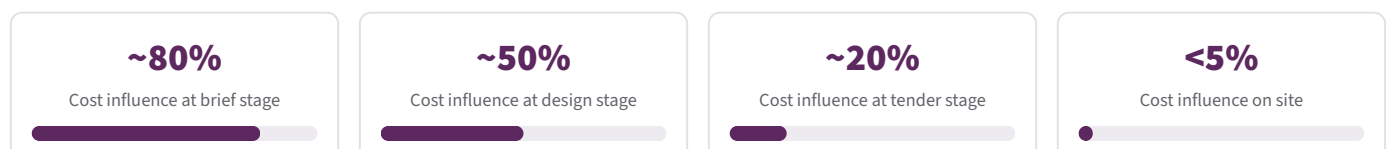
M&E coordination, programme slippage and supply chain risk can't always be avoided — but can be anticipated and mitigated with the right PM structure.

**The most expensive moment in any fit-out** is when a contractor's tender arrives 25–30% over budget — not because the contractor is wrong, but because the design developed without a cost check. PBC carries cost planning through every RIBA stage precisely to prevent this.

## WHEN COST LEVERAGE MATTERS MOST

### The earlier, the more impact

Cost influence diminishes rapidly as a project progresses. The time to interrogate a budget is at brief stage — not during construction.



## Speak to our Project Management team

From initial brief through to handover, PBC works alongside clients to protect their vision and investment at every stage.

Glenn Wright · Director of Project Management

[gwright@pandbc.co.uk](mailto:gwright@pandbc.co.uk) · 07584 562 946

[pandbc.co.uk](http://pandbc.co.uk) · RICS Regulated · Est. 2001