ROXTON WEALTH

CIS Workers & Contractors

Advice built around contract-based careers.

FINANCIAL & MORTGAGE ADVICE

London · Wales · Scotland · UK-Wide

HOW YOU EARN MATTERS

Understanding contractor finances

Contract work is not one single type of employment. The structure of your income directly affects your mortgage, pension, protection, and financial planning options.

The structure may be different. The need for financial stability is exactly the same.

INCOME STRUCTURES WE WORK WITH

- **CIS — Construction Industry Scheme**
  Deductions made before payment reaches you. The cash received may not tell the full tax picture.
- **Day-Rate Contracting**
  Strong earning potential, but not a guaranteed annual income. Gaps between contracts need planning.
- **Umbrella Company**
  PAYE payslips and contract history that are highly relevant to mortgage and planning conversations.
- **Limited Company**
  Salary, dividends, retained profit — excellent opportunities, but more detailed planning required.

GETTING ON THE PROPERTY LADDER

Contractor mortgages explained

Many contractors assume a mortgage will be difficult without a standard salary. That is not always the case. The key is presenting your circumstances clearly and approaching lenders whose criteria reflect the way you work.

A contractor mortgage is not about pretending your income is fixed. It is about showing the strength, consistency, and reality of how you earn.

Your home may be repossessed if you do not keep up repayments on your mortgage.

EVIDENCE LENDERS MAY CONSIDER

- Current contract details
- Contract renewal history
- Payslips and bank statements
- CIS vouchers or statements
- SA302s and tax overviews
- Company accounts
- Salary and dividend records
- Retained profit (where relevant)

The point is not to force your circumstances into one lender's model — it is to identify the lending route that makes the most sense for your evidence.

YOUR MOST VALUABLE ASSET

Protecting your income

For many contractors, the ability to work is the income plan. There may be no employer sick-pay, no long-term workplace income protection, and no guarantee contract income continues if you cannot work.

No Employer Sick Pay

CONTRACTOR REALITY

Contract income can stop immediately if you are unable to work.

Income Protection

MONTHLY INCOME

Regular benefit if illness or injury prevents you from working, subject to policy terms.

Critical Illness

LUMP SUM

Tax-free lump sum on diagnosis of a specified serious illness — reduce debt, cover bills, support recovery.

Life Insurance

FAMILY SECURITY

Lump sum or income benefit if you die during the policy term, protecting those who depend on your income.

Insurance policies are subject to terms, conditions, exclusions and underwriting.

VARIABLE INCOME

Managing income between contracts

A contract gap does not always mean something has gone wrong. The aim is not to predict every gap perfectly — it is to ensure your plan has enough resilience to cope when one happens.

CASHFLOW FRAMEWORK

Everyday household spending	Tax reserve
Emergency savings	Contract-gap reserve
Business operating costs	Pension contributions

Build your buffer when income feels strong. That buffer gives you choices when it does not.

KEY QUESTIONS TO ASK YOURSELF

What are my essential monthly costs?

How long could I cover them without new contract income?

Is my mortgage still realistic if income pauses?

Is there a tax payment or business cost due soon?

What costs could be reduced temporarily if needed?

LONG-TERM WEALTH

Building wealth beyond your contract income

A strong day rate can create real opportunity. But high income alone does not automatically lead to long-term wealth. The difference comes down to what happens after the income arrives — and whether it is building something that remains when the contract ends.

NOW

Household costs
Tax reserve
Emergency buffer

FUTURE

Pension
Investments
Future freedom

Pension Planning

Contractors may not receive employer pension contributions. Strong contract periods create a deliberate opportunity to contribute.

Tax-Efficient Investing

ISAs and investment accounts offer tax-efficient ways to build wealth for money you do not need in the near future.

Property Goals

From first purchases to investment properties, understanding how contract income affects borrowing is key.

The value of investments and pensions can fall as well as rise. You may get back less than you invested.

WHO WE WORK WITH

Contract careers come in many forms

CIS Subcontractors

Construction workers, skilled tradespeople, and subcontractors working under CIS arrangements — mortgage advice that understands gross vs. net income.

DAY-RATE CONTRACTORS

Technology, engineering, finance, consulting, and specialist sectors paid by the day, week, or project.

Umbrella Workers

Contractors working through umbrella companies, agencies, or payroll arrangements with payslip-based income.

LIMITED COMPANY DIRECTORS

Drawing income through salary, dividends, retained profit, or a combination of structures.

Freelancers

Professionals with several clients, project income, retainers, or consultancy arrangements.

PAYE FIXED-TERM

Employees on fixed-term, project-based, or agency contracts where renewal history matters to lenders.

You do not need a permanent contract to build a secure financial future. You need a plan that recognises how you work.

START THE CONVERSATION

Build financial clarity around your contracting career

A contract can be temporary. The future you are building does not have to be. Tell us how you work, what you are planning for, and where you would like more clarity.

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