CONEX
CONSTRUCTION EXPERTS

Principal Contractor & building safety

A step-by-step guide to project governance, BSR coordination and accountable delivery

CLIENT CAPABILITY | 2026



A coordinated construction service

One delivery framework from mobilisation to handover

Principal Contractor Site coordination, subcontractor management and project-wide controls.

Building safety Compliance evidence, technical review and change discipline.

Occupied buildings Resident access, temporary precautions and communication.

Usable records Traceable quality, decisions, inspections and handover information.



Third-party assurance

Evidence of assessed systems and specialist capability

Constructionline Gold	Conex Limited · registration 175336
CHAS / CAS	Conex Limited · certificate valid to 03 December 2026
SSIP Principal Contractor	Conex Limited · certificate valid to 21 January 2027
BM TRADA Q-Mark	Conex Fire Protection Limited · certificate 3485

Principal Contractor: two distinct appointments

The same organisation may hold both roles when appointed and competent

Control / evidence	Client assurance outcome
CDM 2015	Plan, manage, monitor and coordinate construction-phase health and safety.
Building Regulations dutyholder	Plan, manage and monitor building work for compliance with applicable Building Regulations.
Client appointment	Roles and interfaces must be explicitly agreed and documented.
BSR oversight	HRB building control approval is a separate statutory process; not a contractor accreditation.

Accreditation supports assessment but is not a statutory BSR Principal Contractor licence.

Project governance & accountability

Clear responsibilities before site mobilisation

Leadership

Named project director, site management and escalation arrangements.

Competence

Role-specific experience, qualifications and supervision.

Coordination

Design, specialist trades, temporary works and interface reviews.

Reporting

Meetings, actions, risks, programme and evidence tracking.



01

Appointment & scope

Confirm the project requirements and statutory dutyholders.

Client brief	Define scope, occupied-building constraints and programme.
Appointments	Confirm the CDM and Building Regulations dutyholder arrangements.
Interfaces	Agree designer, contractor and specialist responsibilities.

Client receives an agreed scope, responsibility matrix and delivery assumptions.

02

Competence & mobilisation

Put the right management and workforce in place.

Organisational capability

Review similar work, systems, resources and capacity.

People

Check relevant qualifications, experience and supervision.

Supply chain

Prequalify subcontractors, insurances and trade competence.

Client receives the project competence and mobilisation evidence.

03

Pre-construction planning

Convert design intent into a safe, buildable plan.

Design review

Identify gaps, interfaces and information needed.

Site controls

Construction phase plan, RAMS, logistics and emergency response.

Hold points

Agree inspections, witness points and technical approvals.

Client receives the programme, plans and inspection strategy.

04

Construction & coordination

Control the work, not just the programme.

Daily management

Briefings, permits, coordination and site records.

Quality

Check approved details and record work before concealment.

Issues

Escalate non-conformances, changes and safety concerns.

Client receives progress, quality and risk reports.

05

Completion & handover

Provide a verifiable record of what was built.

Close-out

Resolve defects and outstanding inspections.

Evidence

Collate product, installation and test records.

Handover

Transfer agreed building information and residual risks.

Client receives the completion and handover information.

BSR and higher-risk buildings

Building control gateways must be respected

Before building work	Identify whether the works are controlled HRB building work and the applicable approval route.
During construction	Manage the approved design, changes, evidence and mandatory occurrence reporting duties where applicable.
At completion	Support the completion certificate application with accurate as-built and compliance information.
Key boundary	The BSR decides statutory applications; Conex does not claim to issue BSR approvals.

The specific approval route and dutyholder responsibilities depend on the project.

Higher-risk building delivery pathway

A controlled sequence from design information to occupation

Control / evidence	Client assurance outcome
01 Assess	Confirm building status, scope and applicable building control route.
02 Appoint	Document competent dutyholders and specialist interfaces.
03 Approve	Secure required approvals before relevant building work starts.
04 Construct	Inspect, manage changes and maintain project evidence.
05 Complete	Support statutory completion requirements and information transfer.

No work should bypass a required statutory approval or hold point.

01

Building Regulations assurance

Verify the right detail is being built.

Approved design

Review drawings, specifications and product evidence.

Installation

Inspect workmanship, interfaces and concealed works.

Evidence

Record who checked what, where and against which detail.

Evidence is linked to the relevant location and installation.

02

Change control

No uncontrolled product or design substitutions.

Identify

Record proposed design, material or method changes.

Assess

Review compliance, fire safety, interfaces and approvals.

Authorise

Follow applicable client and BSR change processes before implementation.

An auditable decision and revised record are retained.

03

Golden-thread information

Keep building safety information useful and traceable.

Source	Approved drawings, specifications and relevant reports.
Delivery	Inspections, photographs, product records and decisions.
Handover	Accurate as-built information and outstanding actions.

Information is structured for the client's agreed system.

04

Mandatory occurrence reporting

Escalate reportable building safety risks appropriately.

Recognise

Identify potentially reportable structural or fire safety occurrences.

Escalate

Follow the project reporting arrangements and statutory criteria.

Document

Retain actions, investigations and supporting evidence.

Reporting obligations are assessed against the applicable legal criteria.

05

Fire safety during works

Maintain safe arrangements in occupied buildings.

Compartmentation	Manage openings, penetrations and temporary breaches.
Residents	Coordinate access, escape routes and notices.
Temporary measures	Agree and monitor fire precautions throughout the works.

The building’s interim safety arrangements remain under review.

Example 01 / Occupied residential remediation

Illustrative delivery scenario; no client identified

Programme

Coordinate access, surveys and phased work areas.

Protection

Manage resident routes, fire precautions and housekeeping.

Quality

Inspect completed work and capture photographic evidence.

Close-out

Issue location-based completion and defect records.



Example 02 / Fire door programme

Illustrative delivery scenario; specialist certification applies

Survey	Record condition, location and performance requirements.
Specification	Confirm approved doorset configuration and interfaces.
Installation	Inspect clearances, seals, hardware and perimeter works.
Evidence	Maintain door-by-door inspection and handover records.



Example 03 / Internal fit-out

Illustrative delivery scenario; no client identified

Interfaces

Coordinate partitions, ceilings and building services.

Materials

Verify specified products and compatibility.

Inspections

Capture concealed details before finishes.

Records

Link checks and NCR close-out to each location.



Example 04 / Technical coordination

Illustrative delivery scenario; no client identified

Design queries	Log discrepancies and seek competent resolution.
Change review	Assess fire, structure and product consequences.
Approvals	Record acceptance before implementation.
Handover	Keep approved revisions and decision history.



Supply-chain assurance

Competence and quality controls throughout the package

Control / evidence	Client assurance outcome
Prequalification	Insurance, licences, memberships, competence and relevant track record.
Scope alignment	Method statements, specifications, hold points and responsibilities.
Monitoring	Site inspections, audits where justified and recorded corrective actions.
Close-out	Defect records, performance review and handover evidence.

Supplier evidence is project-specific and kept under review.

Quality: inspection to close-out

A repeatable process for high-consequence details

Control / evidence	Client assurance outcome
Plan	Inspection and test plans; acceptance criteria; evidence requirements.
Install	Use approved materials, methods and competent personnel.
Inspect	Record measurements, photographs and witness points.
Escalate	Raise NCRs and resolve deviations before concealment.
Verify	Reinspect corrective works and close the audit trail.

Each quality record should identify the location, date and responsible reviewer.

A record for every critical element

A practical golden-thread-aligned evidence approach

Control / evidence	Client assurance outcome
Identity	Unique location or asset reference and required performance.
Product	Manufacturer, specification, supporting test/classification evidence.
Work	Photographs, measurements, personnel and installation date.
Verification	Inspection results, NCRs, sign-off and open items.
Transfer	As-built record, operation and maintenance requirements.

The client and project define the exact information deliverables.

Accreditations & supporting evidence

Actual certificates from Conex company correspondence

Constructionline Gold	Conex Limited · Gold membership evidence.
CHAS / Common Assessment Standard	Conex Limited · CHAS-0009164.
SSIP Principal Contractor	Conex Limited · principal contractor with 5 or more employees.
BM TRADA Q-Mark	Conex Fire Protection Limited · fire doors and passive fire stopping.

Live status, legal entity and certificate scope must be checked before appointment.

Constructionline Gold

Conex Limited · registration 175336


Constructionline
Gold Member
Certificate of Membership
This certifies that the member named below has met pre-qualification requirements appropriate to public and private sector procurement.
CONEX LIMITED
Registration No: 175336
Date Issued: 11 December 2025
GOLD MEMBER
A supplier's verification status is dynamic.
This certificate proves the Supplier was verified to the named level on the day stated only.
For the current status please check the Constructionline platform.
Constructionline
ONCE FOR ALL
common assessment standard
PO BOX 6441,
Basingstoke, Hampshire, RG21 7FN
0333 300 3066 | Constructionline.co.uk

Certificate details

Legal entity	CONEX LIMITED
Level	Gold Member
Issued	11 December 2025
Verification	Check live Constructionline profile

CHAS certification

Conex Ltd T/A Conex Limited · CAS



Certificate details

Membership	CHAS-0009164
Issued	05 December 2025
Valid until	03 December 2026
Verification	Check current scheme status

SSIP / Principal Contractor

Conex Limited · third-party prequalification



ONCE FOR ALL
HEALTH & SAFETY

Certificate of Health & Safety

This certifies that the member named below has met the requirements of the Once For All Health & Safety SSIP

CONEX LIMITED

Has achieved Once For All Health & Safety

Principal Contractor with 5 or more employees

Registration No: **175336**

Date of Assessment & Issue: **21 January 2026**

Expiry Date: **21 January 2027**

David Hornsby
Chief Executive Officer

This certificate remains the property of Once For All Health and Safety and must be surrendered on demand.
Full validation of this certificate should be made via the SSIP portal SSIPPortal.org.uk.
Registered in England No.11188766.
Once For All Health and Safety SSIP is a UKAS accredited Type C Inspection body under ISO 17020:2012 covering the SSIP Core Criteria.
Once For All Health and Safety was formerly known as Acclaim.
You can contact Once For All Health and Safety on 0333 300 3066.

ONCE FOR ALL | UKAS 23045 | SSIP

Certificate details

Scope	Principal Contractor
Workforce	5 or more employees
Valid until	21 January 2027
Entity	CONEX LIMITED

Q-Mark / Fire Door Installation

Conex Fire Protection Limited · STD 052



bmtrada
Proud to be part of element

UKAS PRODUCT CERTIFICATION 0012

Certificate of Registration

Certificate Number 3485

Placed on the Market under the Name of

Conex Fire Protection Limited
35 Saddleback Close
Ashford
TN25 7LP
UNITED KINGDOM

This certificate attests that all provisions have been met concerning the BM TRADA requirements of the scheme:

Q-Mark Fire Door Installation to STD 052

Scope of Certification

Approved Person Name: Ciprian Orasanu
Approved Person Number: 2690

Date of Initial Certification: **27/11/2024**

Date of Last Issue: **04/12/2024**

Date of Expiry: **26/11/2027**

Jonathan Lessimore

Jon Lessimore (Divisional Director)
For and on behalf of Element

BM TRADA is a trading name of Warringtonfire Testing and Certification Limited, Chiltern House, Stocking Lane, High Wycombe, Buckinghamshire, HP14 4ND, UK.
Registered Office: Warringtonfire Testing and Certification Limited, 3rd Floor, Davidson Building, 5 Southampton Street, London, WC2E 7HA, UK. Reg No. 11071436.
This certificate remains the property of Warringtonfire Testing and Certification Limited. This certificate and all copies or reproductions of the certificate shall be returned to Warringtonfire Testing and Certification Limited or destroyed if requested. Further clarification regarding the scope of this certificate and verification of the certificate is available through BM TRADA or at the above address or at www.bmtrada.com

Page 1 of 1

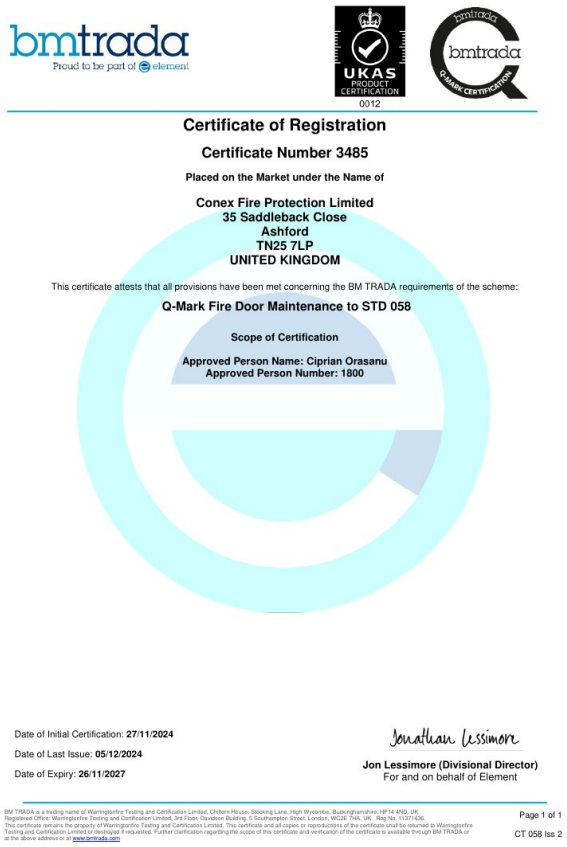
CT 052 Iss 2

Certificate details

Certificate	3485
Scheme	STD 052
Valid until	26 November 2027
Entity	Conex Fire Protection Limited

Q-Mark / Fire Door Maintenance

Conex Fire Protection Limited · STD 058



bmtrada
Proud to be part of element

UKAS PRODUCT CERTIFICATION 0012

Certificate of Registration

Certificate Number 3485

Placed on the Market under the Name of

Conex Fire Protection Limited
35 Saddleback Close
Ashford
TN25 7LP
UNITED KINGDOM

This certificate attests that all provisions have been met concerning the BM TRADA requirements of the scheme:

Q-Mark Fire Door Maintenance to STD 058

Scope of Certification

Approved Person Name: Ciprian Orasanu
Approved Person Number: 1800

Date of Initial Certification: **27/11/2024**

Date of Last Issue: **05/12/2024**

Date of Expiry: **26/11/2027**

Jonathan Lessimore

Jon Lessimore (Divisional Director)
For and on behalf of Element

BM TRADA is a trading name of Warringtonfire Testing and Certification Limited, Chiltern House, Stocking Lane, High Wycombe, Buckinghamshire, HP14 4ND, UK. Registered Office: Warringtonfire Testing and Certification Limited, 3rd Floor, Davidson Building, 5 Southampton Street, London, WC2E 7HA, UK. Reg No. 11371436. This certificate remains the property of Warringtonfire Testing and Certification Limited. This certificate and all copies or reproductions of the certificate shall be returned to Warringtonfire Testing and Certification Limited or destroyed if requested. Further clarification regarding the scope of this certificate and verification of the certificate is available through BM TRADA or at the above address or at www.bmtrada.com

Page 1 of 1

CT 058 Iss 2

Certificate details

Certificate	3485
Scheme	STD 058
Valid until	26 November 2027
Entity	Conex Fire Protection Limited

Q-Mark / Passive Fire Stopping

Conex Fire Protection Limited · STD 05b



bmtrada
Proud to be part of element

UKAS PRODUCT CERTIFICATION 0012

Certificate of Registration

Certificate Number 3485

Placed on the Market under the Name of

Conex Fire Protection Limited
35 Saddleback Close
Ashford
TN25 7LP
UNITED KINGDOM

This certificate attests that all provisions have been met concerning the BM TRADA requirements of the scheme:

Q-Mark Passive Fire Stopping Installation to STD 05b

Scope of Certification

Approved Person Name: Ciprian Orasanu
Approved Person Number: 1007

Approved	**Group A: Fire stopping and fire sealing products/ kits for penetration seals**
Approved	**Group B: Fire stopping and fire sealing products for linear joint seals**
Approved	**Group C: Fire stopping and fire sealing products for cavity barriers**
Not approved	Group D: Fire stopping and fire sealing products for air transfer grilles

Date of Initial Certification: **27/11/2024**

Date of Last Issue: **05/12/2024**

Date of Expiry: **26/11/2027**

Jonathan Lessimore

Jon Lessimore (Divisional Director)
For and on behalf of Element

BM TRADA is a trading name of Warringtonfire Testing and Certification Limited, Chiltern House, Stocking Lane, High Wycombe, Buckinghamshire, HP14 4ND, UK. Registered Office: Warringtonfire Testing and Certification Limited, 3rd Floor, Davidson Building, 5 Southampton Street, London, WC2E 7HA, UK. Reg No. 11271436. This certificate remains the property of Warringtonfire Testing and Certification Limited. This certificate and all copies or reproductions of the certificate shall be returned to Warringtonfire Testing and Certification Limited or destroyed if requested. Further clarification regarding the scope of this certificate and verification of the certificate is available through BM TRADA or at the above address or at www.bmtrada.com

Page 1 of 1

CT 05b Iss 2

Certificate details

Certificate	3485
Approved	Groups A, B and C
Excluded	Group D (air transfer grilles)
Valid until	26 November 2027

Certification scope & legal entities

A transparent statement for clients

Conex Limited	Constructionline Gold, CHAS and SSIP Principal Contractor evidence is in this company name.
Conex Fire Protection Limited	BM TRADA Q-Mark fire door and passive fire stopping certification is in this separate legal entity.
Project appointment	The contractual entity, certified specialist, supervision and insurance arrangements must be aligned.
Statutory competence	Certificates support due diligence but do not automatically establish competence for every HRB project.

Q-Mark passive fire stopping scope excludes Group D air transfer grilles.

Client-ready appointment pack

Evidence provided proportionately to the project

Control / evidence	Client assurance outcome
Governance	Dutyholder appointments, responsibility matrix and reporting arrangements.
Competence	Accreditations, key personnel CVs, training and supervision evidence.
Safety	Construction phase plan, RAMS, site arrangements and emergency procedures.
Building safety	Change control, inspection plans, product evidence and information protocols.
Commercial	Programme, procurement strategy, risk register and insurances.

Specific evidence is agreed at preconstruction stage.

Working in occupied buildings

A programme that respects everyday building use

Access	Resident appointments, notices and assistance needs.
Escape routes	Keep circulation and egress routes protected.
Temporary fire safety	Agree precautions during opening-up and installation.
Handover	Explain completed works and outstanding actions.



Your next Principal Contractor project

An informed scope starts with the right information

CONEX
CONSTRUCTION EXPERTS

01 Site location, building status and scope of works

02 Fire strategy, drawings and existing surveys

03 Programme, access and resident constraints

04 Dutyholder appointments and approval status

Technical references & verification

Project-specific approvals and current guidance govern delivery

Control / evidence	Client assurance outcome
HSE	Construction (Design and Management) Regulations 2015.
GOV.UK	Building Regulations dutyholder and competence guidance.
Building Safety Regulator	Higher-risk building control, change control and occurrence reporting guidance.
Accreditation bodies	Constructionline, CHAS/Veriforce, SSIP and BM TRADA live registers.

This presentation is a capability overview, not a project-specific BSR approval.