



Cornelius Popi

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Profile

Senior Site Manager with 15+ years of UK construction experience delivering commercial fit-out, capital projects, and complex estates works across live, occupied environments in Central London. Skilled in managing subcontractors, enforcing health and safety procedures, and driving day-to-day site operations to programme and budget. Holds valid SMSTS, Black CSCS Card, and First Aid at Work tickets, with a strong track record of compliant handovers and stakeholder communication at all levels.

Core Competencies

Commercial Fit-Out Delivery	Subcontractor Management	Health & Safety Compliance	Site Administration & Reporting
Commercial Awareness	Programme & Planning Management	Stakeholder Communication	Capital Project Delivery

Professional Experience

01/2024 – present
United Kingdom

Senior Construction Manager Basebuild Services for Sainsbury's PLC

- Held full accountability for commercial fit-out and capital project delivery programmes (£500k–£20m), managing subcontractors across multiple concurrent sites to drive works safely to completion, on programme, and within budget.
- Managed all day-to-day site operations — coordinating subcontractors, resolving on-site issues, and maintaining site administration, H&S records, and general upkeep across the regional portfolio.
- Implemented company health and safety procedures including regular safety inspections, risk assessments, and method statements, ensuring all regulations were met across high-risk activities including hot works, confined spaces, and working at height.
- Priced and delivered small works with existing clients, maintaining strong commercial awareness through contractor valuations, change control, and cost forecasting reported transparently to senior stakeholders.
- Maintained and updated project reporting and planning documentation, communicating programme status and budget performance effectively across all levels of the client and internal teams.
- Scoped, negotiated, and managed FM service contracts — holding vendors accountable to service levels, validating performance through audits, and replacing underperforming contractors where required.

07/2022 – 12/2023
London

Construction Project Manager Wates Construction - Palace of Westminster

- Delivered complex infrastructure upgrades within a Grade I listed, secure and operational estate, managing subcontractors, consultants, and site teams to maintain programme milestones and service continuity.
- Served as the primary escalation point for stakeholders during regional business hours, resolving on-site operational issues and coordinating cross-functional responses across the live estate.
- Oversaw security infrastructure upgrades including CCTV, access control, intruder alarms, and structured cabling, driving works to completion within a live, occupied environment.
- Produced detailed technical reports, programme updates, and cost forecasts for senior stakeholders and clients, supporting informed decision-making and



Professional Experience

04/2021 – 07/2022
London

transparent budget management.

Construction Site Manager – Heritage Restoration Paye Stonework & Restoration – Old War Office

- Led heritage stonework restoration for Grade II listed Old War Office, managing specialist contractors and conservation architects to deliver the programme on time and to quality standards.
- Enforced health and safety regulations on site, ensuring compliance with safety protocols and proactive risk management throughout the project lifecycle.
- Held responsibility for progressive quality assurance, inspections, formal sign-offs, and preparation of operation and maintenance documentation, ensuring compliant handover.

11/2016 – 03/2021
London

Construction Site Manager Wates Construction – Palace of Westminster

- Held full accountability for the fire compartmentation package within the Palace of Westminster life-safety programme, managing specialist subcontractors and ensuring full statutory compliance within a secure, operational parliamentary estate.
- Implemented rigorous audit and quality assurance inspection regimes with photographic logging and digital compliance records, enhancing documentation accuracy and performance reporting.

03/2016 – 11/2016
London, United Kingdom

Construction Site Manager CBRE – Palace of Westminster

- Led mechanical, electrical, fire alarm, security, and fire compartmentation works in basement service corridors, ensuring strict compliance with health and safety regulations.
- Monitored and controlled site expenses alongside quantity surveyors, maintaining rigorous budget oversight and optimising resource allocation.

10/2011 – 03/2016
London, United Kingdom

Construction Site Manager Mitie Engineering – Palace of Westminster

- Coordinated subcontractors and site resources to maintain compliance with project specifications and contractor conduct standards.
- Maintained meticulous site documentation and adapted project priorities responsively to evolving client requirements.



Technical Skills

PLANNING & SCHEDULING TOOLS

Microsoft Project

Asta Powerproject

Primavera P6

DOCUMENT CONTROL & REPORTING

Advanced Microsoft Excel

Aconex

Viewpoint

Asite

BIM & COORDINATION

Navisworks

DOMAIN KNOWLEDGE & PRACTICES

CDM Compliance

Critical Path Analysis

Phased Handovers &
Recovery Planning

BMS Integration

Life-Safety Systems
Commissioning

Business Continuity
Planning

Procurement &
Specification
Development

FM Supplier Relationship
Management



Professional Qualifications

Professional Qualifications and Senior Management Training

- **NVQ Level 7 Construction Senior Management**
- **SMSTS – Site Management Safety Training Scheme**
- **Black CSCS Card – Construction Project Manager**



- **IOSH Managing Safely**

- Diploma in Health and Safety (Level 5)
- Temporary Works Coordinator
- Project Management Diploma
- Diploma in Building Surveying (Level 3)

First Aid, Welfare and Behavioural Safety

- **First Aid at Work (3-Day)**
- **Mental Health First Aid**
- Lone Worker Safety

Fire, Asbestos and High-Risk Compliance

- Duty to Manage Asbestos
- Asbestos Awareness (Managers & Supervisors)
- Fire Safety Level 3
- Fire Marshal Training
- Fire Awareness - Construction

Working at Height, Confined Spaces and Access

- Working at Height Level 3
- Confined Spaces Training
- Scaffold Training
- Ladder Safety Training

COSHH, Environmental and Health Risks

- COSHH Level 3
- Legionella Control - Level 3
- Noise at Work Course

Electrical, Mechanical and Plant Safety

- LOLER Training
- PAT Testing Training
- Advanced Electrical Safety Training
- Abrasive Wheels Training