

A Star Decorators.

Capability statement.

A director-led commercial decorating, spraying and restoration contractor with offices in Poole and London, delivering across UK retail, hospitality, industrial and commercial estates. Twenty years of work under main contractors and direct estate teams.

At a glance

Trading since	2003 (20+ years)
Active service routes	12 — decorating, spraying, intumescent, DOFF, restoration, coatings, TOR
UK delivery	South coast base (Poole) + London office (Hatton Garden). Framework-led national coverage.
Headcount model	Directly-employed core team. No subcontracted operatives on framework programmes.
Insurance	£10m Employer's Liability · Public Liability · Contractors' All Risk
SSIP / prequalification	CHAS accredited · CITB Site Safety Plus · Dulux Academy trained
Health and safety	In-house NEBOSH and SMSTS lead (Karol Rutkowski). RAMS authored before mobilisation.
Registered office	321 Alder Road, Poole, Dorset, BH12 5BH

1. Leadership

Pawel Kalisiak — Director

Founder. Finish standard and client relationships. Twenty years on retail and commercial sites, from estate-level Primark rollouts through Tesco and Morrisons refits. Author of "The Golden Roller — A-Z of Building a Commercial Decorating Business."

Tomas Nejedly — Managing Director

Day-to-day delivery and commercial controls. Single point of contact for main contractor PMs and QS teams across live programmes. Surveys, applications for payment, RAMS, supplier coordination, snag close-out. Signs operational documents on behalf of the company.

Magdalena Kalisiak — Director (Finance)

Invoices and applications for payment, certification reconciliation, factoring routing, supplier ledgers, monthly cash position. Point of contact for accounts queries from main-contractor commercial teams.

Karol Rutkowski — Health and Safety Adviser

In-house ownership of health and safety across live sites. NEBOSH National General Certificate and SMSTS qualified. Writes and reviews the RAMS and COSHH packs, runs site inductions, signs off safe systems of work.

2. Offices

Poole, Dorset — 321 Alder Road, Poole BH12 5BH. 01202 535322. Operational base, survey team, finance, RAMS authoring.

London, EC1 — 63/66 Hatton Garden, Fifth Floor, Suite 23, London EC1N 8LE. 0203 475 2413. Client meetings, London framework coordination.

Mobile and email — 077 6178 1304 · office@astardecorators.com

3. Accreditation and insurance

Verified before mobilisation. We do not arrive on site as the trade whose accreditation lapsed last quarter.

- CHAS — SSIP-compliant construction health, safety and prequalification, current.
- CITB Site Safety Plus — accredited operatives and supervisors across the team.
- Dulux Academy — trained on AkzoNobel commercial finish systems.
- Employer's Liability insurance — £10m, current period of cover.
- Public Liability and Contractors' All Risk — current, evidence provided with every quote.
- Intumescent system certifications — issued per scheme where an approved system is applied.

Evidence (certificates, expiry dates, schedules of cover) provided as a single supporting pack on quote issue.

4. Services we deliver

Twelve service routes, all delivered direct-employed. We do not subcontract the operatives on framework programmes.

Decorating

- Commercial decorating — retail, office, hospitality, healthcare, education.
- Retail refurbishment — phased rolling weekend programmes across multi-store estates.
- Interior decorating — commercial interiors to specification.
- Office decorating — corporate and workplace refurbishment.
- Domestic decorating — Dorset and south coast, ring-fenced from B2B core.

Industrial coatings

- Warehouse and distribution-centre coatings — wall, steelwork, high-bay.
- Floor coatings — epoxy, polyurethane, anti-slip, chemical-resistant.
- TOR coatings — manufacturer-specified systems on structural and architectural steel.
- Roof, wall and cladding coatings.

Specialist works

- On-site spraying — commercial spraying around live trading, masking and containment to spec.
- Intumescent coatings — fire-protection systems on structural steel, certificate on handover.
- Powder-coated frame restoration — on-site, matched RAL, 5–7 year service life.
- Aluminium frame restoration — shopfronts, curtain wall, entrance frames.
- Jet washing, chemical cleaning and DOFF — heritage-safe, run-off contained.

5. Typical sectors

- Retail refurbishment — Primark, Tesco and M&S estate programmes via main-contractor frameworks (Uplands Retail, R.G. Carter, Morris & Spottiswood).
- Hospitality — hotel and inn portfolios.
- Healthcare and education — live-occupied delivery, infection-control aware.
- Industrial, warehouse and distribution centres — live-trading capable, intumescent on structural steel where specified.
- Heritage and listed buildings — DOFF and chemical cleaning.
- Office and workplace refurbishment — out-of-hours and overnight cycles.

6. How we operate

- Live-trading and occupied-premises delivery: retail, hospitality and industrial.
- Out-of-hours and overnight shifts with clean open-of-business handovers.
- Phased rolling programmes across Primark, Tesco and M&S estates.
- Project-specific RAMS and COSHH issued before mobilisation, never retrofitted.
- Directly employed core team, one named PM from survey to sign-off.
- Photographic handover records, gloss readings and written service-life notes on completion.

The operational loop is built around the QS's job, not our decorator's calendar. RAMS 48 hours before mobilisation. Variations priced before the QS asks. Applications for payment arrive on the day they are due, with certificates clean. Per-zone photo handover. Snag list closed within a working week.

7. Commercial controls

- Applications for payment — sequential, reconciled against the MC's last payment certificate. Variations priced as the instruction lands, not when chased.

- Retention — tracked from day one with the release schedule on every AfP. We do not forget moiety release dates.
- Daywork — only with a daywork sheet attached as the evidence.
- Subcontract terms — we work to the framework's standard subcontract. Where the client wants different terms, that conversation happens before acceptance, not after the first AfP.
- CIS — UTR provided, deduction at the agreed rate, monthly statement reconciliation.

The annotated example of our AfP discipline is published at astardecorators.com/insights/clean-quote.

8. Framework experience

Active or recent framework relationships, named with permission:

- Uplands Retail — Primark, Tesco, M&S environments.
- R.G. Carter — retail and commercial fit-out.
- Morris & Spottiswood — commercial schemes.
- ISG — Tesco programmes.

Estate work across south of England, with framework-led national coverage where the programme requires it.

9. Sustainability and quality

- PaintCare partnerships where the manufacturer scheme applies — returned tins and unused material handled through the manufacturer's recycling route.
- Manufacturer-specified systems only on intumescent and TOR — no off-spec substitutions.
- Substrate testing at survey — adhesion, gloss-meter, moisture readings — before any committed system is applied.
- Service-life expectation issued in writing per scheme: typically 5–7 years on a restoration finish, 7–12 years on warehouse floor systems where the spec matches the substrate condition.

10. CDM, RAMS and method

- CDM 2015 compliant — Principal Designer / Principal Contractor coordination as appropriate to the scheme.
- RAMS authored by Karol Rutkowski (NEBOSH, SMSTS) per project, with COSHH per product, masking schedule mapped to elevations, and a documented run-off plan where chemistry is involved.
- Permits-to-work — hot works, working at height, ATEX, intumescent — administered per scheme.
- Daily safety briefing record kept, available to the MC on request.

We work with Qs and PMs who do not want to chase their decorator. The discipline above is the answer to a recurring request from clients on framework programmes: "can we have one document we can put in front of procurement?" This is that document.

For questions about this capability statement, framework applications, prequalification documents, or a specific scheme you'd like us to price, the operational contact is Tomas Nejedly (Managing Director) on 01202 535322 or office@astardecorators.com.

Tomas Nejedly, Managing Director

Pawel Kalisiak, Director

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