



COMMISSIONING INTELLIGENCE

A VERDI PRODUCT

COMMISSIONING MANAGEMENT SOFTWARE

Commissioning complete. Records ready.

Stage 1 to 5 hold points, an equipment-level asset register and witness packs that are assembled, readiness-checked and issued before the witness date — not three weeks after it.

5

hold-point stages

AI-assisted

pack readiness check

CIBSE Code M

and BSRIA BG 8/2009

Stand-alone

or part of Verdi

verdiconsult.co.uk/cxcore

The pack is always the thing that is late

Commissioning rarely fails on the engineering. It fails on the paperwork around it — record sheets sitting in a van, a witness date agreed before anyone has checked whether the system is ready, and a pack compiled at midnight the day before. The result is abortive visits, disputed sign-offs and a handover file assembled from memory.

01

Evidence lives everywhere

Sheets on paper, readings in a notebook, photos on three different phones and certificates in an inbox.

02

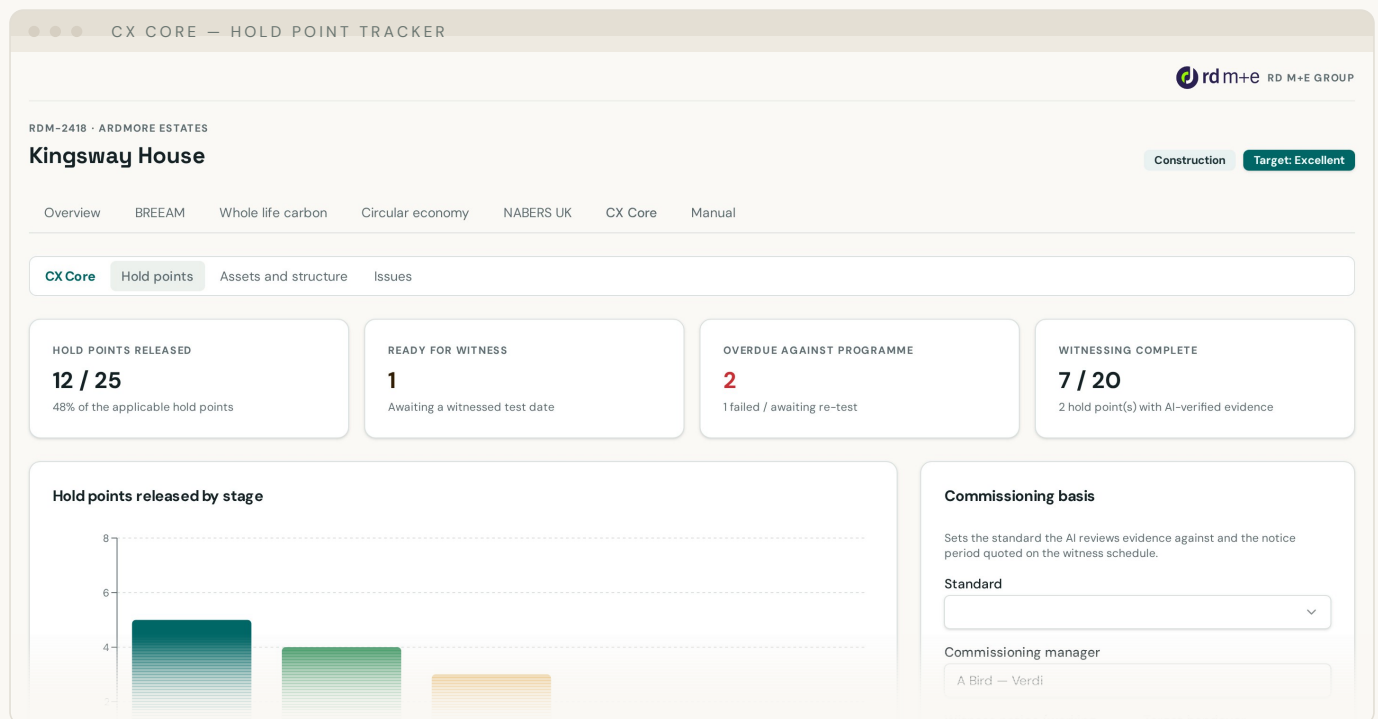
Readiness is a guess

Nobody knows a system is not ready to witness until the witness is standing in the plant room.

03

Handover is archaeology

The file is rebuilt at the end from whatever survived, and outstanding defects are tracked on a spreadsheet.



CX Core opens on the numbers that matter: hold points released, systems ready for witness, anything overdue against programme, and witnessing complete.

WHAT CHANGES

Every record sheet, photo and certificate is captured against the asset and the hold point it belongs to, as the work happens.

WHAT YOU GET

A witness pack that can be issued the moment a system is ready, and a handover file that is finished when the job is.

One route from strategy to handover

- 01

Set the structure

Buildings, levels, zones and plant rooms; handover phases; systems by discipline. Bulk-generate the assets and their checklists in one go.
- 02

Capture on site

Record sheets, readings, photos and signatures on a phone or tablet — typed, or dictated hands-free straight into the right fields.
- 03

Issue the pack

Compile the witness pack from the sheets and evidence on the system, run the AI-assisted readiness check, then issue a branded PDF.
- 04

Witness and close out

Log the witness result against the hold point. Failures raise an issue with an owner, a severity and a due date.
- 05

Hand over

One handover pack: hold-point certificates, completed sheets, evidence and the outstanding issues list.

CX CORE — SYSTEM AND HOLD POINT DETAIL

RUM-2410 · ARUMURE EDITABLE

Kingsway House

ConstructionTarget: Excellent

OverviewBREEAMWhole life carbonCircular economyNABERS UKCX CoreManual

← Back to commissioning tracker

MECHANICAL

MEC-01 — Air source heat pumps and LTHW distribution

Two 360 kW ASHPs, buffer vessels, primary and secondary LTHW circuits serving FCUs and AHU coils.
CIBSE Commissioning Code M and BSRIA BG 8/2009 · Cx manager: A Bird — Verdi · 10 working days witness notice

3 of 5 hold points released

CONTRACTOR

Sterling Building Services

SCOPE NOTES

Two 360 kW ASHPs, buffer vessels, primary and secondary LTHW circuits serving FCUs and AHU coils.

STAGE 1 HOLD POINT

Design review and commissioning strategy

Complete

Requirements

Confirm the system can be commissioned as designed: commissionability review, specialist appointments, method statements and the commissioning programme.
CIBSE Commissioning Code M §3 · BSRIA BG 8 Stage 1 · BREEAM Man O4

STATUS	PLANNED DATE	ACTUAL DATE	RESPONSIBLE
Completed	2024-10-20	2024-10-20	Sterling Building Services

Each system carries its five hold points, the activities and evidence required to release each one, witness dates and companies, contractor detail and its own record sheets.

CX CORE — COMMISSIONING MANAGEMENT

03

Hold points that hold

Every system is carried through the same five hold points, structured on CIBSE Commissioning Code M and BSRIA BG 8/2009. Each one has its own release criteria, evidence list, witness requirement and audit trail — nothing is released on a verbal.

STAGE 1

Design review and commissioning strategy

Commissionability review, specialist appointment, method statements and the commissioning programme.

STAGE 2

Installation checks and static completion

Installation to specification, cleanliness, flushing, pressure testing and safe energisation.

STAGE 3

Pre-commissioning, cleaning, flushing and set to work

Systems filled, treated and set to work; plant proved to run safely under control.

STAGE 4

Regulation, balancing and performance testing

Air and water regulation to design tolerance, plant performance and control response recorded.

STAGE 5

Integrated system testing and witnessing

Whole-system and interface testing, witnessed against the agreed criteria and signed off.

ALSO ON EVERY HOLD POINT

NOTICE

Witness notice periods

Set the notice period once; CX Core works back from the witness date and flags packs that must go out.

TRAIL

Who, when and against what

Witness company, witness name, date and result recorded against the release criteria in force at the time.

PROGRAMME

Overdue against programme

Planned against actual for every hold point, so slippage is visible before it reaches the handover date.

Witness packs, assembled and readiness-checked

This is the part that is always late, so CX Core does it for you. Compile pulls the record sheets, readings, photos and certificates held against the system into one branded PDF. An AI-assisted readiness check reads that pack against the hold-point release requirements and tells you what is missing — before the pack goes out, not after the witness has travelled.

- Compile in one click: every enclosure indexed, paginated and stamped with your branding.
- AI-assisted readiness check lists gaps against the release criteria — it supports the commissioning manager's judgement, it does not replace it.
- Issue-by dates worked back from the witness date and the agreed notice period, with overdue packs flagged.
- Pack status tracked from not started, through compiled, to issued — with the issued version retained.
- Re-compile after a re-test and the superseded pack stays on the record, clearly marked.

CX CORE — WITNESS PACK BOARD

Witness packs

Every hold point awaiting witnessing, with the date its pack must reach the witness (10 working days' notice). Compile assembles the record sheets and evidence into one PDF; the completeness check is AI-assisted.

13 upcoming

3 due in 14 days

3 overdue

0 issued

SYSTEM	HOLD POINT	WITNESS DATE	ISSUE BY	ENCLOSURES	READINESS	STATUS	ACTIONS
PHE-01 Domestic water services and above-ground drainage	Stage 3 Pre-commissioning, cleaning, flushing and set to work	2026-07-22	2026-07-08 32 days late	1	Not checked	Not started	Check Compile Issue
BMS-01 BMS, controls and metering	Stage 2 Installation checks and static completion	2026-07-30	2026-07-16 24 days late	0	Not checked	Not started	Check Compile Issue
MEC-02 Air handling units and ventilation distribution	Stage 4 Regulation, balancing and performance testing	2026-08-17	2026-08-03	1	Not checked	Not started	Check Compile Issue

Every hold point awaiting witnessing, with the date its pack must reach the witness, the number of enclosures, the readiness result and the issue status.

BEFORE

The pack is compiled the night before the visit, from whatever can be found, and the witness discovers the gaps on site.

WITH CX CORE

The pack is compiled from live records, checked against the release criteria, and issued inside the notice period.

Built for gloves, ladders and plant rooms

ASSETS

Register down to equipment level

AHUs, FCUs, pumps, boards and valves — imported from a CSV or an equipment schedule, each with its own pre-functional and functional checklists, filtered by system, location, phase or type.

QR

Scan the plant, open the sheet

Print QR labels for the register. Scan on site and go straight to that asset's checklist — no hunting for the right row on a tablet.

VOICE

Voice-to-sheet dictation

Speak the readings — "flow rate 5.2 litres a second, pass" — and CX Core writes them into the right fields on the sheet.

SHEETS

Digital record sheets

Templates per discipline and test type, with readings, tolerances, photos and signatures, exported as branded PDFs.

ISSUES

Defects raised where they are found

Raise an issue straight off a failed check with severity, owner, due date and photos; outstanding items flow into the reports.

CX CORE — LOCATIONS, PHASES AND ASSET REGISTER

NUM-2410 - ARMURE ESTATES

Kingsway House

Construction

Target: Excellent

Overview

BREEAM

Whole life carbon

Circular economy

NABERS UK

CX Core

Manual

CX Core

Hold points

Assets and structure

Issues

Locations

Buildings, levels, zones and plant rooms. Systems, assets and hold points can each be placed in the tree so a large job can be filtered down to one area.

Generate

+ Location

No locations yet. Add a building, or generate a run of levels and zones in one go.

Phases and sectional handovers

Split the job into sections that complete and hand over on their own dates. Packs and reports can be filtered to a single phase.

+ Phase

No phases yet. A single-handover project does not need them.

Asset register

Every item of plant on the job, with pre-functional and functional checklists issued against it. Import a schedule, filter to an area and issue checks in bulk.

Import

+ Asset

Search ref, name, serial...

All systems

All locations

All phases

All types

Locations and handover phases give the register its structure, so a pack, a report or an issue list can be filtered to a single area or a single sectional handover.

CX CORE — COMMISSIONING MANAGEMENT

06

A defensible record, not a folder of PDFs

CX Core is structured on CIBSE Commissioning Code M and BSRIA BG 8/2009. The Stage 1 to 5 hold-point framework is Verdi's own workflow built on that guidance — it is not a reproduction of either document, and you keep your licensed copies.

EXPORTS

PDF and Excel, always

Progress reports, witness packs, record sheets, issue registers and the handover pack — every one exportable as a branded PDF and as Excel.

HANDOVER

One pack at the end

Hold-point certificates, completed sheets, evidence and the outstanding issues list, compiled into a single indexed document.

TENANCY

Multi-tenant from the start

Your consultancy's workspace, your branding on every export, your data scoped to your organisation.

TEAMS

Contractors and clients on the job

Associated companies per project, actions assigned by company and person, and each party's outstanding list on one page.

AUDIT

Nothing overwritten

Superseded sheets and packs stay on the record, clearly marked, so the audit trail is complete.

CX CORE — ISSUES AND DEFECTS

Kingsway House

Construction Target: Excellent

Overview BREEAM Whole life carbon Circular economy NABERS UK CX Core Manual

CX Core Hold points Assets and structure Issues

Issues and defects + Raise issue

Site snags, failed tests and outstanding items. Anything open against a hold point has to be closed or accepted before that hold point is witnessed.

Open Closed

Search issues... Open only Any severity

Issues carry severity, owner, due date and photos, and can be raised straight from a failed check.

CX Core is one module of Verdi

Plenty of teams only want the commissioning side, so CX Core stands alone: create a project with commissioning switched on and nothing else appears. If sustainability work comes up later, switch a module on and the same project record carries it — the Man O4 commissioning evidence you have already captured is reused, not re-typed.

MODULE

Certification tracker

BREEAM New Construction Version 7, NC 2018 and RFO 2014, LEED v5 BD+C and NABERS UK Design for Performance — credits, evidence and AI-assisted review.

MODULE

Whole life carbon

A1–A5 through B, C and D structured on the RICS Whole Life Carbon Assessment, 2nd edition, with an NRM elemental breakdown.

MODULE

Circular economy

Pre-demolition audits, Bill of Materials, reuse and recovery commitments and post-construction reporting to London Plan Policy SI 7.

MODULE

Project user manual

Create a project and Verdi writes its manual — schemes, target rating, minimum standards and module guidance — as a branded PDF.



Run one live project on us

One free pilot per consultancy — a complete job in CX Core, with full exports and support. Pilots are approved manually against your registered business details and work email domain.

[Request your free pilot](#)

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