



FEDERATION OF
**MASTER
BUILDERS**

Rules of the Federation of Master Builders Limited ('FMB')

September 2025



Build better

FMB Company Number 00368163

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Definitions and Interpretation

In these Rules, unless inconsistent with the subject or context, the words in the column headed "WORDS" below will have the meaning set opposite to them in the column headed "MEANINGS". Definitions which are set out in the Articles apply to the Rules also.

WORDS	MEANINGS
AGM	means Annual General Meeting.
Articles	means the Articles of Association of FMB.
Associate Member	means an Associate Member of the FMB. Details of this category are set out in Rule 10.
FMB Board	means the Board of legal Directors of FMB.
Casting Vote	means the Chair's vote, which is cast to break a tied position and achieve a decision. The Chair will not otherwise vote, but the Chair's participation in a meeting will count towards the quorum.
Companies Act	means the Companies Act 2006.
EGM	means Extraordinary General Meeting.
In writing	means the representation or reproduction of words, symbols or other information in a visible form by any method or combination of methods, whether sent or supplied in online form or otherwise.
Majority vote	Means a majority of those Members who cast their vote excluding the Chair.
Meeting	means a meeting of two or more parties in person or virtually.
Member	means the company, partnership, sole trader or other type of construction business which is a member of FMB.
Month	means a Calendar Month.
Position Holder	means a Member elected or appointed to hold National or Area Office.
Presidential Team	means the National President, the National Vice-President and the Immediate Past-President.

Quorum	means the minimum number of voting Members who must be present (physically or virtually) at a Meeting to make the proceedings of that Meeting valid. The required quorum will be rounded up. For example, for an Area Board of eight members, a two thirds quorum would be 6.
Rules	means the Rules of FMB.
Staff	means paid employees of FMB carrying out the executive functions of the Board.
UK Areas	means the areas of England (Central, South West, Southern Counties, London, North West, Northern Counties, Yorkshire and Trent), Scotland, Wales and Northern Ireland.
UK Area Board	means the board in each UK Area.
Year	means a Calendar Year.

In the case of any inconsistencies between any provision of these Rules and the Articles, the Articles will prevail.

Part I: Membership

Membership Criteria

1. The Board has the power to set the criteria and processes for managing membership, and can delegate powers for day to day operation of these to the FMB's Staff.
2. A business must meet the criteria for membership which are approved by the Board, in order to be accepted into membership and to remain in membership. Details of current criteria are available on request.
3. In cases when an application for membership is rejected, or where a current Member no longer meets the criteria for membership, and their membership must therefore be terminated, the applicant or Member will be informed and advised of their right to request a review of that decision.
4. All decisions about membership will be communicated to the responsible owners or directors of the business in writing, within five working days, in line with the provisions set out in Rule 80.
5. Where false information in relation to membership is found to have knowingly been supplied, the membership will be terminated, and the Member advised of their right to request a review of that decision.

Membership Types

6. **Member**, as defined in section 112 of the Companies Act 2006, includes the subscribers of a company's memorandum and articles of association who are deemed to have agreed to become members of the company, and must be entered as such in its register of members. The FMB will maintain an accurate database of all Members, which will comply with FMB's Privacy Policy.
7. The Board has the power to set classes of membership, and to delegate powers to the Staff to operate these on a day to day basis.
8. **Retired Membership** is available for individuals who are no longer actively engaged in the construction industry but wish to support the aims of the FMB. Retired Members are entitled to receive FMB communications, but are not entitled to vote or hold office on any FMB Board. A subscription of less than 25% of full membership will be charged for a Retired Member.

9. **Honorary Fellow:** where the Board considers that an individual has given outstanding exemplary service to FMB, the Board can, at its sole discretion, award Honorary Fellowship of the FMB. This award can be proposed to the Board, following a majority vote at a UK Area Board. The Board will communicate its decision on the approval of the Honorary Fellowship, to the relevant UK Area Board and proposed Honorary Member in writing within ten working days. Honorary Fellows of the FMB will be presented with a certificate at a subsequent National or Area AGM, according to their preference. Honorary Fellows are not charged subscriptions and do not have access to all of the benefits and rights of Members under Rules 21-27, but will receive communications from FMB. Honorary Fellowship is awarded for life, unless decided otherwise, at the absolute discretion of the Board. Honorary Fellowship is separate from an individual's business membership, which will be subject to the normal membership criteria, obligations and rights of FMB membership, including the right for an individual who is an Honorary Fellow to be elected to an FMB office, through their separate business membership.
10. **Associate Membership** is available for individuals and businesses who are engaged in the building industry in some capacity other than being a builder and wish to support the aims of the FMB. Associate Members are entitled to some services and benefits of FMB membership, details of which are available on request from FMB. Associates are not entitled to vote in any FMB elections but can be invited to join an FMB Working or Policy Group at the discretion of the Chair. Associates can be elected to an Area Board as a Co-opted Person. Throughout these Rules and other FMB documents, the word Member refers to a full FMB member, and does not include Associate Members.

Membership Policies and Procedures

UK Area Membership

11. Each Member will be allocated to the UK Area within which their main contact address is situated. A Member may submit an application to the FMB to be reallocated to a different area, explaining the reason for this request, which will be decided on a case by case basis.

Transfer of Membership

12. Members cannot transfer their FMB membership from one business to another in any circumstances, even when the new business is under the same ownership.

Change of Business Name

13. Only the business named in the FMB Membership records is entitled to receive the benefits and rights of Membership. If the directors or owners of a Member business wish to change the legal or trading name of the business registered with the FMB, they must apply to FMB. The Member business will be asked to supply the proposed new business details, and the reasons for the change. Checks (including financial) will then be carried out. If an application for such a change is rejected because the new business does not meet the FMB's criteria, the membership will be terminated, the business will be informed in writing within five working days of that decision, and advised of their right to reapply. Registered limited companies and LLP's can apply to Companies House to change their name. In this case a copy of their Certificate of Incorporation on Change of Name, issued by Companies House must be provided to the FMB.

Subscriptions

14. The Board has the power to agree subscriptions and application fees, and to review these from time to time.
15. The subscription payable by the Member becomes due on the date of admission to membership, and is renewable on the same date annually. Subscriptions can be paid monthly or annually, and are not refundable in any circumstances, except by agreement of the Board.

Member Obligations

16. Members must supply up to date contact details to the FMB and respond to any other reasonable requests for information from the FMB.
17. Members must comply with all mandatory requirements of membership, including supplying details of work for inspection, and responding in writing in a timely manner to any complaints submitted to FMB by their clients and any requests from the Standards Committee
18. Members must immediately notify FMB of any changes within their business, such as changes of directors or owners, or change of legal status, and apply to FMB with regard to changes of legal or trading name. See Rule 13 above. Members must also notify FMB if they or their business are subject to any prosecutions, such as action by the Health & Safety Executive, Trading Standards, The Building Safety Regulator or other statutory body. FMB reserves the right to terminate a membership where such a change means that the business no longer meets FMB's criteria.
19. By joining the FMB, every Member is bound to promote excellence and good practice in the construction, repair and maintenance of buildings, and to promote fair practice in business.
20. Every Member must observe and comply with these Rules, and with the FMB Code of Conduct.

Member Benefits and Rights

21. Every Member will enjoy the benefit of membership services relevant to their type of membership, as agreed by the Board.
22. Every Member will enjoy the benefit of collective action by the FMB to safeguard their interests.
23. Every Member will be entitled to use the official current branding as supplied by the FMB, relevant to their type of membership, and in line with FMB guidelines. Such branding and any claims to membership must be removed immediately as soon as a business ceases to be a Member, for whatever reason.
24. Every Member is entitled to receive communications from the FMB.
25. Every Member is entitled to be listed on the FMB website as a member.
26. Every Member is entitled to vote, and to participate in the governance of their UK Area, and in FMB national elections.
27. Members will be provided with opportunities to share their opinions on business issues within their UK Area or nationally, via surveys and other fora to contribute to development of FMB policy.

Ceasing to be a Member

28. A Member may resign from membership by giving thirty days' notice to FMB in writing. No subscriptions will be refundable in this case.
29. A Member will cease to be a Member immediately if their business permanently ceases to trade, whether by liquidation, bankruptcy, winding up or any other form of company dissolution or is temporarily dormant for a period longer than six months
30. A Member will cease to be a Member immediately upon the death of the responsible owner of the business, whether that be a sole trader or sole director of a limited company.
31. A Member will cease to be a Member immediately upon non-payment of subscriptions for three calendar months in which case, membership cannot be reinstated automatically and the business must re-apply for membership. Any such Members will not be able to show continuous membership from their original joining date, but only from the new joining date. All arrears, and an application fee will be payable upon re-joining.
32. Individuals who are directors of member companies or are sole traders who simply cease to trade due to retirement from business are entitled to apply for Retired Membership as set out in Rule 8, above.

Termination and Suspension of Membership

33. If anyone alleges that a Member:
 - a. has committed a serious breach of any of these Rules, the FMB Code of Conduct or any other regulations of FMB which are in force at the time; and/or
 - b. has, or is likely to, bring FMB into disrepute in any other way;

the procedure set out in the FMB Code of Conduct will be followed. This may result in the matter being referred to the FMB Standards Committee for consideration under its Terms of Reference.
34. A Membership may be suspended where there is a reasonable expectation that continued membership poses a high risk to the FMB's reputation. Suspension means temporary removal of all benefits and rights of

membership as set out under Rules 21-27, except for the right to display the FMB logo. Suspension will be reviewed each month, until a decision on continued membership has been made, up to a maximum of three months. Subscriptions remain payable during suspension.

35. Notification of all Standards Committee decisions will be provided to a Member in writing after the relevant meeting of the Committee, at the latest within five working days. This notification will include details of the right to appeal the decision.
36. An appeal against the Standards Committee's decision may be made to the Appeals Committee, if there is substantial new information which was not available at the time of the Committee's consideration, or if it is alleged by the expelled Member that the relevant procedure was not followed.
37. An expelled Member cannot re-apply for membership until a five year period has elapsed. This applies to all directors of the expelled business, even where they have incorporated new businesses with other directors. Notice of expulsion will be published on the FMB website.
38. If a Member resigns their membership after receiving notice of being required to attend a Standards Committee meeting under Rule 33, above, but before the meeting has taken place, a note of that member having resigned whilst under investigation can be published on the FMB website.

Part II: Organisation of UK Area Boards

Establishing UK Area Boards

39. The FMB Board, subject to approval at the National AGM, has the power :
 - a. to establish or dissolve any UK Areas;
 - b. to define the respective geographical areas with reference to which such UK Areas will operate;
 - c. to determine the terms of reference and procedures for the operation of UK Areas.

Policies and Procedures: UK Area Boards

40. In accordance with the FMB Rules, a UK Area Board is responsible for:
 - a. **Engagement:** providing a forum for members to discuss issues affecting the construction sector.
 - b. **Representation:** providing a forum to represent Members' interests in the UK Area and for recommendations to be made to the FMB Board.
 - c. **Governance:** electing an Area Board Member as an FMB Board representative (who will become a legal Director of the FMB) and implementing the policies and decisions of the FMB Board.
41. Each UK Area Board will consist of:
 - a. Members elected by the UK Area's AGM or EGM;
 - b. the UK Area President, who acts as Chair, and a Vice-President;
 - c. an FMB Board representative.
42. In each UK Area, any Member may put their name forward for election to the UK Area Board when an election is held. A Member wishing to sit on the UK Area Board must be one of the following: a Director of a Limited Company which is a current member of the FMB, a Partner in an LLP which is a current member, a sole trader who is registered as a current FMB member, or a senior employee of one of the above. For clarity, only one named individual per Member company can sit on a UK Area Board.

43. The UK Area Board will have power to co-opt a maximum of two external industry stakeholders (Co-opted persons or CPs) to the UK Area Board. CPs do not have voting rights.
44. A CP will be nominated by a UK Area Board member and elected by a majority vote of the UK Area Board at any UK Area Board meeting. In the event of a tie between nominees, then the Chair will call for a decision by a show of hands from those present or by ballot should this be requested.
45. The maximum number of Members to sit on the UK Area Board will be fourteen (not including CPs) and the minimum must be eight. The quorum necessary for the transaction of business of the UK Area Board is two-thirds of voting Members, rounded up, including the Chair. For example, for an Area Board of eight members, a two thirds quorum would be six.
46. The Members of the UK Area Boards, including CPs, will sit for a fixed term of two years. For clarity, it is the year, rather than the month that is relevant in this regard. For example, if a member is elected in January 2024, their term will end at some point in 2026, not necessarily January 2026. This is also the case for Area Board position holders.
47. Every two years at the first meeting after the relevant AGM, the UK Area Board will elect its three position holders: a UK Area President/Chair; a Vice-President and a representative to sit on the FMB Board, who will become a Director of the FMB. These positions should be held by separate individuals to avoid any conflict of interest.
48. UK Area or National Position Holders do not have an automatic right to remain on the UK Area Board after their two-year term has ended, and must be re-elected upon the expiry of each two year term.
49. The FMB will allocate a paid staff member for each UK Area, who will attend UK Area Board meetings with the option of other relevant staff members and the National President also attending.
50. Each UK Area Board President has the power to convene meetings in accordance with the Rules. At least five working days' notice in writing of all meetings must be given to all Members of the UK Area Board, together with the agenda and relevant papers for discussion. The UK Area Board will meet at least twice in any calendar year.
51. Any UK Area Board member may propose a motion for submission to the FMB Board. The resolution requires a seconder and must gain a majority vote for it to be adopted by the UK Area Board.

52. The Chair has no vote except in the event of a tie, when they will use their Casting Vote.
53. All UK Area Board members are bound by the terms of the FMB Code of Conduct.
54. If a Member, including a CP, is absent for more than three consecutive Area Board meetings, unless the absence is due to illness or any other reason approved by the Area Board, the Area Board will have the discretionary power to remove the Member from the Area Board.

UK Area AGMs

55. Each UK Area will hold its AGM before 30 June. All Members in the relevant UK Area will be notified in writing ten working days in advance.
56. The purpose of the UK Area AGM process is:
 - a. to confirm the minutes of the previous AGM for that UK Area;
 - b. to carry out the business of the agenda of which notice has been given as in Rule 58;
 - c. every year, to elect Members to fill the vacancies on the UK Area Board for a two year period
 - d. to allow every Member in the UK Area an opportunity to raise business issues affecting the FMB, through their UK Area Board Members.
57. Voting for all items on the agenda will be in advance by online voting.
58. Every Member designated to the relevant UK Area will be given at least ten working days' notice in writing of the date and place of and the specific nature of the business to be transacted at every UK Area AGM, and any EGM of their UK Area, and such notice may be given through email, FMB's magazine or website.
59. A minimum of eight members will need to cast their vote for an UK Area AGM or EGM to be quorate.
60. The FMB will invite applications from Members in a UK Area for vacancies on the Area Board no later than twenty working days before the UK Area AGM. Any Member wishing to put themselves forward for election should then submit their application through the approved FMB process.

61. In the event of there being more applicants than there are Area Board vacancies, an election will be held where Members designated to the Area will be invited to vote for their preferred candidates. The candidates who attract the highest number of votes will fill the available vacancies. In the event of a tie between candidates, a follow-up election will be held where Members designated to the Area will be invited to vote for their preferred candidates from those candidates who are tied on the same number of votes.
62. If for any reason an Area Board member steps down mid-term, another member will be invited to fill the vacancy. This will only apply to an Area Board that has received more applicants than vacancies at its most-recently-held AGM. The member invited to take up the vacancy will be the member who has acquired the highest number of votes out of all the applicants who didn't succeed in being elected onto the Area Board at the AGM election. The member coming onto the Area Board will assume the same tenure timescales as the member being replaced. In the event of a tie, the Area Board will choose its preferred candidate through a majority vote. If a member steps down mid-term from an Area Board that did not receive more applicants than they had vacancies at its most-recently-held AGM, the Area Board must wait until their next AGM election to fill the vacancy. If a member stepping down mid-term results in the Area Board dropping below the minimum number of elected members required to conduct business, which is eight, the Area Board must follow the procedure as set out in Rule 69.
63. The UK Area Position Holders will be the Area President (Board Chair), Area Vice President and elected FMB Board Representative Director. A Member must serve at least one year on the UK Area Board before they are eligible to be elected as a Position Holder.
64. The President of the UK Area will chair the UK Area AGM and any UK Area EGM. In their absence the Vice President of that UK Area will chair, failing which the meeting will elect one of the other UK Area Board Members as Chair of the meeting.

UK Area EGMs

65. An EGM of a UK Area may be convened at any time at the request of:
- the UK Area Board; or
 - at the written request of any twenty Members designated to that UK Area.
 - The FMB Board, where Rule 69 applies.
66. The business of an EGM of a UK Area is to consider any emergency motion(s) on general policy within that UK Area, that cannot wait for an AGM.
67. The rules with regard to quorum, voting and Chairing of a UK Area EGM are the same as those set out for the UK Area AGM, in Rules 57-64.

UK Areas: Ability to Conduct Business

68. In order to conduct business, a UK Area must both:
- achieve the minimum of eight elected Area Board Members set out in Rule 44, and;
 - achieve the specified quorum of eight members designated to that UK Area voting at its AGM set out in Rule 59.
69. If, immediately following its scheduled AGM, any UK Area is unable to meet either of these two criteria, the FMB Board must be notified that the UK Area is unable to conduct business. The FMB Board will then take one of the following steps:
- Initiate an EGM for that UK Area, under rule 65 c), where there is a reasonable expectation that both criteria under Rules 68 a) and b) would then be met. The EGM must take place before the 30 June AGM deadline specified under Rule 55.
 - Alternatively, the FMB Board must make other arrangements for the representation of members of that UK Area within the FMB's Governance. This can include merging of the UK Area with another UK Area.

Part III: Finance

Funds and Investments

70. The Board will require a Bank Account to be maintained in the name of FMB. All cheques drawn on such Bank Account can only be signed by such persons as the Board may from time to time prescribe.
- a. The funds and property of FMB, howsoever derived will be used solely for furthering FMB's Objects as set out in the Articles.
 - b. Any funds belonging to FMB, not immediately required, may be invested in such investments and generally in such manner and for such purposes as the Board in its absolute discretion from time to time determines, and the Board will also have the discretion to determine, to vary, transpose or realise all or any of the investments for the time being belonging to FMB
71. The travelling and other out-of-pocket expenses incurred in the performance of their duties in connection with the affairs of FMB by any elected or nominated Member may be repaid to them out of the funds of FMB in accordance with the Guidelines on FMB Members' Expenses as approved by the FMB Finance Committee.

Account and Audit

72. The Board must keep proper books of account and accounting records of FMB in accordance with the provisions of the Companies Act.

Income

73. FMB's income may be raised by means of annual subscriptions, application fees, levies, by borrowing money, or by any other means of non-subscription income as the Board may decide from time to time.

Part IV: Statutory Obligations and Miscellaneous

Annual Report

74. FMB will publish an Annual Report relating to its activities and make it available to all Members by including it in the magazine and/or on the FMB's website.

Alteration to the Rules

75. FMB may amend these Rules as follows:
- a. Any UK Area Board member may propose amendments to the Rules which requires a seconder and must gain a majority vote for it to be adopted by the UK Area Board. The chair will have the Casting Vote. The proposal will then be submitted to the next National AGM following the normal Rules regarding notification of business set out in the FMB Articles. Any adopted alterations will be effective if carried by a majority vote of not less than three-quarters of those present at the National AGM or EGM of those who are entitled to vote.
 - b. Any Board member may propose amendments to the Rules which requires a seconder and must gain a majority vote for it to be adopted by the Board. The chair will have the Casting Vote. The proposal will then be submitted to the next National AGM. Any adopted alterations will be effective if carried by a majority vote of not less than three-quarters of those present at the National AGM or EGM of those who are entitled to vote.
76. Each set of Rules and any associated documents such as Appendices or Codes of Conduct which is approved at an AGM supersedes all previous documents approved at prior AGMs.

Copies of Rules

77. Prior to joining FMB, every applicant to the FMB will have access to the FMB Rules.
78. FMB will, at the request of any person, supply them with a copy of these Rules.

Breach of the Rules

79. Where a Member wishes to complain that action contrary to these Rules has been taken by FMB or by a Position Holder or Staff of FMB, they may make a complaint in writing to the Chief Executive. If it concerns the Chief Executive, the complaint may be made in writing to the National President.

Notices

80. Every notice required by these Rules to be served on any Member will be served in writing. FMB will make all reasonable efforts to ensure that notices in writing are received by Members. Any such notice, if served by post, will be deemed to have been served six days after posting to the registered or last known address of the Member or three days if sent to the Member's registered email address.



FEDERATION OF
**MASTER
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The Federation of Master Builders (FMB) is the largest trade association in the UK construction industry representing thousands of firms in England, Scotland, Wales and Northern Ireland. Established in 1941 to protect the interests of small and medium-sized (SME) construction firms, the FMB is independent and non-profit making, lobbying for members' interests at both the national and local level.

The FMB is a source of knowledge, professional advice and support for its members, providing a range of modern and relevant business building services to help them succeed. The FMB is committed to raising quality in the construction industry and offers a free online service to consumers called 'Find a Builder'.

www.fmb.org.uk