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# The importance of product information and the Code for Construction Product Information

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Amanda Long  
Chief Executive

# Building Safety Act 2022 – brings challenge & change

- The Act **impacts anyone involved in the manufacturer or supply of construction products or construction and ownership of property regardless of size or type**
- Act scope includes: changes to Building Control function, the new building control regime, statutory liability for the breach of Building regulations, personal liability for directors, Building Liability Orders....
- And the new right for clients to sue the manufacturers of certain construction products directly who:
  - Fail to comply with a construction product requirement in relation to a construction product
  - Makes a mis-leading statement in the marketing or supply of a construction product; or
  - Manufactures a construction product that is inherently defective
- Plus, there is now a **national Construction Product Regulator** at the OPSS
- Expected new **secondary legislation in relation to Construction Products**

# CCPI Background

- Developed through substantial industry consultation **in response to Dame Judith Hackitt's post-Grenfell review**
- CCPI seeks to **raise standards in construction product information** and move the industry to a place where product information is **clear, accurate, up-to-date, accessible and unambiguous**. **Conformance with the CCPI helps to give greater confidence in product information.**
- Following industry consultation, the CCPI was handed over to **CPI Ltd, independently governed and managed not-for-profit organisation** set-up to guard the Code and provide third-party independent assessment of conformity with the Code.
- The core 11 clause **CCPI is for construction product manufacturers**
- There is a 4 clause **CCPI version for Merchants and Distributors**
- There is now a **CCPI Demand-Side Supporters Pledge**

# 11 Clause CCPI (Manufacturers version)

## INFORMATION CREATION

- 1 Have in place a documented sign off process for Product Information.
- 2 Have in place a formal version control process for all Product Information.
- 3 Not use misleading or ambiguous wording, phrasing or imagery and must embrace the use of plain English to ensure accurate representation of Product Information and performance claims.

## ASSOCIATED INFORMATION

- 8 Publish and make easily accessible, on their webpage clear Product Information, where applicable, on handling, installation, operation, maintenance, and disposal of Construction Products.
- 9 For guarantees and warranties, state what is covered, excluded, and required to comply with the terms. The guarantee and or warranty should be transparent, and in a format recognised by the relevant industry sector.

## CORE INFORMATION

- 4 Provide valid and demonstrable documentation where claiming compliance to, or achievement of, and Certification, Classification, or Industry Standard.
- 5 Provide specific documentation when making any product performance claims outside of Certification, Classification or Industry Standard.
- 6 Make available on their website the descriptive and physical characteristics of the Construction Product.
- 7 Have a documented process ensuring all changes affecting Product Information resulting from changes to the Construction Product are identified and reflected in the revised Product Information.

## SUPPORT & COMPETENCE

- 10 Ensure technical helpline contact details (telephone and/or email) are visible and accessible on their webpage.
- 11 Have in place a robust training programme (for new and existing personnel) to ensure that anyone conveying Product Information is competent to the level of knowledge required for their role..

# What is CCPI Assessment for manufacturers product information?

CCPI Assessment means that the product information, for a specified group of products – ‘a product set’, has been independently assessed to conform with the relevant clauses and minimum requirements of the CCPI. This helps to give greater confidence that the product information is clear, accurate, up-to-date, accessible and unambiguous.

## The assessment process does not:

- Test any products
- Set, approve or recommend construction product standards
- Recommend any management system(s) or manufacturing controls
- Make any assessment of a construction products performance
- Recommend any changes to construction products

## The assessment process does:

- Test the company’s leadership, culture and ethics in relation to prioritising product information and product safety
- Check the **Product Information** management system against the 11 clauses of the Code
- Corroborate that **Product Information** published conforms with the CCPI
- Check performance statements made for **Product Information** against formal Certification, Classification and/or Testing done by third parties
- CCPI assessment repeated every 2 years

# Examples of product sets CCPI Assessed

- VJT Resin Injection Mortar (**VJ Technology**)
- Masonry Support (**ACS Steel**)
- Easyboard, Versarend and Versaroc Products (**Euroform**)
- Non-loadbearing metal stud plasterboard partition systems, including shaft wall (**British Gypsum**)
- Dry lining metal framed components for gypsum plasterboard systems (**voestalpine Metsec plc**)
- Eurothane GP (**Recticel**)
- CW-FS Perimeter Barriers and Curtain Wall Products (**Siderise**)
- Open State Barriers (**PFC Corofil**)
- Cavity Barrier (**Tenmat**)
- DriTherm® Glass Mineral Wool Cavity Slabs (**Knauf Insulation**)
- Single-Ply Roofing Systems (**Sika**)
- Bauderflex/Bauderflex Green (**Bauder**)
- Structural roofing battens for pitched roofs (**Marley**)
- Flamebar resisting ductwork (**Fire Protection**)
- Purlins (**voestalpine Metsec plc**)
- Bauder Total Roof Systems Plus/Bauder Total Roof Systems Green Plus (**Bauder**)



# Key Support for CCPI

- **Independent Review of the Construction Product Testing Regime - Paul Morrell OBE and Anneliese Day KC**
- **Construction Product Regulator (OPSS)**
- **DLUHC Construction Product reforms and Building Safety Act secondary legislation**
- **Dame Judith Hackitt and Industry Safety Steering Group**
- **Construction Leadership Council**
- **Major Trade associations (such as CPA, BMF, EDA, NMBS, ASFP)**
- **CCPI in more policy documents – e.g. Construction Playbook**

# CCPI - Summary to date

- ✓ @60 companies either already through or in process for the Organisational Assessment
- ✓ @60 product sets (including @1,000 products) product information either with the CCPI mark awarded or in process
- ✓ CCPI Merchant and Distributors Code now open for registrations and assessments
- ✓ CCPI Demand-side Supporters Pledge growing

# Roll out of voluntary public CCPI Demand-Side Supporters Pledge

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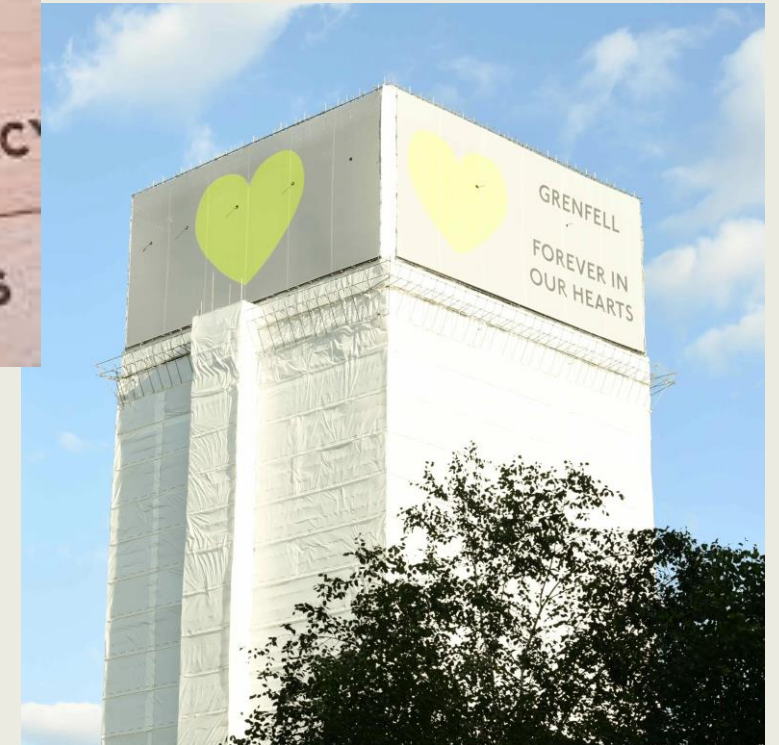
- Developed from discussions with procurement professionals
- Critical to driving change
- Does not ask for abrupt change and will not negatively affect day-to-day operations – it is managed over time to be responsible in relation to supply and contract issues
- **Timebound and focusses on strategic suppliers and manufacturers**
- The Demand-Side Pledge creates a responsible tool to drive leadership and change over time
- Fair and possible for all parties
- Announced Dec 2023 with roll-out & further announcements ongoing...

# Major Tier 1 Demand-Side Supporters so far..

- Berkeley Homes PLC,
  - Barratt Developments PLC,
  - Morgan Sindall Group,
  - Mace Group,
  - Persimmon Homes,
  - Skanska UK,
  - Kier Group
  - Murphy
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- More announcements over coming months
  - Now engaging with procurement frameworks, warranty providers, investors, clients, specifiers, architects, consultants, installers....



# CCPI – a 'must have' ...



# CCPI – Here to help

- We want to see help **Demand-Side Supporters** engage their supply chains and **businesses** bring product information through the CCPI assessment
- Please contact us to **Register** – [enquiries@cpicode.org.uk](mailto:enquiries@cpicode.org.uk)
- There are lots of **support materials** available to help
- The **Code, Code Guidance and Preparing for the Code** published – see [www.cpicode.org.uk](http://www.cpicode.org.uk)
- For questions please refer to the **FAQs** - see <https://www.cpicode.org.uk/faq/> or contact [enquiries@cpicode.org.uk](mailto:enquiries@cpicode.org.uk)
- **Words and Phrases to Avoid** – see [Words-and-Phrases-To-Avoid-Using\\_June-2024.pdf \(cpicode.org.uk\)](#)

**THANK YOU FOR LISTENING –  
ANY QUESTIONS?**

[www.cpicode.org.uk](http://www.cpicode.org.uk)  
[enquiries@cpicode.org.uk](mailto:enquiries@cpicode.org.uk)