



Quality Alert

Cross UK Report 1199

The March 2024 Cross UK Report 1199 has been released on the Building Engineer website. This is concerning a significant amount of inadequately installed passive fire protection elements and was reported by a fire engineer during the construction of a new residential development.

This report relates to a project involving the construction of a new residential development comprising numerous blocks of flats. The reporter's role was to act as the on-site fire engineer, engaged throughout the construction period for approximately two years. Their role was to ensure that the works carried out were consistent with the requirements agreed in the fire strategy and relevant standards, and that the quality of work satisfied the functional requirements of the Building Regulations.

You can find the full report on the Building Engineer website which includes: expectations and obligations and key learning outcomes.

Please click on the link to read more:

<https://www.buildingengineer.org.uk/intelligence/cross-uk-report-1199>

Key learning outcomes for principle contractors and clients:

- Ensure that fire protection work is carried out in accordance with the designed fire strategy
- Engagement of specialist fire protection contractors is likely to be necessary for work recognised to be specifically related to fire protection; and
- Other work, such as the fitting of door sets, may also be critical in terms of fire safety.

Toolbox Talk Packages (put an 'x' next to the related work packages):

Brickwork / Blockwork	Doors & Windows	Roof	Drainage	Frames	Roads, Paths, Pavings & Surfacings	Site preparation works
Substructure	FFE	Flooring	Internal walls & partitions, Ceilings	Joinery / General Carpentry	Painting	X Fire & Lightning protection
Walling (Tiling)	Electrical installations	Services / Systems	Water installations	DFMA (Offsite Manufacture)	Design	Miscellaneous



Everyone has the right to be

100% Safe