



Innovative system Acceptance Certificate

Issue date: 01/12/24

Reference number: 3415

Issue: 04

Innovative System Owner: Legal & General Modular Homes
Unit 1, Hurricane Way South,
Sherburn in Elmet,
Leeds,
LS25 6PT

Innovative System Name: NPD 1.1

Generic form: Volumetric CLT

NHBC Services Ltd has reviewed the following information (the System Manual) related to the Innovative system supplied by the Innovative System Owner:

- LGMH NPD01 House System.
- NHBC System Manual Rev 08, Dated 14th February 2023

Relying on the information provided by the Innovative System Owner, NHBC Services Ltd considers that the Innovative system can meet NHBC Standards.

Additional requirements must be met in order for a new home to qualify for Buildmark cover. Buildmark cover for new homes will only be issued to Builders or Developers in accordance with the latest version of the NHBC Rules (a copy of which can be found at www.nhbc.co.uk).

This acceptance certificate is valid until such time as it is no longer published or authorised by NHBC. Readers are advised to check the validity and latest issue number of this Certificate by either referring to our website at www.nhbc.co.uk/accepts or contacting NHBC directly.

Issued by:

A stylized, handwritten signature in black ink, appearing to read 'J. R.', is positioned above the title of the signatory.

Technical Operations Manager

NHBC Services Ltd



Innovative system Acceptance Certificate

Description, Scope and intended use.

The NPD01 system comprises factory assembled volumetric units used to form 2 storey semi-detached and terraced homes.

The ground floor modules comprise steel panelised floor cassettes with CLT wall panels and CLT ceiling cassettes. Upper floor modules comprise CLT floor cassettes, CLT wall panels and CLT ceiling cassettes. The modules are lined externally with breather membrane, windows and doors with external insulation and masonry cladding to be installed on site. Internally the modules are fully finished with M&E services, internal plasterboard linings, floor finishes and internal decorative fixtures and finishes.

The primary structure comprises of:

Engineered Cross Laminated Timber (CLT) to all external walls, structural internal walls, ceilings, and intermediate floors.

A pre-constructed hot and cold rolled steel floor cassette which serves as the primary structure to the ground floor module(s) only.

The modules are sited on site on installed foundations to a project specific design. The roof is formed using traditional trussed rafters. Trusses and roof finishes are a site installed element.

Extent of review for NHBC Warranty on NHBC Registered Sites

NHBC Services Ltd has undertaken a technical review of the System Manual as set out in line with the NHBC Accepts Technical Document for Innovative systems. The NHBC Accepts Service is intended solely to provide confidence that the Innovative system meets NHBC Standards and is not intended as evidence of performance for any other purpose. Appraisal of the Innovative system against building regulations is not carried out as part of this Service.

NHBC Accepts is not an independent accreditation scheme or any form of performance guarantee and third parties should engage with the relevant manufacturer on performance of their product. No documentation, information and advice relating to NHBC Accepts may be adapted, disclosed, or distributed to any third party. NHBC Services Ltd accepts no duty of care and assumes no responsibility to any third party. Any third party who chooses to rely upon an NHBC Accepts certificate (or any documentation, information and advice relating to the NHBC Accepts service) shall do so entirely at their own risk and NHBC Services Ltd accepts no duty of care or liability for



Innovative system Acceptance Certificate

any damage or loss, however caused, in connection with the use of or reliance on any documentation, information and advice relating to NHBC Accepts.

Exclusions and Limitations

This Acceptance Certificate is made out solely to the System Owner. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the System Owner arising out of, or in connection with, this Acceptance Certificate.

Exclusions and limitations are set out in the System Manual. Additional considerations in the use of the Innovative system include:

- Exposed CLT within the building envelope is strictly prohibited.
 - Steps and Stagers between adjacent houses are not permitted.
 - The system is not applicable to sites with a characteristic value of snow on the ground (S_k) exceeding 0.6kN/m^2 as defined in BS EN 1991-1-3:2003 + A1:2015.
 - The system is not applicable to sites with a peak velocity pressure ($q_p(z)$) exceeding 0.8kN/m^2 as defined in BS EN 1991-1-4:2005 + A1:2010, unless sheltered. Provisions within the Eurocode to account for topography, orography, wind direction and sheltering maybe used to determine site specific wind loads.
 - The system cannot be used to retain embankments.
-