



# Innovative system Acceptance Certificate

**Issue date:** 19/12/2022

**Reference number:** 3423

**Issue:** 02

**Innovative System Owner:** Greentown Housing (UK) Ltd T/A WElink Homes  
Level 2, 3 Hardman Square  
Spinningfields  
Manchester  
M3 3EB

**Innovative System Name:** WElink Offsite Manufactured Panelised Housing System  
(WOMPHS)

**Generic form:** Light Steel Frame Closed Panel System

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

- WElink Homes Offsite Manufactured Panelised Housing System Manual V8 (Dec 2022)

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](http://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](http://www.nhbc.co.uk/accepts) or contacting NHBC directly.

**Issued by:**

Technical Innovation Manager

NHBC Services Ltd



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## Description, Scope and intended

The WeLink Offsite Manufactured Panelised Housing System (WOMPHS) uses light gauge steel to form the superstructure elements of low-rise building frames. The system comprises panelised external walls, separating/party walls, intermediate floors and roof panels. External walls incorporate external claddings, cavity barriers and windows and doors which are factory installed. Panels are delivered, with connections being made on site to the substructure and between panels to form the primary external structure.

The building system is designed for detached, semi-detached and terraced low-rise houses. The system has not been designed for apartments or multi-occupancy dwellings.

Buildings are limited in height to approximately 10.5m depending on roof pitch and have a maximum floor area of 133m<sup>2</sup>. All wall panels are generally limited to 10.1m long by 2.7m high.

The system is intended for use in England and Wales.

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## 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 systems against building regulations is not carried out as part of this Service.

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## 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:



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- Foundation and ground floor slab designs are to be considered as site-built elements and are not part of this system review. This includes provisions for protection against ground gases where site-specific details will be developed if required.
  - External windows and doors are factory installed but specification may vary and be assessed accordingly on a project specific basis.
  - Internal services, internal linings, fixtures, fittings and finishes are site installed items and are not included in the scope of the certification.
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