NHBC

System Review **certificate**

NHBC Services Ltd confirms that

System owner:	Van Elle Limited
System name:	Smartfoot
System manual:	Design Compendium P05 v3 (09/09/2021)

has been reviewed by the NHBC System Review team and as detailed in the System Manual can meet the NHBC Technical Requirements, subject to the exclusions and limitations listed in this certificate.

This 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 nhbc.co.uk/systemreview or contacting NHBC directly.

NHBC Services Ltd has undertaken a technical review of the System manual as set out in line with the NHBC System Review Technical Document for Innovative systems. The NHBC System Review 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 reference:	3541	**First issued:**	18/10/2021
Version number:	04.1	**Revised on:**	26/01/2026

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NHBC reference: 3541.04.1

System description

Van Elle's Smartfoot is a modular foundation system comprising precast concrete ground beams, typically supported on piles and piles caps, or piers, depending on ground conditions. While piles, pile caps and piers are generally outside the Smartfoot scope, the System may also include precast concrete Smartfoot pile caps. A combination of standardised and bespoke ground beams provides flexibility for a wide range of applications. The ground beams are post-tensioned on-site using steel pre-stressing tendons, which tie the precast elements together to form a rigid, robust ground beam network.

The Smartfoot system is suitable for low-rise masonry or concrete panel buildings up to three-storeys, and timber framed buildings up to four- storeys. It is compatible with cellular floor layouts where load-bearing internal and external walls apply predominantly uniform loads. Use with low-rise steel or concrete framed buildings may be possible, subject to additional design checks to address horizontal and uplift forces from the building's lateral stability system.

Exclusions and limitations

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 **nhbc.co.uk**).

- The Smartfoot foundation system is to be designed on a site specific basis to suit building layouts and site conditions.

- The Smartfoot foundation system comprises precast concrete ground beams and pile caps only. Although the system is compatible with Van Elle's pile, pile cap and pier systems, these items have not been reviewed under NHBC System Review and are not covered by this certificate.

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