



# Innovative system Acceptance Certificate

**Issue date:** 28/01/23  
**Reference number:** 3553  
**Issue:** 04.01  
**Innovative System Owner:** Countryside Properties (UK) Limited  
11 Tower View, Kings Hill,  
West Malling, Kent, ME19 4UY  
**Innovative System Name:** Vistry Works Modular Closed Panel Timber Frame  
**Generic form:** Closed Panel Timber Frame

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

- Vistry Works System Manual rev H

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:**

A handwritten signature in black ink, appearing to be 'A. S. T.', is written over a faint, light blue circular watermark.

Technical Innovation Manager  
NHBC Services Ltd



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## **Description, Scope and intended use**

The system comprises factory assembled closed timber frame panels suitable for use above the DPC in domestic constructions, up to 3 storeys, as the loadbearing inner leaf of an external cavity wall and party walls only. The system is designed to receive a traditional cavity brick or block and render cladding to the external face.

The panels are factory-assembled, comprising external sheathing board and breather membrane, thermal insulation, windows, internal VCL, service void and internal plasterboard linings fixed using plasterboard nails or approved stapled fixing method.

In addition to the external walls, the system consists of typical internal wall details for Party Walls, Int LB Walls, Internal Racking walls, Internal Loadbearing and Non-Loadbearing Walls, Party Walls with cavity Insulation.

Panels are delivered to site, located on, and fixed via screwed connections to a sole plate bolted to the sub-structure and panel-to-panel to form the primary loadbearing structure.

They are suitable for use as:

- Loadbearing inner leaf of external walls
- Internal racking walls, Internal loadbearing walls, Internal non-loadbearing walls, Party walls

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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 system 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.



# Innovative system

## Acceptance Certificate

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

- Ground floor, foundations and sole plates are not part of the system
  - Internal services, finishes and fixtures are not part of the system
  - Roof finishes, roof cassettes and floor cassettes are not part of the system
  - Gable and Spandrel panels are excluded from the system Internal fire-resistant linings must comply with the accepted specification set out in the Vistry Works System Manual Rev H.
  - All fire stopping and cavity barriers are to be specified on a project specific basis. Cavity barriers to be fitted on site by Vistry Works
  - Windows and doors are project specific and installed in factory
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