



Innovative system Acceptance Certificate

Issue date: 5 October 2022
Reference number: 3617
Issue: 03

Innovative System Owner: BoKlok Housing Ltd
1 Hercules Way
Leavesden
Watford
WD25 7GS

Innovative System Name: BoKlok Flex UK
Generic form: Volumetric timber frame

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

- BoKlok Flex UK Modular Housing System Manual, reference: BOK-STL-CERT-XX-RP-XX- 002, revision 6.1 dated October 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).

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:

Technical Innovation Manager
NHBC Services Ltd

Page 1 of 3



Innovative system Acceptance Certificate

Description, Scope and intended

BoKlok Flex UK is a volumetric timber frame system for apartment blocks of between 2 - 4 storeys. The System comprises closed, pre-insulated, timber stud wall panels and floor/ ceiling cassettes, assembled into volumetric units. They incorporate particle board or OSB³ sheathing, internal linings, windows, doors and membranes (to control moisture), all installed in the factory. These units are fitted out with fixtures, services and internal finishes prior to being despatched to site.

Structural stability of the apartment blocks is provided entirely by the System. The structural elements include roofs, ground and intermediate floors, loadbearing external, internal and party walls, supplemented by non-loadbearing internal partitions.

Blocks include a standard four-apartment-per-floor central core, to which can be added further pairs of mirrored apartments to one or both sides. The one or two bedroom apartments are formed from combinations of eight basic unit types, the blocks being completed by the inclusion of a common circulation area. This is formed from a series of standard module-sized units to provide stairs, lift and ancillary plant rooms. Horizontal circulation between apartments is achieved by supporting corridor floor cassettes between the units. Every apartment has the potential for a balcony suspended from the face of the building.

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.

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:

1. Site specific aspects of the construction will need to be considered for each development, particularly in relation to foundations, subfloor and external groundworks, cladding, roof structure and finish, staircases, lifts, balconies and all services installations.
 2. The System is intended to be used in buildings up to 4 storeys (maximum 15m in height from external ground),
 3. The System is designed for sites in England only but including in coastal locations, in very severe exposure zones and where wind pressure is up to 1.19kN/m².
 4. Buildings should be installed on a level foundation without steps. Horizontal staggers are not an option, but setbacks are created at the conjunction of standard module types.
 5. Projecting elements such as bay windows, sunshades, cantilevered balconies and roof canopies are not included within the scope of the System.
 6. A building regulations assessment of each development will be required.
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