

System Review certificate

NHBC Services Ltd confirms that

System owner: LF FastHouse Ltd

System name: Hybrid Timber Frame Panelised System

System manual: Hybrid System Manual v11 (Oct 2024)

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: 3653

First issued: 05/08/2022

Version number: 03.2

Revised on: 13/01/2026

NHBC System Review 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 System Review 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 System Review certificate (or any documentation, information and advice relating to the NHBC System Review service) shall do so entirely at their own risk and NHBC Services Ltd accepts no duty of care or liability for any damage or loss, however caused, in connection with the use of or reliance on any documentation, information and advice relating to NHBC System Review.

NHBC reference: 3653.03.2

System description

The LF FastHouse Hybrid System is an offsite panelised timber frame wall system. Panels are pre insulated and include an internal air and vapour control layer (AVCL). Internal linings are not supplied as part of the system. Each project is designed as a bespoke solution to suit the individual house design. The System Owner is responsible for the timber structural design. Structural calculations are based on the customer's architectural drawings. A qualified Structural Engineer is appointed by LF FastHouse Ltd. Designs take account of applied loads and local climate conditions. The system is intended for residential buildings up to three storeys. Buildings may be either detached or attached dwellings.

The System includes external wall panels, separating wall panels, internal loadbearing partition walls and internal non load-bearing partition walls. LF FastHouse Ltd is a Gold Level member of the STA Assure scheme. This status allows the company to self certify timber frame designs. Design and construction follow NHBC Standards Chapter 6.2.

LF FastHouse can also provide intermediate floors, compartment floors and roof structures to complement the Hybrid 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](https://www.nhbc.co.uk)).

- Foundations, Substructures, ground floors and intermediate floors are excluded.
- Roof structures and roof coverings are excluded.
- Windows and Doors are excluded.
- Internal Services, fixtures and fittings should be assessed on a project specific basis.
- The external envelope finish to the wall panel is excluded from this certificate.
- Internal Finishes are excluded, except for fire rating linings to the separating wall.
- Steps and Stagers are excluded.