

# Prefabricated Building Units



## Acceptance certificate

**Issue date:** 23 September 2022

**Reference number:** 3653

**Issue:** 01

**System Owner:** LF FastHouse Ltd  
Lagan House  
19 Clarendon Road  
Belfast  
Co. Antrim.  
Northern Ireland.  
BT1 3GB

**System name:** FastHouse Hybrid Timber Frame Panelised System

**Generic form:** Closed Panel Timber Frame

NHBC Services Ltd has reviewed the following information (the System Manual) related to the Prefabricated Building Units, supplied by the System Owner:

- FastHouse Offsite Timber Frame Systems, Hybrid System Manual (UK/NI), Version 4 dated September 2022. (the System Manual)

Relying on the information provided by the System Owner, NHBC Services Ltd considers that the Prefabricated Building Units 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 read 'A. Smith'.

Innovation Services Manager

NHBC Services Ltd

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### Description, Scope and intended use

The Fasthouse Hybrid System is a timber frame panelised system, pre-insulated and closed by an internal VCL but not supplied with the final internal lining in place. The System Owner is responsible for the design of the timber structural elements of each scheme as a bespoke project to suit the customer's house design and specifications. The structural requirements of the development are calculated from the customer's architectural drawings by a qualified Structural Engineer engaged by LF FastHouse Ltd, taking into consideration the loadings and climate conditions of the project. The System is intended for houses up to 3 storey, which may be attached or detached.

LF FastHouse Ltd design and construct a range of timber framed components which form a whole house building system. The separate elements manufactured off-site are:

- External Wall Panels: formed using graded timber framing with OSB sheathing board, insulation, breather membrane, service zone battens and VCL.
- Separating Wall Panels: formed using graded timber frame, fitted with sound insulation, and fire protection linings.
- Internal Partition Wall Panels: formed using graded timber framing (with OSB on racking walls); both loadbearing and non-loadbearing walls may be supplied.
- Intermediate Floor Cassettes: using solid joists, I-Joists or metal web joists and fitted with floor decking, edge insulation and plasterboard noggins.
- Roof Structures:- made from timber trussed rafters and supplied with bracing for assembly on site.
- Roof Space Party Wall Spandrel Panels: formed from timber frame, with two layers of plasterboard each side.
- Gable End Panels:- formed from an open panel timber frame with OSB sheathing board and breather membranes matching the external wall panels.

LF FastHouse Ltd is a Gold Level member of the 'STA Assure' scheme and is therefore able to self-certify timber frame designs. The timber frame house designs and their construction are to follow guidance set out in NHBC Standards Chapter 6.2.

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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 Prefabricated Building Units.

The NHBC Accepts Service is intended solely to provide confidence that the Prefabricated Building Unit meets NHBC Standards and is not intended as evidence of performance for any other purpose. Appraisal of the Units 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. Considerations in the use of the Prefabricated Building Units include the following:

- Foundations and Substructures
- Ground floors and Underground drainage
- External wall weatherproofing leaf of the buildings
- Window and Doors
- Roof coverings
- Internal Services installations
- Internal plasterboard with exception to Fire protection of spandrel panels
- Fixtures and fittings
- Decorations and finishes.