



Innovative system Acceptance Certificate

Issue date: 25/10/2024
Reference number: 3653
Issue: 03
Innovative System Owner: LF FastHouse
Lagan House, 19 Claredon Road
Belfast, Co. Antrim
Northern Ireland
BT1 3GB
Innovative System Name: LF 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 Innovative system supplied by the Innovative System Owner:

- LF FastHouse Offsite Timber Frame Systems, Hybrid System Manual (UK/NI), Version 11 dated October 2024.

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:

A handwritten signature in black ink, appearing to be 'J. R.', is written over a light blue horizontal line.

Technical Innovation Manager
NHBC Services Ltd



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Description, Scope and intended use.

The LF Fasthouse Hybrid System is a timber frame panelised system, pre-insulated and closed by an internal AVCL 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 storeys, 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 which we have reviewed are:

- External Wall Panels: formed using graded timber framing with OSB sheathing board, insulation, breather membrane, service zone battens and AVCL.
- 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.

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.

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.

NHBC Accepts 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 Accepts 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 Accepts certificate (or any documentation, information and advice relating to the NHBC Accepts service) shall do so entirely at their own risk and NHBC Services Ltd accepts no duty of care or liability for any



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damage or loss, however caused, in connection with the use of or reliance on any documentation, information and advice relating to NHBC Accepts.

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. Additional considerations in the use of the Innovative system include:

- Foundations, substructure, intermediate floors, ground floor and roof are excluded from the scope of the System.
 - Windows and doors are excluded from the scope.
 - Internal services, fixtures, and fittings are excluded from the scope.
 - The external envelope finish to the wall panel is excluded from the scope.
 - Internal plasterboard with the exception of Fire protection to separating wall panels is excluded.
 - Steps and staggers are excluded from the scope as these are project specific.
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