



# Innovative system Acceptance Certificate

**Issue date:** 02/11/23  
**Reference number:** 3832  
**Issue:** 02  
**Innovative System Owner:** Edaroth Ltd  
Woodcote Grove  
Ashley Road  
Epsom  
Surrey, KT18 5BW  
**Innovative System Name:** Edaroth Housing Product  
**Generic form:** Panellised closed LGS frame with hot-rolled goalpost

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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:

- Edaroth Housing Product System Manual Rev 5.0 dated 20/01/2022, together with -
- Addendum to System Manual Rev 2.0 dated 19/07/2023 (collectively the System Manual)

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:**

Technical Innovation Manager  
NHBC Services Ltd



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## Description, Scope and Intended Use

The Edaroth Housing Product, (the System), uses light gauge steel (LGS) for the structural wall and floor elements combined with two hot-rolled steel goal post frames to reduce spans and facilitate construction on confined sites. The System is available in a range of house types which are built with standardised elements termed 'Assets', 'Systems' and 'Components'.

External walls and those that provide a separating function between homes are constructed as closed panels with external moisture resistant non-combustible sheathing board. The panels have full fill mineral fibre insulation, an AVCL and plasterboard internal lining. On the external walls the lining is one layer of 15mm plasterboard and on the separating walls it is two layers of 12.5mm plasterboard. External walls have a further 180mm layer of mineral fibre insulation applied on site, as well as a 50mm open cavity behind a masonry façade.

Offsite work includes the fabrication of all LGS wall panels, intermediate floor cassettes and roof structures. In addition, most of the services work is contained within offsite constructed 'pods' for the bathroom and cloakroom as well as a 'Unified Service Module' (USM). The goal post frames, and wall panels are bolted down to site-specific foundations and ground floor, which are outside the scope of the System.

Wall panels LGS components will be designed and supplied from a LGS supplier that holds SCI Stage 1 certification, although Edaroth will retain an over-arching responsibility for the structural design. Edaroth provide a brief and specification to the chosen supplier, specific to any given site, to ensure the design is within the parameters ensuring standardisation. The design will subsequently be subject to SCI Stage 2 certification. Edaroth have agreed a framework of SCI accredited LGS suppliers with NHBC as part of this review. The LGS materials will be assembled into panels and cassettes at the premises of a nominated ISO 9001 offsite manufacturer. This manufacturer already builds the bathroom and USM pods for Edaroth.

The NHBC review covers houses that can be terraced or semi-detached, however, a project specific design would need to be provided for a detached version. The houses are limited to two storey and they will not have a habitable roof space. The System is intended to be used in England, projects elsewhere in the United Kingdom will require a site-specific design review. In addition to the Innovative system review, three options from the Edaroth standard house type range have been submitted to NHBC for assessment against the Building Regulations for England, with a view to issuing Type Approval Certificates. Type 1 and Type 3 have completed the assessment process and are deemed to be M4(2) compliant. House Type 5 is intended to be M4(3) compliant.



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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.

Exclusions and limitations are set out in the System Manual, including the following considerations:

- The System is only permitted for use on projects where the LGS components have been designed and supplied by one of the nominated SCI Stage 1 certified LGS suppliers in accordance with the framework contained in the Edaroth System Manual
- At the date of this certificate, Edaroth Ltd are not yet a NHBC Registered Builder. NHBC Services Ltd will liaise with NHBC Inspection to monitor the use of the System. Edaroth are required to notify NHBC Services Ltd where the System is to be used, prior to plot registrations for Buildmark warranty.
- The following items are project specific and fall outside the scope of this review:
  - Foundations and substructure
  - Ground floor slab
  - Below ground drainage and services connections
  - Windows and external doors
  - Non-masonry external wall cladding finishes
  - Balconies and projecting canopies
  - Details of internal works packages such as MEP, fixtures and finishes