



# Innovative system Acceptance Certificate

**Valid from date:** 26 January 2025  
**Reference number:** 3832  
**Issue:** 04  
**Innovative System Owner:** EDAROTH Ltd  
Woodcote Grove  
Ashley Road  
Epsom  
Surrey  
KT18 5BW  
**Innovative System Name:** EDAROTH House Product  
**Generic form:** Panellised closed light steel frame with hot-rolled goal posts

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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 House Product System Manual EDR001-ATK-XX-XX-RP-GN-000001 Rev 3.0 dated 28 July 2025

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:**

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

Technical Operations Manager  
NHBC Services Ltd



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## Description, Scope and Intended Use

The EDAROTH House Product, (the System), uses a light steel frame (LSF) for the structural wall and floor elements combined with two hot-rolled steel goal post frames. The System is available only 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 inner lining is one layer of 15mm plasterboard, and on the separating walls it is two staggered layers of 12.5mm plasterboard. External walls have a further layer of mineral fibre insulation applied on site, (150mm on side walls/ 100mm on back and front walls), as well as a minimum 50mm cavity behind a masonry façade. Lightweight cladding options are also available.

Floor cassettes comprise LSF joists with a 22mm OSB deck above and two staggered layers of 12.5mm plasterboard beneath. Roofs can be made up from LSF or timber trussed rafters.

Offsite work includes the fabrication of all LSF 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 sit on a DPC and are bolted down to site-specific foundations and ground floor, which are outside the scope of the System.

LSF components will be designed and supplied from a LSF supplier (from an agreed framework), 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 to maintain standardisation. The project design will subsequently be subject to SCI Stage 2 certification. The LSF materials will be assembled into panels and cassettes at the premises of a nominated ISO 9001: 2015 certified offsite manufacturer.

The NHBC review covers terraced or semi-detached houses, however, a project specific design would 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.

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

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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 LSF components have been designed and supplied by one of the nominated SCI Stage 1 certified LSF suppliers in accordance with the framework contained in the EDAROTH System Manual. Stage 2 certificates should be provided for all plots.
- EDAROTH are required to notify NHBC Services Ltd where the System is to be used, prior to applications for 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
  - Balconies and projecting canopies
  - Details of internal works packages such as MEP, fixtures and finishes