

System Review certificate

NHBC Services Ltd confirms that

System owner: EDAROTH Ltd

System name: House Product (EDR001)

System manual: ATK-XX-XX-RP-GN-000001 Rev 4 (19/02/26)

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: 3832 **First issued:** 26/01/2022

Version number: 5.01 **Revised on:** 01/04/2026

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NHBC reference: 3832.05.1

System description

The EDAROTH House Product, (the System), is an offsite system that uses (LSF) for the structural wall and floor elements combined with two hot-rolled steel goal post frames. 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 stone fibre insulation and an AVCL. The external walls are lined internally with one layer of 15mm plasterboard, and the separating walls with two layers of 12.5mm plasterboard. External walls have a further layer of stone fibre insulation applied on site, and a minimum 50mm cavity behind a masonry façade. 3rd party certified cladding options are also possible. Floor cassettes comprise LSF joists with a 22mm OSB deck above and two layers of 12.5mm plasterboard beneath. Roofs can be made up from LSF or timber trussed rafters. Modular 'pods' are supplied for sanitary rooms and a 'Unified Service Module', (USM). This certificate covers 2 storey attached houses, however, a bespoke design for a detached version is possible. The roof space is not habitable. The System is intended to be used in England; projects elsewhere in the UK will require a site-specific design. Three EDAROTH standard house types have been submitted to NHBC, Type 1 and Type 3 have completed the assessment process and are deemed to be M4(2) compliant

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)).

- 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 listed 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:
 - o Foundations and substructure
 - o Ground floor slab
 - o Below ground drainage and services connections
 - o Balconies and projecting canopies
 - o Details of internal works packages such as MEP, fixtures and finishes