

System Review certificate

NHBC Services Ltd confirms that

System owner: McCarthy Stone Retirement Lifestyles Ltd

System name: Apartment System

System manual: G/NHBC/RE/1000/5/A RevH (22/01/2024)

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: 3840

First issued: 03/02/2022

Version number: 02.2

Revised on: 13/01/2026

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NHBC reference: 3840.02.2

System description

The McCarthy Stone Remagin Apartment System uses light gauge steel-framed internal and external wall panels that support composite steel floor decks and flat roofs. The wall panels are braced and sheathed to provide lateral stability, and upper floors are formed using the Remagin SigDeck floor system. Flat roofs are typically constructed using the SigDeck system, with the alternative option of light gauge steel purlins and steel roof decking.

The system is designed and manufactured for residential apartment buildings with a maximum height of 18 metres above ground level. Environmental limitations for its use are defined within the Remagin SCI Stage 1 Certificate. The system is approved for use in England and Wales only. While steps and level changes require project specific review, staggered façades can be accommodated.

Buildings constructed using the system may incorporate traditional masonry cladding, including brickwork or rendered blockwork, or lightweight cladding in accordance with NHBC Standards Chapter 6.9. The system must be mechanically fixed to project specific foundations, substructures, and ground floors



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)).

- Structural limitations of the System should be assessed on a project specific basis.
- Foundations, sub-structures and floor slabs are excluded.
- Windows, doors, balconies and projecting balconies are excluded.
- Stairs, lifts, internal finishes and MEP are excluded.
- Pitched roof structures are to be assessed on a project specific basis.
- Open state cavity barriers are excluded and have not been assessed.
- Brick slip systems and lightweight render systems are not included within this review.