



Innovative system Acceptance Certificate

Issue date: 26/01/2024
Reference number: 3840
Issue: 02
Innovative System Owner: McCarthy & Stone Retirement Lifestyles Ltd
Fourth Floor, 100 Holdenhurst Road
Bournemouth, Dorset, BH8 8AQ
Innovative System Name: McCarthy & Stone (Sigmat) Apartment System
Generic form: Light Gauge Steel Panelised

NHBC Services Ltd has reviewed the following information (the System Manual) related to the Innovative system supplied by the Innovative System Owner:

- McCarthy & Stone Retirement Lifestyles Ltd System Manual, reference G/NHBC/RE/1000/5/System Manual/A, Revision H

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:

Technical Innovation Manager
NHBC Services Ltd



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Description, Scope and intended use.

The McCarthy & Stone (Sigmat) Apartment System comprises light gauge steel (LGS) framed internal and external wall panels supporting composite steel deck floors and flat roofs. Load-bearing wall panels are braced and sheathed to provide lateral stability. Upper floors are formed using Sigmat's SigDeck composite steel deck floor system. The flat roof structure is also typically formed using SigDeck, however, can also be formed using LGS purlins and steel roof deck. The LGS panels and composite steel deck will be designed, supplied and installed by Sigmat Ltd to form the structure of the apartment blocks. Various McCarthy Stone supply chain partners will then complete the buildings with site installed materials.

Offsite work includes the fabrication of external LGS wall panels with external lining board, internal LGS wall panels, ribbed steel sheets with connection members for composite concrete floors and roofs. In addition, hot rolled steel can be used where required for structural purposes such as trimming or alignment.

Wall panels will be bolted down to site specific foundations and ground floors, which are outside the scope of the System.

Apartment blocks built with the System may be clad in solid masonry (facing brick or rendered blockwork) or lightweight cladding in accordance with the requirements of NHBC Standards chapter 6.9.

The system may be used for residential apartment blocks where the highest floor is not more than 18m above ground level. It is intended that the System will be used to build apartment blocks of up to 80 one or two- bedroom apartments, up to six stories high. Environmental constraints applicable to the use of the System are set within the Sigmat Ltd SCI Stage 1 Certificate. The System is only accepted for use in England and Wales. Steps in floor level are not covered by the certificate but staggered facades can be accommodated.



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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.

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:

- The overall design and structural limitations must be assessed on a project- specific basis by a suitably qualified Structural Engineer.
- Site specific aspects of the construction that will need to be considered for each development including groundworks and foundations, external windows and doors, balconies and projecting canopies, stairs and lifts and internal MEP & finishings.
- A pitched roof structure is compatible with the System, however, is not included under the NHBC Accepts review at this time.
- The use of open state cavity barriers in association with third Party Accredited Brick Slip Systems and Third Party Accredited Insulated Render Systems is not included under the NHBC Accepts review at this time.
- Switch and Socket outlets: Intumescent Putty Pads are compatible with the system, however, are not included under the NHBC Accepts review at this time.