

System Review certificate

NHBC Services Ltd confirms that

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| System owner: | British Offsite Ltd |
| System name: | UniSystem (including UniPanel & UniWall) |
| System manual: | as described in System Report (3901 & 3642) |

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.

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| NHBC reference: | 3901 | First issued: | 16/06/2022 |
| Version number: | 01.2 | Revised on: | 03/02/2026 |

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NHBC reference: 3901.01.2

System description

UniSystem Non-LB is a non-loadbearing light gauge steel frame (LGSF) panel system, for use in apartment blocks, and comprises UniPanel Non-LB (non-structural inner leaf of external walls) and UniWall Non-LB (non-loadbearing internal separating walls).

UniSystem LB is a loadbearing LGSF for use above DPC in domestic construction up to 18m, and comprises of UniPanel LB (inner leaf of external walls), UniWall (separating walls) and UniFloor (intermediate floors). The System may also be used with composite concrete intermediate floors.

UniPanel panels are filled with insulation, an AVCL to internal face, and weatherproof sheathing boards plus rainscreen insulation slab to cavity side. Window and door frames may also be factory fit and sealed. UniWall panels are filled with insulation are lined with acoustic and fire rated sheathing boards.

Factory fit, non-standard components, including external cavity insulation, cavity barriers, DPC's, cavity trays, window and door frames, fire stopping and internal service battens, must be reviewed on a project specific basis.

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)).

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.
- Foundations, roof structure and ancillary components (such as balconies and canopies) are not included within the scope of the System and must be reviewed on a project-specific basis.
- Internal and external fire rated lining boards and suitable associated fire stopping is to be designed and specified on a project specific basis.
- External cladding, external masonry, internal linings, windows & doors, balconies, roof terraces, cavity barriers, fire stopping and all internal services, fixtures, fittings, and finishes are excluded from the scope.
- A pitched roof structure is compatible with the System, however, is not included under the NHBC System Review at this time.

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