

# System Review certificate

NHBC Services Ltd confirms that

<b>System owner:</b>	Taylor Lane Timber Frame Ltd
<b>System name:</b>	Advanced and Ultimate Systems
<b>System manual:</b>	TF Advanced + Ultimate V1.6 (dated 11/12/25)

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](https://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.

<b>NHBC reference:</b>	3916	<b>First issued:</b>	04/07/2024
<b>Version number:</b>	02.2	<b>Revised on:</b>	23/01/2026

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**NHBC reference:** 3916.02.2

## System description

Advanced and Ultimate are pre-insulated closed timber frame panel systems for external walls, referred to in the System Manual as 'the Systems'. The panels are fabricated from 140mm deep preservative treated timber studs and top and bottom rails. The outside face is clad with 9mm OSB3 sheathing board to provide racking resistance. The panels are faced externally with a breather membrane and foil-faced PIR insulation is inserted into the voids between studs. The thickness of the insulation may vary depending on the target U-value. Advanced panels include a reflective vapour control layer (AVCL) and a service zone batten to the inside face of the panel. Ultimate panels incorporate an inner layer of PIR insulation across the face of the studs followed by an AVCL and a service zone batten. The overall build-up of the external wall is project specific to suit fire resistance and thermal performance requirements.

In addition, the System Owner provides party wall, internal wall, intermediate floors, roof trusses and gable/ spandrel panels within the timber frame packages. These are designed in accordance with STA guidelines, but are not included in the scope of this certificate. The Systems can both be used throughout England and Wales, for the external walls of houses up to three storeys, (detached and attached), and apartment blocks up to four storeys. Projects should be designed to take account of the site exposure and environmental conditions.

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## 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:

- Foundations, substructure, ground floor, intermediate floors and roof are excluded from the scope of the System.
- Loaded fire resistance test results are given in the System Manual (test loads of 10.5kN/stud applied on the Advanced Wall and 13.9kN/stud applied on the Ultimate Wall) and designers should refer to the loading figures per stud when carrying out the structural design of projects above three storeys.
- Internal fire-resistant linings are project specific.
- Internal walls, party walls and gable panels, external lightweight cladding and windows/ external doors, internal services, fixtures, fittings and finishes are excluded from the scope.
- Steps in ground floor level between houses must be reviewed on a project specific basis.