



# Innovative system Acceptance Certificate

**Issue date:** 10 February 2025  
**Reference number:** 4151  
**Issue:** 1.0  
**Innovative System Owner:** EDAROTH Ltd  
Woodcote Grove  
Ashley Road  
Epsom  
Surrey  
KT18 5BW  
**Innovative System Name:** EDAROTH Apartments Product  
**Generic form:** Panellised closed light steel frame

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

- EDAROTH Apartments Product System Manual EDR002-ATK-ZZ-RP-ZZ-0000010 Revision 6.0, dated 09 December 2024

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](http://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](http://www.nhbc.co.uk/accepts) or contacting NHBC directly.

**Issued by:**

A handwritten signature in black ink, appearing to be 'J. R.', is written over a light blue horizontal line.

Technical Operations Manager

NHBC Services Ltd



# Innovative system

## Acceptance Certificate

### Description, Scope, and Intended Use

The EDAROTH Apartments Product, (the System), uses light steel frame (LSF), combined with hot-rolled steel beams, columns and flat-bar bracing where concentrated loads occur. These frames are used for the wall, floor and flat roof elements which combine to form blocks of apartments. The System is available only in a limited range of apartment types which are built from standardised elements which the System Owner terms, 'Assets,' 'Systems' and 'Components.'

External walls and those that provide a separating function between apartments are constructed as closed panels with external moisture resistant non-combustible sheathing board. The panels have full fill mineral fibre insulation, an AVCL and plasterboard internal lining. These walls have an inner lining two layers of 12.5mm Fireline plasterboard. External walls have a further layer of stone mineral fibre insulation applied on site, similarly, stone mineral fibre fills the cavities in separating walls (between apartments and apartment to corridor walls). External walls will typically have a masonry brick outer leaf together with a minimum 50mm residual cavity for at least the lower portion of the block. Lightweight cladding options are likely to be applied to the facade for some of the upper storeys.

Separating floors have a factory built structural LSF cassette with 22mm T&G chipboard decking, glass mineral fibre insulation and two layers of 12.5mm plasterboard on resilient bars. In addition, a suspended ceiling is added offsite creating a services zone and on-site the floor will be overlaid with 28mm screed board on a resilient layer.

Lateral stability is provided through a combination of diaphragm action in the floors and steel cross bracing provided in selected external and internal wall panels. Sheathing boards applied to the wall panels are not relied upon to contribute to lateral stability.

Offsite work includes the fabrication of all LSF wall panels, including those for corridor walls, intermediate floor cassettes and flat roof cassettes. In addition, most of the services work is contained within offsite constructed 'pods' for the bathrooms and shower rooms as well as a 'Unified Service Module' (USM) in each apartment.

The wall panels are bolted down to site-specific foundations and ground floor, (which are outside the scope of the System). The other common areas including stairs, lift shafts and risers will be located in cores that will generally be constructed from concrete blockwork and as such fall outside the scope of the System.

LSF components will be designed and supplied from a LSF supplier (from an agreed framework), that holds SCI Stage 1 certification, although EDAROTH will retain an over-arching responsibility for the structural design. EDAROTH provide a brief and specification to the chosen supplier, specific to any given site, to ensure the design is within the parameters to maintain standardisation. The design will subsequently be subject to SCI Stage 2 certification. The LSF materials will be assembled into panels and cassettes at the premises of a nominated ISO 9001: 2015 certified offsite manufacturer.



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The NHBC review covers Apartment blocks where the highest floor is not more than 18m above the external ground level adjacent the building. Notionally this is a limit of six storeys. A project specific design would be provided for each block. The System is intended to be used in England and Wales; projects in Scotland will require a site-specific design review.

The Apartments Product is designed for locations with a peak velocity wind pressure of up to 1.2kPa and an altitude of 150m, but site-specific wind load calculations and stability assessments will be conducted for every project.

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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.

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## **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.



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Exclusions and limitations are set out in the System Manual, including the following considerations:

- 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 in accordance with the framework contained in the EDAROTH System Manual. Stage 2 certificates should be provided for all plots.
  - The following items are project specific and fall outside the scope of this review:
    - Foundations, substructure
    - Ground floor slab
    - Below ground drainage and services connections
    - Balconies and projecting canopies
    - Common areas, stairs, lifts and service rooms and risers
    - Details of internal works packages such as MEP, fixtures, and finishes
    - Roof covering and insulation
    - Specification of windows and doors
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