

System Review certificate

NHBC Services Ltd confirms that

System owner: EDAROTH Ltd

System name: Apartment Product (EDR002)

System manual: ATK---RP-ZZ-000010 P07 (25/03/26)

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: 4151

First issued: 10/02/2025

Version number: 02.1

Revised on: 03/09/2026

NHBC System Review 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 System Review 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 System Review certificate (or any documentation, information and advice relating to the NHBC System Review 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 System Review.

NHBC reference: 4151.02.1

System description

This System for apartments, is based on LSF, with hot-rolled steel for beams, columns and flat-bar bracing. The frames are used for wall, floor and flat roof elements to form blocks of apartments in a limited range of layouts. Each block will have a bespoke design.

External and separating walls are constructed as closed panels with external moisture resistant non-combustible sheathing board. The panels have full-fill stone fibre insulation and an AVCL. The external walls are lined internally with one layer of 15mm plasterboard, and the separating walls with two layers of 12.5mm plasterboard. External walls have a further layer of stone fibre insulation applied on site, and a minimum 50mm cavity behind a masonry façade. 3rd party certified cladding options are also possible.

Floor cassettes comprise LSF joists with a 22mm OSB deck above and two layers of 12.5mm plasterboard on resilient bars, plus a suspended ceiling, below. A floating floor is added on-site. Flat roofs are constructed from LSF floor cassettes.

Modular 'pods' are supplied for sanitary rooms as well as 'Unified Service Modules', (USM).

This certificate covers apartment blocks up to 18m, in England and Wales; projects elsewhere in the UK will require a site-specific design. The standard Product is designed for locations with a peak velocity wind pressure of up to 1.2kPa and an altitude of 150m.

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)).

- 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 listed 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:
 - o Foundations, substructure
 - o Ground floor slab
 - o Below ground drainage and services connections
 - o Balconies and projecting canopies
 - o Common areas, stairs, lifts and service rooms and risers
 - o Details of internal works packages such as MEP, fixtures, and finishes
 - o Roof covering and insulation
 - o Specification of windows and doors