

System Review certificate

NHBC Services Ltd confirms that

System owner:	Kirkwood Timber Frame Ltd
System name:	FastBuild
System manual:	Closed TF Wall Panels - Rev 5 (02/06/2025)

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:	4332	First issued:	09/06/2025
Version number:	01.2	Revised on:	13/01/2026

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NHBC reference: 4332.01.2

System description

The FastBuild System is a pre-insulated closed panel timber frame for external walls, (MHCLG Category 2), referred to in this document as the System. The panels are fabricated from 140mm UC2 treated CLS studs, with supplementary sheathing, membranes and insulation as specified by the project wall type.

The outer face is covered with OSB3 sheathing to provide racking resistance, (where required for mitigation of fire risk, this is replaced with a non-combustible sheathing board). The panels are faced externally with a reflective breather membrane and blown mineral fibre insulation fully fills the voids between the studs. An AVCL is fixed across the inside of the frame followed by a layer of PIR insulation which is retained by timber battens to create a services zone. An additional layer of OSB3 sheathing can be applied on the inside face of the studs where the structural design requires it.

It is intended for use on sites throughout the UK for houses up to 3 storeys, attached and detached, and apartment blocks up to four storeys, with the highest floor no more than 11m from ground level.

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 intended for use on external walls only.
- All other aspects of the building will be reviewed on a project specific basis.
- Internal fire-resistant linings will be reviewed on a project specific basis.
- Any external finish other than masonry will be reviewed on a project specific basis.
- External finishes and cavity barriers are excluded from the scope of this review.