



Innovative system Acceptance Certificate

Issue date: 09/06/25
Reference number: 4332
Issue: 01
Innovative System Owner: Kirkwood Timber Frame Ltd

Johnstone House
52-54 Rose Street
Aberdeen, AB10 1HA

Innovative System Name: FastBuild
Generic form: Closed panel timber frame

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

- Kirkwood Timber Frame – FastBuild (the System) – Closed Timber Frame Wall Panel System, System Manual revision 5, dated 02 June 2025 (The System Manual)

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).

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 or contacting NHBC directly.

Issued by:

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

Technical Operations Manager
NHBC Services Ltd



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Description, Scope and intended use

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 higher than 11m from ground level. The structure is expected to have a service life of not less than 60 years. The System is manufactured at the System Owner's ISO 9001 accredited production facility near Inverurie in Aberdeenshire.

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.

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, internal and separating walls, and roof are excluded from the scope of the System.
 - External wall panel variations including internal fire-resistant linings are project specific, but guidance is available in the System Manual.
 - Windows and external doors are excluded from the scope.
 - External finishes, cavity barriers, internal services, fixtures, and fittings are excluded from the scope.
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