



Innovative system Acceptance Certificate

Issue date: 22/08/25
Reference number: 4346
Issue: 01

Innovative System Owner: SO Modular Ltd
JCG Building,
Milland Road Industrial Estate,
Neath,
SA11 1NJ

Innovative System Name: SO Spruce

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:

- SO Spruce (Timber Frame Closed Panel External Wall) Systems Manual Version 4.1,
Dated 30th July 2025

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 SO Spruce 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 minimum UC2 pressure treated studs, with supplementary sheathing, membranes, insulation and battens, as specified by the project wall type.

The outer face is covered with OSB3 sheathing board to provide racking resistance. The panels are faced externally with a breather membrane, and slab mineral wool insulation fully fills the voids between the studs. An internal sheathing board layer closes the panel, either a vapour control sheathing or OSB3 plus separate AVCL membrane. Additional PIR flanking insulation can be added internally. Optional timber battens either internally or externally, can be added, for service voids or façade fastening respectively.

The System is intended for use on sites throughout mainland UK for houses and apartments with the highest floor up to 18m. Where additional PIR is included, the highest floor will be limited to 11m in England and Scotland, similarly boundary conditions must be considered. 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 in Neath, South Wales.

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.



Innovative system

Acceptance Certificate

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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