

System Review certificate

NHBC Services Ltd confirms that

System owner: Space4 Limited

System name: SP4 Eco Mini Closed Panel Timber Frame

System manual: SP4 Eco Mini V1 RevD (12/01/2026)

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: 4373

First issued: 21/01/2026

Version number: 01.1

Revised on: 21/01/2026

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NHBC reference: 4373.01.1

System description

The System is a closed panel timber frame system for external walls. The panels are fabricated from 89mm deep, UC2 pressure treated studs and framing. The outer face is covered with OSB3 sheathing to provide racking resistance. The panels are faced externally with a Protect TF200 breather membrane (Thermo or Extreme), and glass wool insulation fully fills the voids between the studs. An internal AVCL layer, Protect VC Foil Ultra, closes the panel.

PIR insulation is affixed to the external face, on site by others, depending on required thermal performance, plus optional timber battens internally to create service voids, finished with minimum 12.5mm plasterboard. The System also requires a site installed soleplate; however, these are all installed on site by others, and do not form part of the System.

The System is intended for use on sites across England, Wales and Scotland, for dwelling houses up to three storeys in height, in accordance with Approved Document B. The System has been reviewed for use with an external masonry outer leaf, but project specific non-masonry facades and can be used where appropriate evidence is provided. The internal lining is specified by the building designer. 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 and STA Gold accredited production facility in Birmingham.

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)).

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 walls, separating walls, and roof are excluded from the scope of the System.
- External wall panel variations including internal fire-resistant linings and site applied PIR, are project specific, but guidance is available in the System Manual.
- External finishes, cavity barriers, windows and external doors, internal services, fixtures, and fittings are excluded from the scope.
- Panels over 2.7m panel height limit and/or 6kN/stud loads require a project specific assessment (as outside fire tests provided).