

Prefabricated Building Units



Acceptance certificate

Valid until: 05 October 2021
Reference number: 3617
Issue: 01
System Owner: BoKlok Housing Ltd
Maple Cross House
Denham Way
Maple Cross
Rickmansworth
WD3 9SW
System name: BoKlok Flex UK
Generic form: Volumetric timber frame

NHBC Services Ltd has reviewed the following information related to the prefabricated building units, supplied by the System Owner:

- BoKlok Flex UK Modular Housing System Manual, reference: BOK-STL-CERT-XX-RP-XX-revision 002, dated 30th September 2020

Relying on the information provided by the System Owner, NHBC Services Ltd considers that the prefabricated building units 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).

Issued by:

A handwritten signature in black ink, appearing to read 'Rick Hill', with a horizontal line extending to the right.

Innovation Manager
NHBC Services Ltd

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Description, Scope and intended use

BoKlok Flex UK is a volumetric timber frame system for apartment blocks of between 2 - 4 storeys. The system comprises closed, pre-insulated, timber stud wall panels and floor/ ceiling cassettes, assembled into volumetric units. They incorporate particle board sheathing, internal linings, windows, doors and membranes (to control moisture), all installed in the factory. These units are fitted out with fixtures, services and internal finishes prior to being despatched to site.

Structural stability of the apartment blocks is provided entirely by the system. The structural elements include roofs, ground and intermediate floors, loadbearing external, internal and party walls, supplemented by non-loadbearing internal partitions.

Blocks include a standard four-apartment-per-floor central core, to which can be added further pairs of mirrored apartments to one or both sides. The one or two bedroom apartments are formed from combinations of eight basic unit types, the blocks being completed by the inclusion of a common circulation area. This is formed from a series of standard module-sized units to provide stairs, lift and ancillary plant rooms. Horizontal circulation between apartments is achieved by supporting corridor floor cassettes between the units. Every apartment has the potential for a balcony suspended from the face of the building.

Extent of review for NHBC Warranty on NHBC Registered Sites

NHBC Services Ltd has undertaken a technical review of the BoKlok Flex UK System Manual as set out in line with the NHBC Accepts Technical Document for prefabricated building units.

The NHBC Accepts Service is intended solely to provide confidence that the prefabricated building units meet NHBC Standards and is not intended as evidence of performance for any other purpose. Appraisal of the units against Building regulations is not carried out as part of this service.

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.

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Exclusions and limitations are set out in the System Manual, including the following:

1. Site specific aspects of the construction will need to be considered for each development, particularly in relation to foundations, subfloor and external groundworks, cladding, roof structure and finish, staircases, lifts, balconies and all services installations.
2. The system is intended to be used in buildings up to 4 storeys in height (maximum 15m),
3. The system is designed for sites in England only but including in coastal locations, in very severe exposure zones¹ and where wind pressure² is up to 1.19kN/m².
4. Buildings should be installed on a level foundation without steps. Horizontal staggers are not an option, but setbacks are created at the conjunction of standard module types.
5. Projecting elements such as bay windows, sunshades, cantilevered balconies and roof canopies are not included within the scope of the system.
6. A Building regulations assessment of each development will be required.

¹ BS8014 Code of practice for assessing exposure of walls to wind-driven rain

² EN1991-4:2005 peak velocity pressure q_p