



SCHEME RESCUE & CONTRACT NOVATION PROTOCOL



NHS KEYWORKER HOUSING
- AWARD-WINNING OFF-SITE CONSTRUCTION

MES
Manufacturing Excellence Systems

SCHEME RESCUE & CONTRACT NOVATION PROTOCOL

COMPLIANCE & CONTINUITY BRIEF

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Corporate Registration: X-GEN HOMES LTD | Company No: 16671334

1. Objective & Scope

This protocol establishes the emergency operational framework used by X-Gen® Homes Ltd to absorb, adapt, and deliver unfulfilled or stalled public sector modular developments resulting from third-party manufacturer insolvency. Our primary objective is the preservation of existing localized planning consents, site layout permissions, and funding allocations through rapid technical assimilation and compliant legal contract structures.

2. The Technical Assimilation Lifecycle (Step-by-Step)

Phase 1: Rapid Asset Ingestion (Days 1–5)

Upon formal instruction from the Client (Council, Trust, Consortium, or appointed Administrator), our engineering team ingests all historical project files.

Required Client Documentation: Master site layouts, DWG/BIM architectural files, localized planning conditions, soil/ground survey matrices, and existing foundation engineering data.

Phase 2: Technical Gap Analysis (Days 6–10)

Our structural division executes an audit comparing legacy architectural plans against the high-performance X-Gen structural framework parameters.

Objective: Identify conflicts between legacy panel geometries (e.g., traditional timber/straw panels) and the X-Gen light-gauge galvanized steel frame and fibre-reinforced closed-cell core configurations.

Phase 3: Digital Component Translation (Days 11–15)

Our building information modelling (BIM) team translates approved design packages into machine-readable code for our automated factory line.

Result: Structural profiles are modified internally to match X-Gen performance standards (e.g., thermal U-values, intumescent fire barriers) while maintaining identical external building dimensions to protect active planning permissions.

Phase 4: Factory Production & Sequence Scheduling (Day 16 Onwards)

Production runs are integrated into our manufacturing schedule, prioritizing stalled schemes to minimize public site exposure and security overheads.

3. Real-World Rescue Blueprint: The Lands End Peninsula CLT Scheme

The Disruption: Lands End Peninsula Community Land Trust (LEPCLT) had entered design and planning phases for community-led affordable housing schemes in Cornwall utilizing legacy timber-and-straw panel techniques. A sudden manufacturer insolvency leaves the CLT with active planning deadlines but no fabrication pipeline.

The X-Gen Intervention Template:

File Ingestion: X-Gen engineers safely ingest the original architectural layout files from the CLT's regional designers.

Structural Adaptation: While retaining the approved external geometry (the footprint, window placement, and ridge heights approved by the local planning authority), our design team swaps the internal organic wall core for our **light-gauge steel frame and closed-cell composite panels**.

Procurement Continuity: Because the external visual fabric and spatial dimensions remain unchanged, the local planning authority confirms that the material switch is handled as a simple **Non-Material Amendment (NMA)** rather than forcing a costly, multi-month full planning restart.

Delivery: The schemes are successfully manufactured in our controlled factory environment and delivered directly to the peninsula with zero weather delays.

4. Legal Framework & Contract Novation Pathways

X-Gen® Homes operates via structured, compliant procurement pathways designed to bypass costly, time-consuming complete re-tenders while satisfying public sector accounting standards:

Contract Novation via Administrators / Consortia: Where an original builder enters administration or a new holding consortium takes custody, we coordinate alongside legal teams to execute a direct three-party contract novation or sub-contract supply framework, transferring fabrication delivery rights and liability to X-Gen® Homes Ltd.

Emergency Direct Award Frameworks: Where a contract has terminated due to breach (insolvency), we engage via standard public procurement emergency parameters (*Public Contracts Regulations 2015, Regulation 32*), enabling councils to award direct delivery contracts to X-Gen to mitigate severe risk to public funds or keyworker housing deadlines.

Intellectual Property (IP) Protection: We protect original architectural visions by executing clean material-transition agreements, allowing original design practices (such as regional sustainable architects) to retain design custody while utilizing our advanced factory engine.

5. Continuity Intake Checklist

To initiate an emergency scheme rescue review, please supply the following assets to our projects division at **project@x-genhomes.com**:

- Full architectural planning pack & site layout files (.DWG or .BIM format)
- Local authority planning reference number & section 106 logs
- Current status report of groundworks or physical site completion
- Contact details for the primary legal or procurement officer handling the case



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+44 7354332082



project@x-genhomes.com