



B2B Factory Capacity Schedule

X-GEN HOMES LTD

Commercial Division | Infrastructure & Framework Manufacturing

Factory Operations, Capacity Schedule & Technical Statement

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1. Executive Summary & Facility Overview

X-Gen Homes Ltd operates a high-capacity, climate-controlled Category 1 Modern Methods of Construction (MMC) manufacturing facility located at **South Gyle Crescent, Edinburgh, EH12 9EB**.

As an approved **BOPAS-accredited** manufacturer, we specialize in light-gauge steel framing (LGSF) and hot-rolled structural steel chassis fabrication. This document outlines our current industrial manufacturing capacity, line configurations, staging logistics, and technical execution standards. It is designed to assist Tier-1 principal contractors and framework directors during supply chain risk assessments and Pre-Qualification Questionnaire (PQQ) evaluations for UK defense, healthcare, and education infrastructure schemes.

2. Core Manufacturing Capacity Metrics

Our engineering hub is optimized for continuous line production and white-label component manufacturing. By decoupling frame roll-forming from internal modular fit-outs, we maintain highly scalable output profiles.

2.1 Factory Footprint & Physical Capacity

Total Internal Production Area: 5,000 m² of fully covered, climate-controlled manufacturing space.

Maximum Volumetric Output: 500+ standardized volumetric bedroom/accommodation modules per annum.

Component Output (LGSF Panels): Up to 150,000 linear meters of cold-rolled structural framing profiles per annum.

Maximum Unit Build-Height: Structural frame designs and overhead hook clearances support the stacking of modules up to **4 storeys** without external structural reinforcement.

2.2 Active Assembly Line Configurations

The facility runs a synchronized 4-stage assembly line model to guarantee uniform quality control and compressed lead times:

Line 1: Structural Chassis & Welding Bays: Heavy hot-rolled steel base fabrication executing structural welds to **BS EN 1090 Execution Class 2 (EXC2)** standards.

Line 2: LGSF Roll-Forming & Boarding: Precision automated CNC rolling machines feeding sub-assembly bays for internal/external double-lined wall panels.

Line 3: MEP & Pod Integration: Factory routing for pre-loomed BS 7671 electrical containment conduits and plumbing lines, alongside the structural drop-in of pre-fabricated en-suite pods.

Line 4: Fit-Out, Cladding Tracks & Wrapping: Final internal finishes, mechanical track installations for real clay brick slips (**BS 8414 compliant**), weather-proof industrial wrapping, and final QA gate sign-off.

3. Logistical & Holding Yard Capacity

To insulate Tier-1 principal contractors from unexpected site hand-over or groundwork delays, X-Gen Homes operates an expanded logistical buffering model.

On-Site Secure Staging Yard: Capable of storing up to **50 fully completed, weather-wrapped volumetric modules simultaneously**.

Material Buffer Reserves: We maintain a rolling 90-day buffer stock of raw structural steel profiles, non-combustible mineral wool insulation, and structural backing boards to protect delivery schedules from global supply chain shocks.

Transport Capabilities & Wide-Load Logistics: Our logistics gates and local transport routes are fully optimized to handle, load, and legally transport wide-load volumetric units measuring up to **4.2m in width and 12m in length**. All movements coordinate directly via UK Movement of Oversized Loads (ESDAL) notification protocols.

4. Current Capacity Availability Matrix (2026–2027)

To assist framework estimators with project scheduling, our current production line availability is allocated as follows:

Production Period	Total Volume Allocation	Reserved Capacity	Available Overflow Capacity
Q3 2026 (Jul–Sep)	125 Modules	80% (Internal Pipelines)	20% (Immediate Spot Allocation)
Q4 2026 (Oct–Dec)	72 Modules	50% (Framework Contracts)	50% (Open Framework Booking)
Q1 2027 (Jan–Mar)	25 Modules	30% (Secured Pipeline)	70% (Open Framework Booking)
Q2 2027 (Apr–Jun)	33 Modules	15% (Early Allocations)	85% (Unallocated Capacity)

5. Technical Specification Compatibility Check

Our manufacturing machinery and procurement lines are pre-configured to meet or exceed the rigorous defense infrastructure baselines:

Asset Fundability: BOPAS-accredited design and assembly patterns guaranteeing a **60-year structural design life**.

Fire Rating (REI60/120): 100% **Euroclass A1 and A2-s1, d0 non-combustible materials** inside external wall build-ups. No timber framing or PIR insulation foam blocks are utilized on commercial lines.

Physical Protection Hardening: Structural framing configurations support the integration of multi-layered high-tensile steel armor plating (**NATO STANAG 2280 Levels 1-3**) and heavy **ISO 16933 blast-resistant** threat glazing frames.

Acoustic Privacy: Interstitial partitioning providing a **45dB to 55dB airborne sound drop** between bedroom boundaries to preserve operational confidentiality (**JSP 440 aligned**).

BIM & Cyber Security: Direct ingestion of external **BIM Level 2** / Revit models with data handled via strict **Cyber Essentials** security guidelines to protect sensitive base parameters.

6. Commercial Contact & Audit Bookings

We operate on an **Open-Book Commercial Costing** model and support **Gain-Share Agreements** on long-term framework partnerships. We welcome formal technical and quality assurance audits from Tier-1 main contractors.

To cross-reference technical parameters, issue a Request for Information (RFI), or coordinate an in-person facility inspection, please contact our commercial team:

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