



NuFuture
DEVELOPMENTS

+ENERGY HOMES FOR A BETTER FUTURE



“The proposed changes to building regulations are simply not ambitious enough to meet the scale of our environmental challenge. If we are to stand a chance of meeting net zero by 2050, the government must urgently embed much clearer and more demanding targets on operational energy and embodied carbon into building regulations.”

RIBA PRESIDENT, PROFESSOR ALAN M JONES.

INTRODUCTION TO NUFUTURE AND ITS DIRECTORS

NuFuture Developments was formed to challenge the property development industry by building out community living and workspaces using Passivhaus innovative solutions and materials. It is the brainchild of its directors, Caroline Clarke and Saran Sarai. All with years of experience in property and passionate about making the changes to reduce the climate crisis. NuFuture Developments is offering homes and eco villages with zero carbon, plus energy materials, which means greatly reduced energy bills, no gas on site, electric car charging points, and much more. As Passivhaus evolves to be the preferred choice of living and construction, it also serves the purpose of protecting the environment. Let us take you through the steps of getting involved in a new way of construction and cleaner living for the future.

PASSIVHAUS is a much cleaner, healthier way of living and benefits the householder by greatly reducing their energy costs.

It is also beneficial to the local council and government as a whole as it reduces their carbon footprint and thus helping them achieve their carbon emissions targets.

Healthier for you, healthier for the planet.

CAROLINE CLARKE

Caroline has been in property for over 10 years, with experience as a landlord and property investor. Over the last 3 years, she has built a part time property sourcing business which has allowed her to gain more experience and insight into building projects and finding investors to purchase or rent properties. All her working career, she has been involved in customer service roles and values that above all else.

SARAN SARAI

Saran has been in property for 30 years with experience in sales, lettings and finance within his own estate agency. He is a qualified kitchen, bedroom and bathroom designer and has refurbished and built properties for himself and his clients. As a consultant, he has collaborated with developers and architects and has years of experience in the building industry.

Like Caroline, he is passionate about property design and build and has custom built properties in the past. He is looking forward to moving into one of the most exciting and necessary stages of property evolution – Passivhaus Plus Energy homes.

HOW TO JOIN OUR GROUP AND BE A SELF BUILDER

NuFuture Developments want to work alongside the construction industry and build homes that will last and be sustainable. In order to do this, we are looking for like-minded people to join us and help purchase the land we have earmarked in the South West.

Land is being offered to us all the time from landowners, councils and the church. They all understand the need for zero carbon homes and sustainability in order to save the planet.

Local councils have been introduced to Passivhaus build and are eager to roll out the new way of construction and living.

WHAT'S NEXT?

Contact us to discuss your requirements. As the land is purchased with planning you now have some options. Either hold the land and build using our plus energy materials by commissioning us to do that for you or using your own builder.

When you decide to use us, you will benefit from our supplier links who are offering new innovations in electric cars and tech for the home.

The planning will include the need to build eco homes, Passivhaus, so we will need to discuss this with your builder should you want to use your own. We have our manufacturing site in the South West.

WHY SELF BUILD?

- **You can usually build something bigger than you could buy for the same money**
- **Your home will fit your exact needs and preferences**
- **You can add the latest home technology and have a PLUS energy home that will save you money**
- **You can typically enjoy a capital growth on your investment**
- **You can engage our manufacturing facility and expertise**

There are a small group of people in the UK who could be classified as “Serial Custom Builders”. They simply keep doing it, again and again. Most of them have never laid a brick in their lives, nor fitted a kitchen, but they understand only too well how to make the Custom build market work for them. A simple formula of not paying too much for land, buying materials at the right price and hiring quality contractors means they have amassed significant wealth through something they did in their spare time.



WHAT TYPE OF MATERIAL IS USED IN BUILDING A PASSIVHAUS?

We source our materials from the best suppliers in Europe and manufacture the houses right here in the South West, in our eco factory.

The materials we use are Cross Laminated Timber (CLT for short) and cork. Both have amazing qualities and produce airtight, well-insulated homes that are weathertight in days.

CLT is a precision engineered building material that isn't widely used for developments in the UK. It has however been used in the commercial sector to build schools, supermarkets and galleries. It offers an impressive weight-to-strength ratio, low carbon footprint and is quick and easy to construct.

This is the reason we feel it works for our developments. There have been some award-winning self-builds in the UK using this material but we want to open this up to everyone who either wants to self-build on a slightly larger site or to invest in a new build that is Passivhaus using our construction team.

CORK – cork has so many benefits – it is waterproof, lightweight, a good insulator, breathable and sound-absorbing, making it a perfect partner for a CLT eco build.

It has amazing eco credentials – it is harvested from the bark of cork oak trees grown in Portugal, it's natural, chemical-free, carbon-neutral and cheap to produce. Cork trees are fast growing and harvested only once every nine years throughout their 200 year lifetime. As a material, it lasts decades, is biodegradable and easy to replace if necessary



WHO CAN TAKE PART IN OUR ZERO CARBON LIVING

SELF BUILD/CUSTOM BUILD

Self-builders interested in Passivhaus, plus energy homes to live in or use as an investment property. Builders will be required to use our materials and work within the planning but will have total control on the build design and construction. The main aim of the projects with Nufuture Developments is to engage with local communities. The building plots are open to all types of people that follow the ethos of zero carbon living ranging from self build, custom build to portfolio builder to investor.

HOUSE TYPES (DEVELOPMENTS MAY DIFFER)

With our own manufacturing facility we have the benefit of building all different types of housing to suit your budget, ranging from:

2 bedroom terrace

3 bedroom semi detached

4 bedroom detached

5 bed detached

6 bed detached

The biggest advantage of our planning is you will realise excellent equity returns in your investment as we take you through the process from start to finish.

YOUR NEXT STEPS TO JOINING OUR PASSIVHAUS BUILD COMMUNITY

If you would like to join our group and build a better future for your family and the planet, please contact us via email or telephone.

We will discuss your options and also setup a time for all group members to meet up to discuss this opportunity in more detail. if however you just want to get involved but not attend, that is fine as well. just email, as per the below details, and we will add you to our list of members. We will let you know the next steps to purchasing and building your own home in the heart of the South West countryside.





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For more information contact

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