

# FAQs

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## **Do you make a two-bedroom home?**

At present we only sell the following footprints of Cub.

• One bedroom 51m<sup>2</sup>. • Three bedroom 102m<sup>2</sup>. • Five bedroom 153m<sup>2</sup>.

## **Can I change the internal wall configuration?**

Most walls are structural and cannot be moved, however slight changes can be made. For example: the master bedroom wall can be removed on the first floor to make an open plan lounge area upstairs. This would allow the ground floor to be used as a kitchen/Diner. The back bedrooms on all floors can't be changed.

## **Are other cladding options to the “Polar” range available?**

Yes, we will work with local planner's requirements as much as possible and will offer brick slip in a variety of colours, timber and render. The Polar Steni Rain Screen cladding options are available in white and charcoal Grey.

## **What is the price of a one, three, and five-bedroom house?**

Prices depend on the code level you choose although we recommend all customers consider code 5, which is Carbon Neutral. (This is achieved by adding sufficient solar panels for higher energy efficiency) There are two interior options: Midnight, which has a higher specification, or bright and White which comes with a standard specification. Both are of superior quality and are delivered fully fitted with windows, kitchens/appliances, bathrooms, lighting, tiles, carpets/flooring, curtains, wiring for TV Sky, BT and broadband ready to be connected (A price list is attached on the last page for general guidance). We will work out the price of your home tailored to your specific requirements while your planning application is being processed.

## **Are ground-works and utility connections included in the price list?**

No. We quote as a guide between 10-15k for ground-works and utility connections, however these will be site specific and a surveyor will visit you to give an official quote. We recommend you get your planning permissions in place and request a visit when you are ready to sign the contract of sale. Prices at this stage will be fixed for 6 months. FutureForm will handle the whole service for you ensuring connections are ready for the swift installation of your home on delivery.

## **If my home cannot face South West, will I still be able to benefit from solar panels?**

Cub homes have been designed to position the solar panels in any 90-degree orientation so your solar panels can always be facing south. To get the best performance they must be clear of over hanging tree shadows or other buildings. They are self cleaning but a yearly maintenance contract is advised.

### **Are Cub homes covered by a building warranty?**

Cub homes are covered by NHBC building control approval and a 10-year warranty is available on request. All appliances, heating systems, windows, doors and cladding options come with their own guarantees and will be advised depending on your choices.

### **I don't have land at present can I buy a cub home?**

At present we are only able to sell Cub homes to land owners, but in the near future Cub homes will be available across Britain. Below are some links to land agencies which you may find useful, but we would always recommend that you investigate fully the planning restrictions before buying land and if possible exchange contracts subject to contract dependant on receiving planning permission or buy land with permission already granted.

[www.uklandagent.co.uk](http://www.uklandagent.co.uk)

<http://www.uklanddirectory.org.uk>

<http://www.selfbuildabc.co.uk/>

<http://www.vantageland.co.uk/>

<http://www.buildstore.co.uk/>

### **Where can I see Cub homes?**

The two-storey Cub home will be on show at the BRE innovation park, Bucknalls Lane Garston, Watford WD25 9HB by appointment only. Please call 0203 239 5222 to book your visit.

### **How are the planners responding to applications?**

We are just submitting our first applications, but we recommend customers apply for code 5 homes to help the process. As government targets are set for all homes to be carbon zero by 2016 we believe the applications will be given serious evaluation. Cub offers a full planning service for a cost which will be deducted from the price of the sale on receipt of order. An initial site visit will be carried out free of charge for customers intending to purchase a home to assess accessibility, viability and planning restrictions/planning history. Appointments can be made through our office on 0203 239 5222

### **Can I have a pitched roof on my property?**

Depending on the amount of solar that is required to power your home it may be possible and can be discussed on your site visit, but in general we prefer Cub homes to have a flat roof to allow maximum living space and discreet installation of solar panels.

### **Can I have more than three floors?**

Cub homes are restricted to three storeys in height however plans for flats and larger homes will be available in the future.

### **What are the dimensions of Cub homes?**

The footprint is 51m<sup>2</sup> on each floor. The external dimensions are: W 7692 x D 9712. The height of a single storey is H3310 The height of a two storey is H6265 The height of a three storey is H9194

### **The U values for the following are: -**

Roof .15 Wall .21 Front windows 1.1 Back windows 1.9 High levels of insulation are used to achieve these u values.

### **What are the recommended foundations for Cub homes?**

Standard strip footings are used, the depth will vary depending on soil type investigation, which is required for all house builds, brick or modular. In some cases piling and reinforced concrete slab will be required.

### **Do you make garages to match?**

We can quote for a garage to match although the prices may be considerably higher than those available in the market due to the building methods used. We can discuss and quote if required.

### **Don't live in the UK... Can we buy a Cub?**

Future plans include licensing and franchising Cub worldwide but shipping from the UK due to the Carbon Footprint implications is not possible. For international enquiries please register on our website and we will let you know when Cub is available in your country.

### **Can Cub be used for purposes other than accommodation?**

In theory our build system can be adopted to satisfy a variety of operational needs. Presently, our primary aim is to satisfy the social and private housing sectors where demand is highest. In the near future we intend to provide a sustainable modular building option to the commercial and educational market. Please revisit our blog periodically for development updates, otherwise, once registered through our website you will receive email notifications.

### **Can Cub be appended as an annex to existing structures?**

We will need to conduct a site survey to determine whether Cub can be appended to existing structures. Considerations will need to cover available footprint, feasibility of groundworks.

**Prices (Approximate / Aug 2010** - under review in accordance with increase of steel prices 2010)

Detached Steni Normal House - Bright & White

**Code 5** costs under                      **1 BED** £120k                      **3 BED** £200k                      **5 BED** £290k

### **PRICES INCLUDE**

Transport and crainage included (50 miles from factory - Wellingborough) price assessment will need to be done outside of this radius.

Curtains and carpets, kitchen, bathroom, appliances, lighting and heating / cooling / ventilation systems and Solar panels are included in the price.

Wired for telephone, sky and broadband and rainwater harvesting for external use.

### **GROUND WORKS**

Ground Works not included, Approx £10,000 - £15,000

### **PLANNING**

Elevations and floor plans will be provided for your architect to work out whether Cub is feasible for your planning application. We do not offer planning and permission services.