

PASSIV POD www.passivpod.co.uk contact Clive@consult-smp.com
A unique natural zero carbon ellipsoid building for living, learning and leisure

IP STATUS

Trademarks and visible designs are registered. Allows for international licensing, sale or rent. NDA's in place with partners, staff and agents. Web domains owned.

PRODUCT STATUS

Completed modular designs single storey home office, classroom, or two storey classroom, business park office and eco-lodge home. Seek funds for initial builds, then global roll-out.

FUNDING TO DATE

Directly by 2 Directors with equal 50% shareholding. £50K loan. Grant support by BEIS GrowthAccelerator and Brighton University Green Growth Platform. Bidding for additional grants.

SEIS and EIS approved offer of equity share for £350K crowdfund in 2018.

Team of 5 has multiple awards, professional qualifications with proven experience in zero carbon design, planning and build

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Opportunity

300% more UK energy is harvested from renewables than from coal with solar panel construction now becoming mainstream. Buildings consume more energy than any other single product. Energy costs and user consumption increases every year. The electricity grid is facing future failure without a step change in energy supply. School energy costs are a drain on tight budgets. UK needs 5000 extra new classrooms every year due to population growth. Over-crowding hinders learning. Independent research shows biophilic classroom design can improve cognitive abilities by up to 15%. Our modular pre-fab design offers 50% lower installation costs. Our technology designs reduce energy costs by 80%. Internationally the need and demand is X 10 higher for eco-schools and colleges.

Additional large markets for scalable growth with high value fixed asset security

The UK has an inbound tourism market for 66M people spending £21 Bn pa. Eco-leisure is growing. 10,000 cabin lodge replacements are needed. Inbound tourism has grown 10% pa due to the fall in sterling. UK stay-cation is now a firm trend up. Demand is also high for residential and commercial space outside cities. City space and travel costs are high. Employers and home-owners seek lower cost locations but rural buildings are in short supply. UK homeworkers have risen to over 5M with high demand for garden offices. Corporate workers increasingly use home bases. Passiv Pod meets all these needs. International market opportunities are significant.

The Competition There are hundreds of low quality designs for “eco-friendly” homes and offices. We have successfully tested eco-technologies, and timber frame design with biophilic health benefits and IP design protection.

Why our business will succeed

Affordable £33K home garden office, £115K classroom or office, £380K eco-lodge, and £500K for 4 bed 2 bath luxury home. Our team of 5 has award-winning skills in entrepreneurship, technology and innovation with proven architectural and planning experience in zero carbon design for commercial and domestic builds.

£350K SOUGHT TO FUND INITIAL UK BUILDS AND PROMOTE TO GLOBAL MARKET

Supported by targeted media campaign, PR and high profile events; direct e-marketing and telemarketing to schools, new build developers, leisure parks, science parks, tourism offices, sports centres; high profile media endorsers

FORECAST based on direct UK sales mix of lodges, classrooms, and garden offices

Note: Direct marketing to EU, USA, Middle East, Far East will multiply returns shown below

	Year 3	Year 4	Year 5
units sold pa	30	60	140
Gross revenue	£5.7M	£11.5M	£24.4M
Cost of sales	£4.4M	£8.6M	£18.2M
Gross profit	£1.4M	£2.9M	£6.2M
Net profit	£1.1M	£2.3M	£5.1M
Aggreg net profit	£1.7M	£4.0M	£9.1M

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Modular Build Scalability as Off-Grid 3-4 bed Eco-Lodge, Classroom / Office or Home Garden Office

