



GROUP UK

A Tradition in Construction

A construction worker in a blue and yellow high-visibility vest, dark blue trousers, and a black hard hat is working on a building site. He is holding a red spirit level against a wall made of yellow insulation and blue ties. The background shows scaffolding and other construction elements.

Façade Compliance



Noel has over 20 years of experience in the construction industry in Ireland and the UK and has a reputation for delivering for clients and design teams requirements on each and every project he is involved in.

The ethos that Noel has adopted and instilled in his team is reputation driven and the company, its clients and by extension, the project is always put first.

Noel's core role is to lead the company from initial business development to estimating, commercial management and to oversee the execution at the steering level on all projects.

Noel Elliott | Managing Director UK



Darragh is a graduate of the Limerick Institute of Technology holding a Bachelor of Science in Construction Economics.

In the past, Darragh held the role of Director of UK operations with P. Elliott & Co Ltd. He has comprehensive experience in a broad variety of project types, including Residential, Healthcare, Educational, Commercial, Leisure, Retail & Civil Engineering Works.

Darragh's professional and hands-on approach has ensured that all projects have been delivered to the highest standards and on target with an exemplary safety standard and safety record that has been delivered time and time again.

Darragh Elliott | Managing Director ROI

Construction is a tradition in the Elliott Family which dates back to 1927. Three generations later our people pride themselves on delivering a first class service to ensure the highest standards are achieved on your Project. Experience, loyalty and commitment are the key ingredients for our success. Whilst never forgetting our roots, we embrace new technologies to drive value, efficiency and quality for our Clients.





OUR GROUP

ELLIOTT GROUP

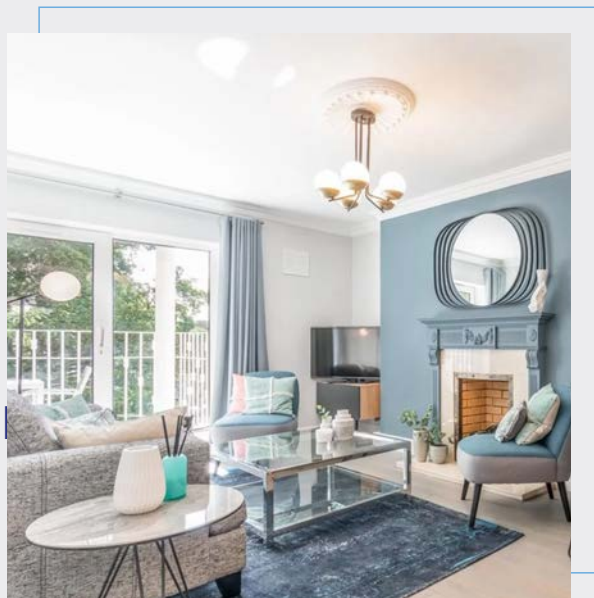
Founded almost eighty years ago by our grandfather, Patrick Elliott and his wife Alice, Patrick, a master craftsman stone mason, and Alice, a strong and capable administrator, who ensured the office ran smoothly. A formidable team who established the business, not to mention rearing 12 children. The company has evolved and endured challenges across three generations and is proud to remain a traditional, hands-on, family-run business, in an ever-evolving industry.

There has been much change since our company's formation, however, one thing remains the same: our commitment to quality, reliability, and master craftsmanship. Contact us today to speak to us about the full range of services we can offer you as [Elliott Group](#).

ELLIOTT BUILDING AND CIVIL ENGINEERING LTD.
R.O.I. CONSTRUCTION

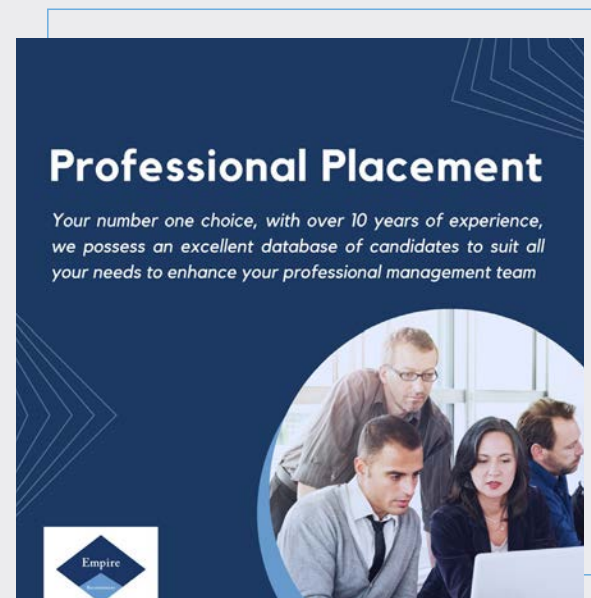


ELLIOTT BUILDING AND CIVIL ENGINEERING UK LTD.
U.K. CONSTRUCTION



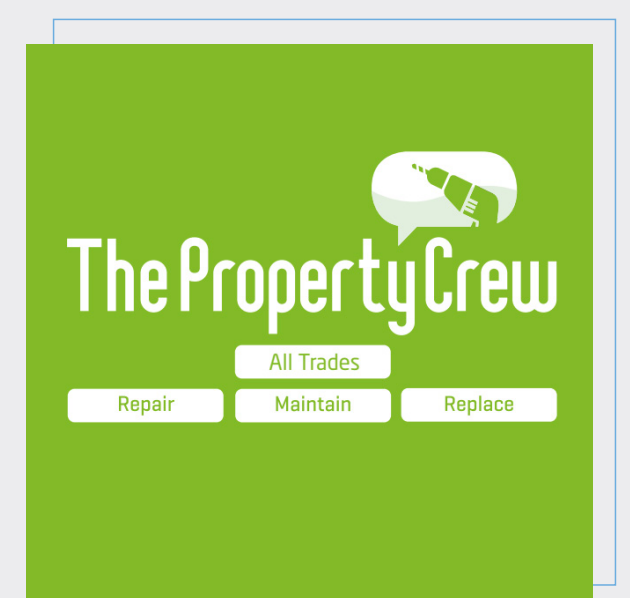
TOTAL FITOUT

A turnkey service provider, specialising in turnkey fit out projects for the end user in the residential and hotel sectors.



EMPIRE RECRUITMENT

An intelligent recruitment service, delivering excellence and customer satisfaction for professionals.



PROPERTY CREW

An all trades maintenance and repair operation delivering the best in quality and service in Ireland and the UK.

TURNOVER - FINANCIALS

*Turnover impacted by Covid-19
** Projected Secured Turnover

Financials

Group Figures

2022	2021	2020	2019
€120m**	€75m*	€45m*	€75m

Net Assets

Group Figures

2022	2021	2020	2019
€12.5m	€10m	€7.4m*	€3.6m

Insurances

Employers Liability	Public Liability	Professional Indemnity	Contractors All Risk
€13m	€13m	€12m(Aggregate)	€60m

Bonding Capacity

(Available Capacity €16m)



Credendo: €4.35 million



QBE: €6 million



Nexus: €3 million



Aviva: €3 million



Fidelis: €3 million



Markel: €3 million



Euler Hermes: €3 million



HCCI: €3 million



Advent: €2 million



OUR CLIENTS

If you are involved in a building or buildings, occupy a building or you develop buildings, project manage and finance the construction and refurbishment of buildings;

You are our client.

92%
REPEAT BUSINESS

hibernia
— REIT —

QUINTAIN

Richmond
Homes

KIMPTON
VALE LTD.

Vhi
HEALTHCARE

Premier Inn

KPMG

MARLET

Greenleaf
GROUP

LR

Google

DAVIES

Burlington
Real Estate

WARREN
PRIVATE

Holiday Inn
Express

WK NOWLAN
REAL ESTATE ADVISORS

Bartra

centrica

ECHELON
DATA CENTRES

YAHOO!

GREEN
REIT PLC

Baxter

ziggurat
STUDENT LIVING

HE

Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

Bank of Ireland

Gannon
HOMES

THE
IVEAGH
TRUST

Boots

TESCO

IAA

ALDI

halfords

CHARTERED
ACCOUNTANTS
IRELAND

National Asset
Management Agency

CAMGILL
DEVELOPMENT CORPORATION

DUNNES
STORES

monaghan

KEMPTON
-HOMES-

NHS

TECHRETE

An tÚdarás Árachas Sláinte
The Health Insurance Authority

LIDL

Elliott





ELLIOTT GROUP LEADERSHIP TEAM



COMPANY DIRECTORS



Noel Elliott
Managing Director UK



Darragh Elliott
Managing Director ROI



Ray Fallon
Group Finance Director



Gary O'Sullivan
Construction Director ROI



Eddie Sheridan
Commercial Director ROI



Matthew O'Dowd
Group QHSE Director



Gareth Cooney
Regional Director UK



Will Leahy
Regional Director Munster

A Tradition in Construction

"The Elliott Group is a hands-on, third generation construction company, dedicated to improving the built environment. We achieve this through our experienced, dedicated, tried and trusted team; using innovative technologies; adopting strong and supportive bonds; ensuring the sustainability of our business for our people, our partners and our clients."

Construction is in our DNA



ELLIOTT GROUP SENIOR MANAGEMENT TEAM, UK



Gareth Cooney
Regional Director London &
South UK



Damian O'Kane
Regional Director North &
Midlands UK



David Givney
UK Commercial Manager



Eamon Duffy
Contracts Manager London &
South



Scott Blackburn
Contracts Manager North &
Midlands



Christy Burke
HSEQ UK Manager



Ronan Coleman
Group Estimating Manager



Eric Leonard
Group Preconstruction &
Planning Manager



Alexis von Hardenberg
Group BIM, Design & Marketing
Manager



Gerry McCaffrey
Group Purchasing, Plant and
Procurement Manager



PRECONSTRUCTION & PLANNING



Eric Leonard
Group Preconstruction &
Planning Manager

MBS Project Management
HDip Business Studies
BSc Industrial Microbiology
MCIQB

Prior to joining Elliott Group in late 2019, Eric worked for a specialist Structural Concrete contractor. From 2012-2019 he was instrumental in the expansion of the company, transforming it to a Tier 1 Package Contractor in the pharmaceutical sector.

In 2015 he was conducive in leading his team through a competitive tendering process for the Structural Concrete package of a new Biologics Manufacturing Facility for a multinational client. The complex project scope included the construction of an Administration Building, Central Utilities Building (CUB), and Warehouse. They were awarded the contract, which brokered the start of a journey into the Pharma sector, in turn leading to the award of a larger Phase 2 contract which included a Manufacturing Building, Central Utilities Building (CUB) & Warehouse Extension. They were also awarded the Internal Fitout, Roads, Paths, Pavings and Landscaping packages for this project.

Following completion of this project, Eric led the team successfully through a competitive tender process for a second Biologics Manufacturing Facility for yet another multinational client. This scope included the repurposing of an existing 65,000 sq. ft. warehouse into a Biologics Manufacturing Building as well as the construction of a new Warehouse, Laboratory Building, and Central Utilities Building.

As with the previous project they were also awarded the Internal Fitout, Roads, Paths, Paving and Landscaping packages.

The project challenges set out by the client, included a record-breaking schedule, "Best in Class" quality, and "world-class" safety performance. Through the excellent collaboration between all stakeholders, with strong leadership evident throughout, these challenges were overcome.

Eric was a member of the Safety Leadership Team (SLT) on this project and was particularly successful in leading a team that contributed to 4.7 million manhours worked without an OSHA LTI, setting a new benchmark, with respect to excellence in project delivery for biopharmaceutical facilities.

Winner of the 2019 GES Safety Award for "Best Large Project" and 2019 "Best Construction Innovation" award, this magnificent facility, for a life-saving cancer drug "Keytruda", is a testament to the collaboration and exceptional effort of all those who worked on it.

Eric has extensive planning and project control experience in the construction of complex CSA projects. This lends him an understanding of the details required to effectively plan and execute a project whilst clearly understanding its risks and opportunities in advance.

He is a keen advocate of digital construction and champions leading-edge digitization workflows including BIM, 5-D scheduling, field-based data capture, and analytics in all of our proposals.





PRECONSTRUCTION AND PLANNING



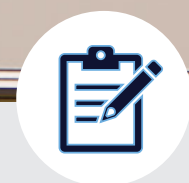
Eric Leonard
Group Preconstruction & Planning Manager

If our tender is successful and the project goes to site, our Preconstruction and Planning team will hand over the project to the construction team and implement and oversee robust project controls to ensure it stays on schedule.



Bi Weekly Progress Reports

All site teams produce bi weekly progress reports for our clients. Key to this is the production of the tracked (jagged line) programme which is produced by the Project Manager. We use Asta PowerProject in all of our projects.



Monthly Programme Audits

Our Preconstruction and Planning Manager conducts monthly programme audits to assess the projects performance against programme. These audits are issued to the Directors prior to each monthly project review. We utilise Evercam Construction Cameras to assist in our audits.



Monthly Project Reviews

Our Directors carry out a monthly project review with the site based team to assess the overall health of the project and its performance against programme.



4D Planning

To support our Project Controls we fully utilise our 3D models for Takeoffs, Clash Detection, Logistics Planning and As Planned vs As Built reviews.



PRECONSTRUCTION AND PLANNING



Alexis von Hardenberg
Group BIM, Design and
Marketing Manager

Our Preconstruction and Planning team get involved in every project once the invitation to tender is received. At tender stage we utilise the following workflow on all projects.



Scope Review

All tender documents are reviewed once received so our team has a through understanding of the scope. If there is no 3D model we commence building one.



Constructability Review

Detailed constructability reviews are carried out of elements such as substructure, superstructure, envelope, roof and internal finishes. This helps to understand the elements unique to the specific project and complete our model to the appropriate level of detail.



Logistics Plans

We produce 3D logistics plans to help plan the logistics, specific focus is placed on crane positions, temporary works such as scaffolding and access and egress routes.



Micro Build Sequences

Once our constructability reviews are completed we prepare micro 3D sequences to detail specific assemblies such as structural assemblies for typical floors, envelope buildups, roof details.



4D Construction Sequence

For our final tender submission we prepare a fully detailed 4D construction sequence to articulate our proposed construction methodology and programme.

PROCORE

BIM Common Data
Environment



BIM Authoring
Environment



BIM Coordination



BIM Visualisation



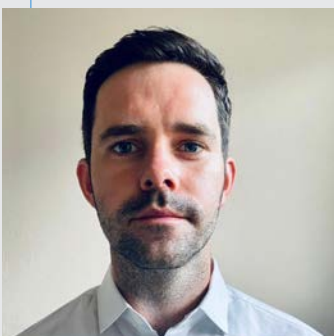
BIM 4D Construction
Scheduling



QUALITY, HEALTH, SAFETY AND ENVIRONMENT



Matthew O'Dowd
Group HSEQ Director



Christy Burke
HSEQ UK Manager

600,000
TOTAL HOURS
WORKED (2021)



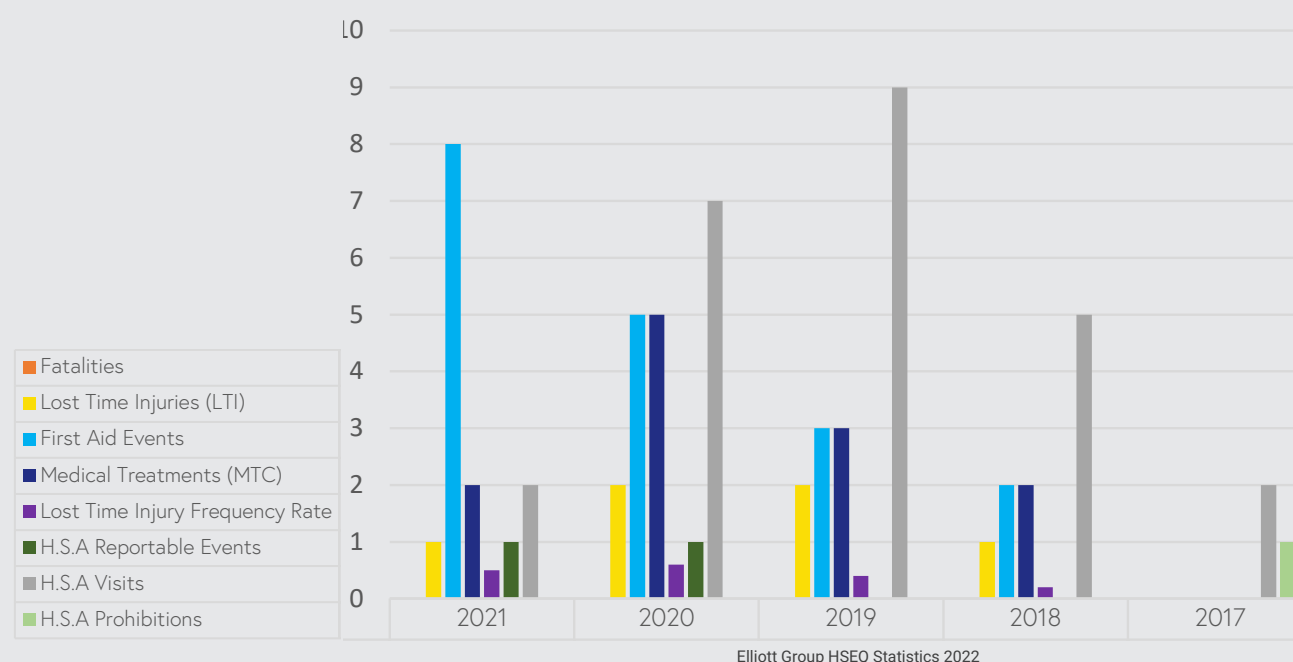
10 LIVE
PROJECTS



15,000
ONLINE INDUCTIONS

zeroRISK
everyone goes home safely

Elliott Group's Zero Risk policy maintains zero risk in the key areas of Health, Safety, Environment, Quality and Programme Delivery.



SAMPLE PROJECT - VHI 360 HEALTHCARE FACILITY

150,000
MANHOURS

0 LTI's
Lost Time Incidents

6 FIRST AID
EVENTS



Vhi 360 Healthcare Facility





QUALITY ASSURANCE



Building Control

The overarching priority is to achieve a Building Control Certificate for the project on or before the contract PC Date. In so doing we programme back from this date to allow a 6 week commissioning and demonstration period, which allows for O&M preparation and for inspection and certification periods together with the final snagging.

Testing & Commissioning

We have developed a commissioning programme to ensure compliance with the employer's requirements and regulations. Once the M&E services reach 3rd fix we will commence with commissioning the building. This is approximately 6 weeks from the BCAR upload date, by which time we will require all utilities in the building to go live. Our Technical Services Manager will coordinate the commissioning of the building with the site management team and the subcontractors. Once complete, the Design Team will verify. Certificates will be issued by the subcontractors and Ancillary certs will be issued along with the As-built information for the BCAR upload



System Demonstrations

End-user demonstrations will be organised at a suitable time to ensure that the end-users know how the services in the building are operated and maintained. In addition to this maintenance schedules and maintenance procedures will be issued to the client/end-user. These system demonstrations will also include the issuance of various access codes, keys, fobs, and other equipment necessary for the effective operation of these systems.

A particular focus will of course be the BMS system for the building, we encourage an onboarding process with

the end-user where they spend a few hours or days depending on their need with the Controls Engineer going through the various elements of the control strategy and its cause and effect. We call this approach "Soft Landings".

Snagging / Punchlists

The workflow on the left outlines how we manage Snagging / Punchlists on the project using Procore. The Snagging / Punchlist template is created at the start of the project. Once this is done the site team and Elliott Group management can generate a snag item at any stage of the job using their mobile app. This item is assigned to the relevant owner for action and they immediately get a notification of same.

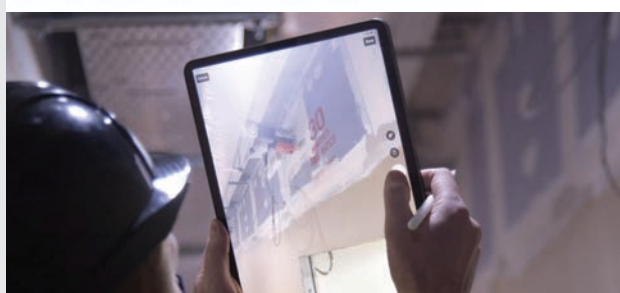
Once the work is completed the snag item is logged as completed and sent to the Site Manager for approval and closeout.

The dashboard tracks all open snag items and allows the management team oversight over the snagging process allowing early action if there are delays in closing out.

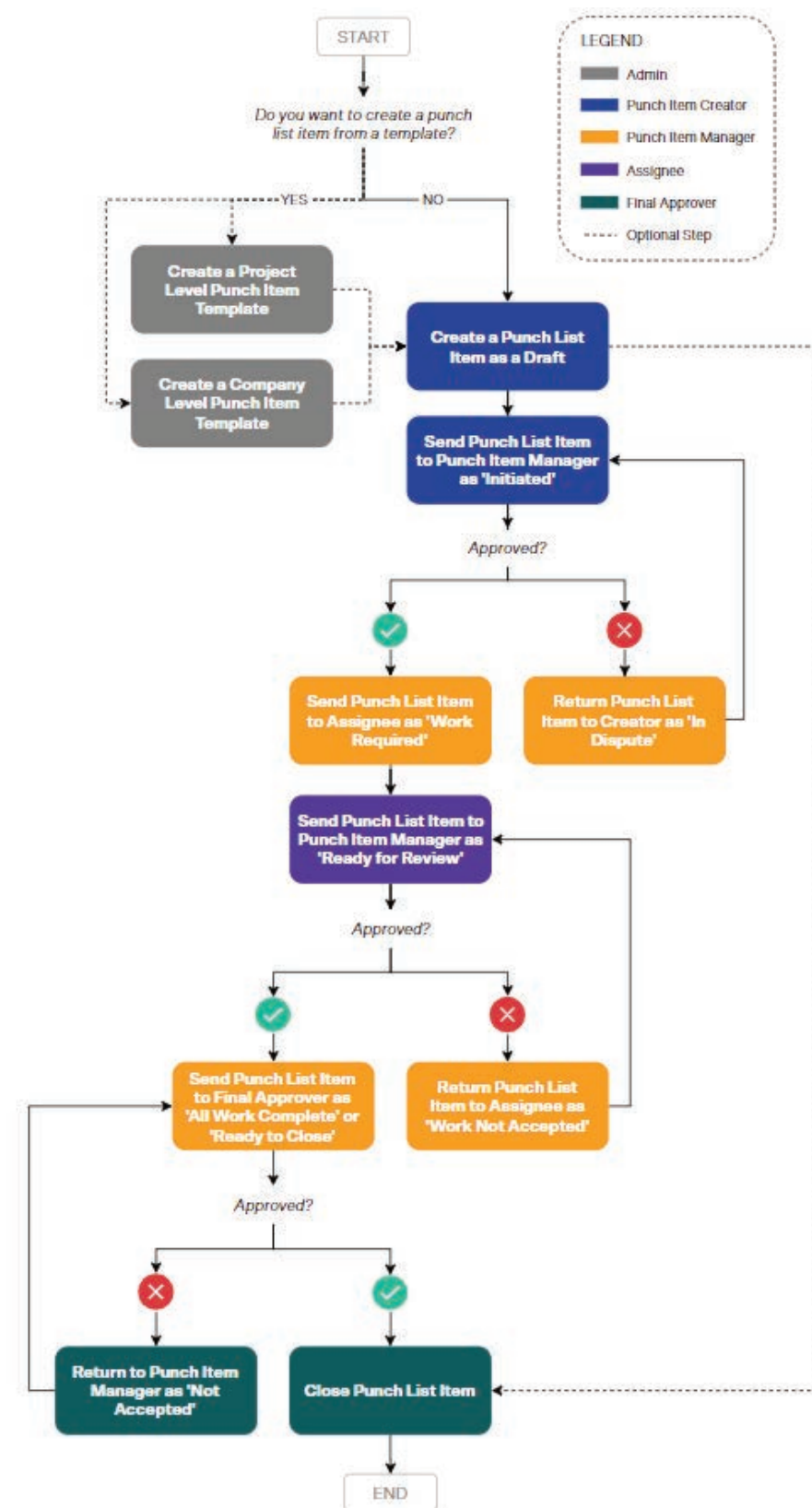
Handover & O&M's

As noted earlier we at Elliott Group are focused on zero defects and understand our obligations very with respect to BCAR regulations. This experience allows us to be in a position to issue all the completed ITP's to the Assigned Certifier as soon as substantial works are completed thereby allowing the Assigned Certifier to sign off on the works and upload the project to the BCMS system and receive a valid Certificate of Compliance.

PROCORE®

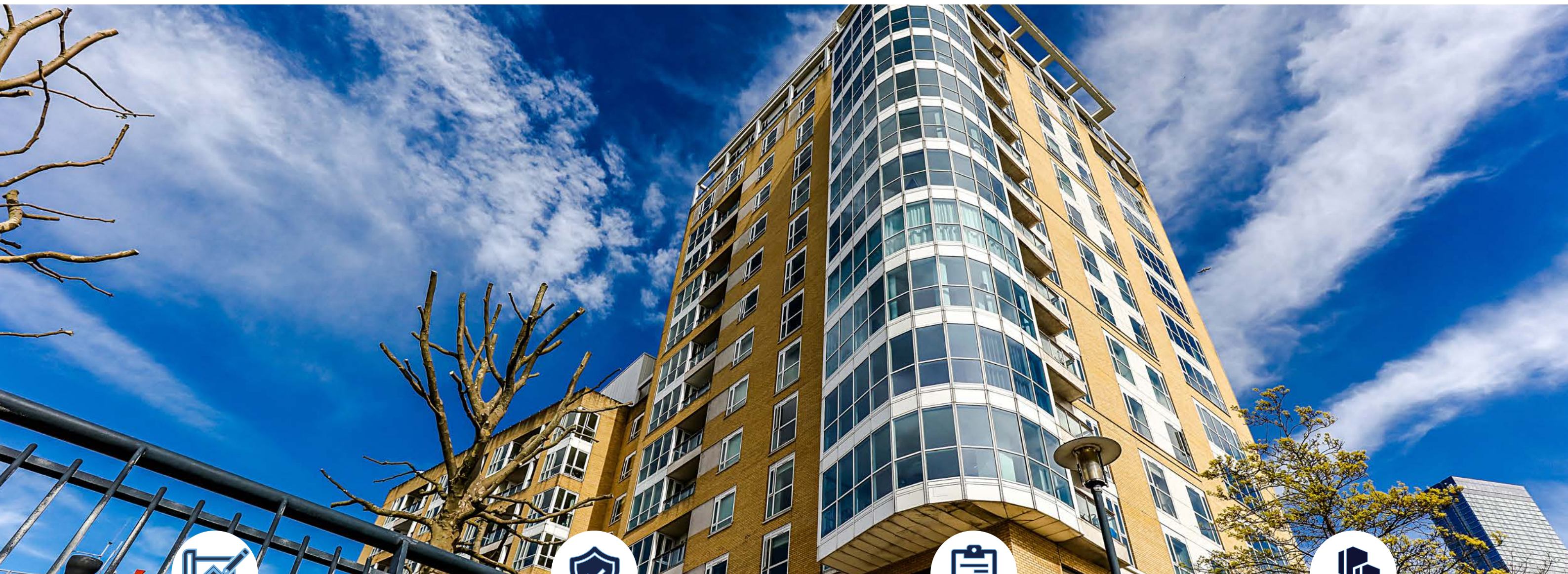


Snagging with our Common Data Environment Procore, to ensure our Quality Standards are met.





ACHIEVING FACADE COMPLIANCE



Façade Remediation

Elliott UK's Façade Replacement Division specialises in replacing and renovating existing building façades which do not meet the 2018 building control standards.



Meeting Regulations

This includes Fire Safety, Acoustic regulations, Airtightness and Thermal regulations where all residential buildings over 18m must comply with a minimum of A2 rated cladding and have a minimum of 60min fire compartmentation on all vertical and horizontal compartment lines/dwellings.



Certification

Elliott Group's UK Facades Division works diligently to ensure our works allow an expert fire consultant to certify and sign off the statutory EWS1: External Wall Survey which is a Fire Safety Review by a qualified Fire Consultant, stating that the façade is fire compliant.



Micro Build Sequences

Group's vast experience in planning and managing complex logistics and access projects enables us to deliver the most complex and challenging façade replacement solutions for our client's projects.



Eliott

FAÇADE COMPLIANCE

Stephenson House, Milton Keynes



Stephenson House

- Value: €2.8 million
- Client: Stephenson House Man. Co. Ltd.
- Location: Milton Keynes
- Programme: 30 Weeks

Stephenson House is a nine-storey, refurbished residential apartment complex.

All nine floors had existing façade which was not compliant with the latest building regulations due to missing vertical and horizontal fire barriers, the use of PIR insulation and the facade being made from a nonfire-compliant Aluminium Composite Material (ACM)

To achieve compliance:

- All existing cladding was removed from the top down.
- A new fire compliant aluminium fixing system & stone wool insulation was fitted.
- A new A2-S1-d0 fire rated, acoustic compliant and thermally improved cladding was installed.

Elliott Group management and staff were involved from tender to handover. The aim of these construction

works was for the building owner and residents to achieve an EWS1 form. All fixings installed & fire barriers fitted were photographed and recorded on Procure which was used as a handover document and O&M file at completion stage. The scaffolding was designed by our scaffolding subcontractor and cross-checked by our independent scaffolding structural engineer before being certified with a temporary works category three check certificate.

Premier Inn, Dublin



Premier Inn Hotel, Dublin

- Value: €16,500,000
- Location: Dublin
- Client: Grossam Properties

Once the enabling works contract was completed we commenced with the basement attenuation tank and basement box. It was decided on the project to limit the number of 40ft movement so the frame was constructed using reinforced concrete flat slab method. The RC frame also had the added benefit of being a better solution from a fire and acoustics performance point of view. The Flying Shores were removed as the RC frame climbed floor by floor. Once the frame was

completed the entire front facade retention system was removed. The envelope was then scaffolded and the conservation works commence on the facade.

This included Stone and brick replacement, Repointing, lead flashings and very gentle cleaning. All of the sash windows were replaced as they were deemed beyond repair by the Conservation Architect. A new facade was built on Stephen Street which included Stone,

Brick and Curtain Walling. The Courtyard elevations included metsec, aluminium windows and render. Once the building was substantially weather we commenced with the internal fitout of the building.

Mint Walk, Croydon

Mint Walk

- Value: £420,000
- Client: ABlue Ltd.
- Location: Croydon, London
- Programme: 18 Weeks

20 Mint Walk is a seven-storey, refurbished residential apartment complex. The existing building was four-storeys with an additional three floors added in 2010. The newer built top three floors had existing façade which was not compliant with the latest building regulations due to missing vertical fire barriers and use of expanded polystyrene insulation (EPS) in the rendered façade at level 5 and non-fire-compliant Aluminium Composite Material (ACM) with Celotex

Insulation in levels 6 and 7.

To achieve compliance:

- Insulation backed render removed and fitted new fire compliant external wall insulation —104m²
- Terracotta open-state rain-screen cladding, temporarily removed, horizontal and vertical intumescent fire barriers fitted to the RC frame - 120 linear meters of fire barrier.

- Glazing spandrel panels which were temporarily removed, fire barrier fitted and glazing panels replaced - 155 linear meters of fire barrier.
- Elliott Group management and staff were involved from tender to handover. The aim of these construction works was for the building owner and residents to achieve an EWS1 form. All fire barriers fitted were photographed and recorded on Procore which was used as a handover document and O&M file at completion stage.



Canary Riverside, Canary Wharf



Canary Riverside, London

- Value: £5,500,000
- Location: London
- Client: Canary Riverside Man / Calford Seaden

Canary Riverside is a four -block, mixed-use scheme with both residential and ground floor commercial units.

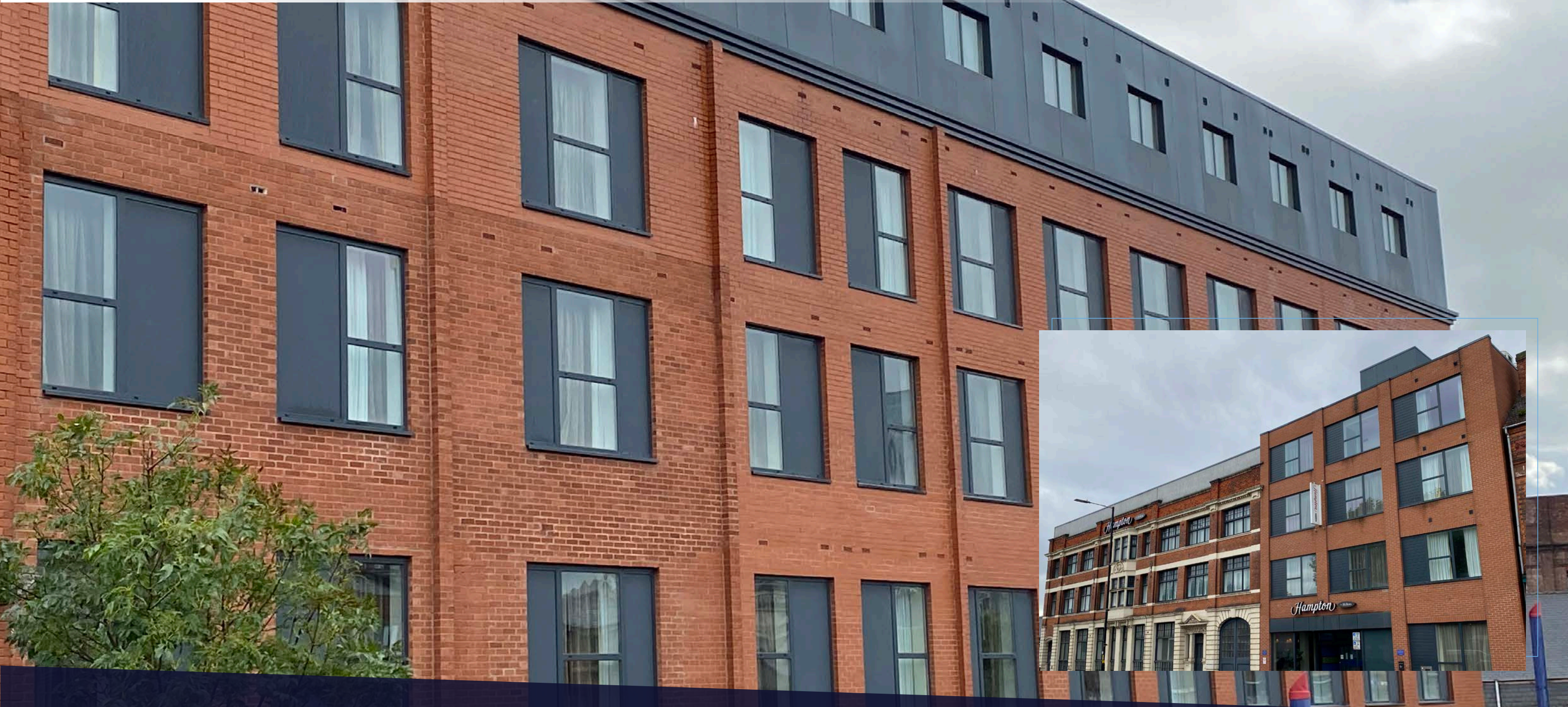
The scheme ranges from six to twenty-two floor and had several an existing façade types which were not compliant with the latest building regulations due to missing cavity closers, fire barriers, flammable insulation and the facade being made from a non-firecompliant insulation, insulated render & zinc cladding

To achieve compliance:

- All non-compliant cladding was removed from the top down.
- A new fire compliant zinc cladding & fixing system was fitted.
- existing render removed and replaced with a fire compliant insulated render
- Spandrel panels were removed and cavity barriers fitted

Elliott Group management and staff were appointed at a PCSA stage and brought the project through to handover. These construction works was for the building owner and residents to achieve an EWS1 form. All fixings installed & fire barriers fitted were photographed and recorded on Procore which was used as a handover document and O&M file at completion stage.

Hampton by Hilton, Birmingham



Hampton by Hilton

- Value: £640,000
- Client: Atlas Hotel Group
- Location: Birmingham
- Programme: 12 Weeks

The Hampton-by-Hilton Birmingham is a four-storey hotel located in the Jewellery Quarter Birmingham. The hotel comprised of a grade-2 listed facade, a rendered facade, modern brickwork on the newer extension and a solid aluminium cladding. The newer extension facade were not compliant with the latest building regulations due to missing vertical fire barriers and the use of EPS and PIR insulation throughout.

To achieve compliance we:

- Insulation backed render removed and fitted with new fire compliant external wall insulation - 855m²
- Solid Aluminium cladding, temporarily removed, horizontal and vertical intumescent fire barriers fitted to RC frame - 761 linear metres of fire barrier.
- Glazing spandrel panels which were temporarily removed, fire barrier fitted and glazing panels replaced - 155 linear meters of fire barrier.

- Pumping fire rated Redplug blown insulation into the brickwork cavity.
- Elliott Group management and staff were involved from the inception stage with the client, the client's fire engineer & Building Control. All fire barriers were photographed and recorded on Procore and used as a handover document. The scaffolding was designed by our scaffolding subcontractor and both the scaffolding and existing superstructure were cross-checked.

Holiday Inn Express, Lincoln



Holiday Inn Express

- Value: £900,000
- Location: Lincoln
- Client: Atlas Hotel Group

The Holiday Inn Express Lincoln is a seven-storey, modern hotel built in 2010. The existing façade was not compliant with the latest building regulations due to missing vertical fire barriers and the use of expanded polystyrene insulation (EPS) in the rendered façade. It consisted of an external insulated render, terracotta panels and glazing spandrel panels hiding the reinforced concrete frame.

To achieve façade compliance we:

- Insulation backed render removed entirely and fitted with a new fire compliant external wall insulation system - 810m²
- Terracotta open-state rain screen cladding, temporarily removed, horizontal and vertical intumescent fire barriers fitted to the RC frame - 120 linear metres of fire barrier.
- Copper cladding banded around roof level requiring

removal and fire barrier fitted behind it - 35 linear metres of fire barriers.

Elliott Group management and staff were evolved from the inception stage to the commissioning and handover. We understand this is not just a construction project but about providing a quality product for the client, their insurers and guests. All fire barriers fitted were photographed and recorded on Procore which was used as a handover document.

CONTACT US



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