



Elliott Group | Fit Out Division

Cavan | Dublin | Cork | London | Birmingham

www.elliottgroup.com

Heritage



Almost one hundred years ago, Patrick Elliott, a gifted stone mason, along with his wife Alice, a capable and strong administrator, established the first Elliott Group construction company in the midlands of Ireland. A formidable team, they established the business while raising 12 children.

In an industry that is ever-evolving, the company remains a traditional, family-run, hands-on business, with five office locations across the UK and Ireland.

Since our company was founded, much has changed, however one thing remains the same: a commitment to quality, reliability, and master craftsmanship.



Patrick Elliott, 1927



One of Ireland's leading construction and fit out companies, delivering a hands-on, first-class service, to ensure the highest standards are achieved on every project.



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



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

Introduction



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 | CEO ROI



Noel has over 27 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 | CEO UK

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 Values

At Elliott Group, our values guide every aspect of our operations, ensuring that we not only meet but exceed expectations in all our endeavors.



QUALITY

Upholding high standards to deliver excellence

SAFETY

Prioritising safety and well-being for everyone

INNOVATION

Embracing innovation to drive positive change

ENVIRONMENTAL STEWARDSHIP

Mitigating environmental impacts responsibly

PEOPLE

Creating a diverse and inclusive workplace

SOCIAL RESPONSIBILITY

Engaging with and supporting communities

Turnover

Financials

Group Figures

2025*
€365M

2024
€310M

2023
€215M

Net Assets

Group Figures

2025*
€36M

2024
€30M

2023
€20M

Insurances

Group Figures

Employers Liability
€13M

Public Liability
€13M

Professional Indemnity
€20M

CONTRACTORS
ALL RISK

ANY ONE CLAIM
(AND IN THE AGGREGATE)

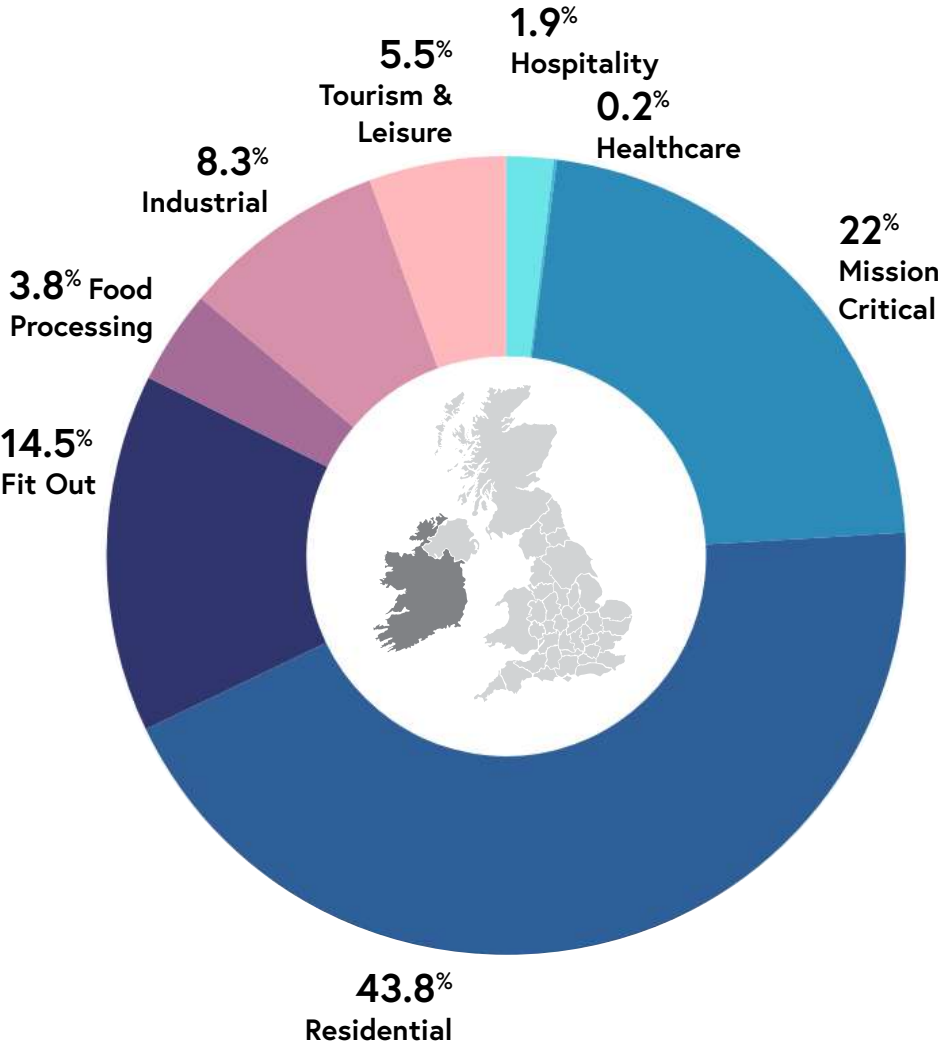
Bonding Capacity

Available Capacity €50m

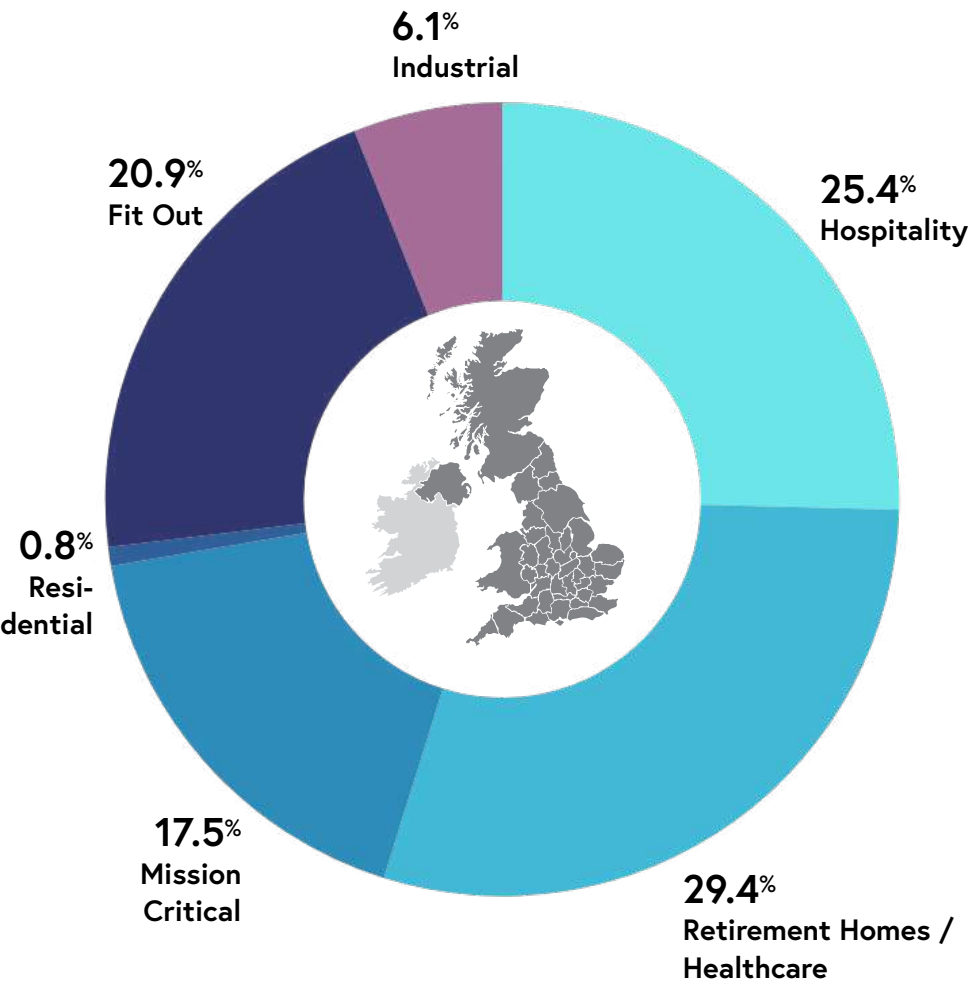


Industry Sectors 2024

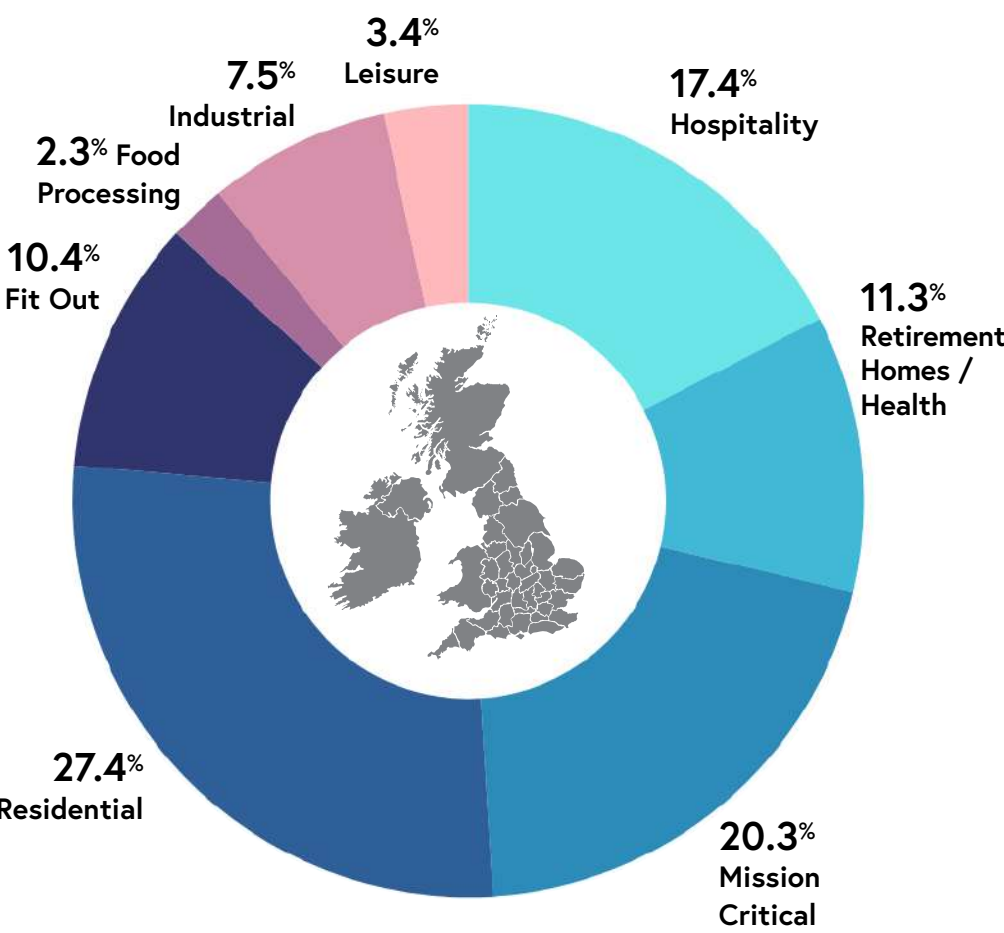
Republic of Ireland Turnover 2024
€191m



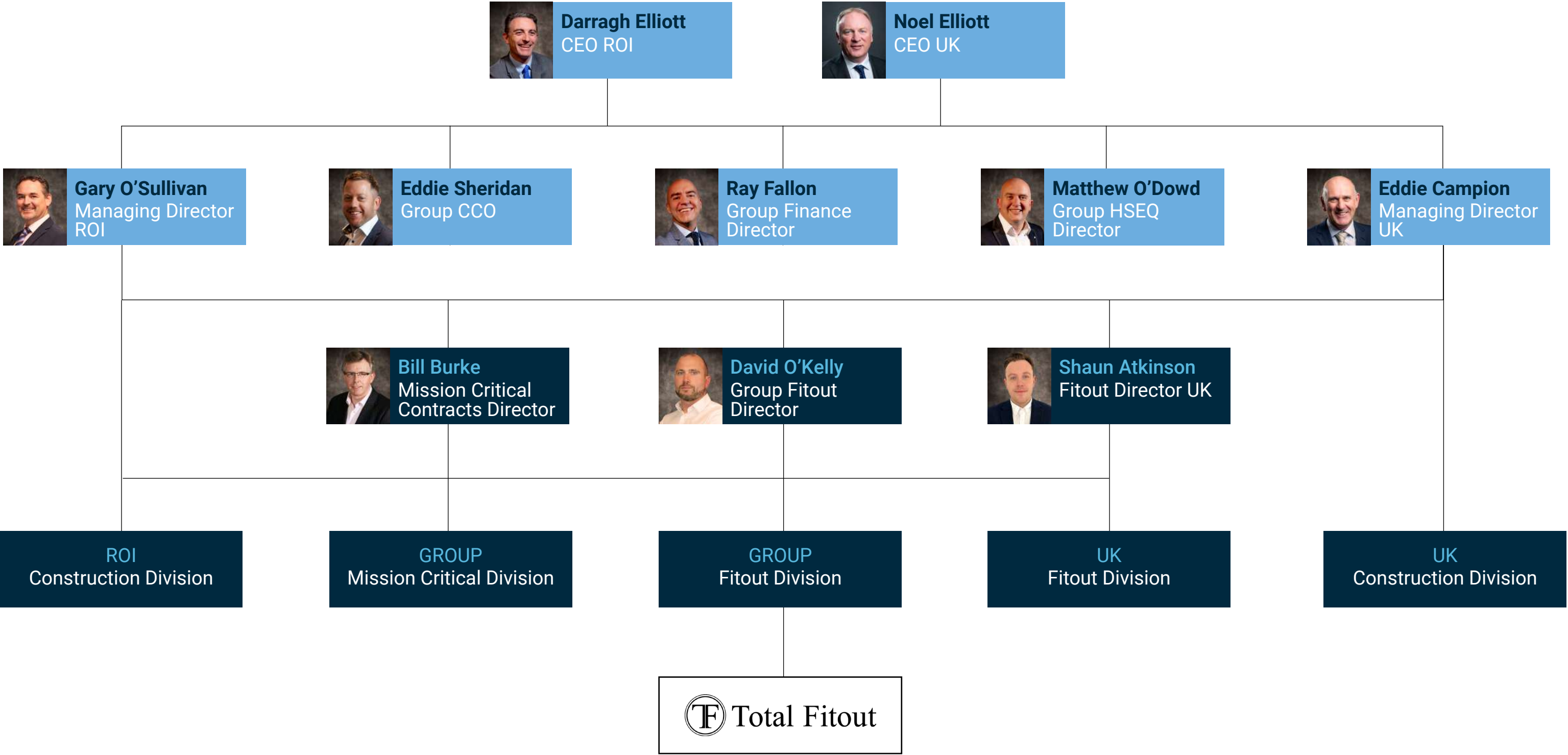
United Kingdom Turnover 2024
£99m (€119m)



Group Turnover 2024
€310m



Elliott Group Company Structure



Leadership Team - ROI & UK



Darragh Elliott
CEO ROI



Noel Elliott
CEO UK



Ray Fallon
Group Finance
Director



Eddie Campion
Managing Director
UK



Eddie Sheridan
Group CCO



Gary O'Sullivan
Managing Director
ROI



Matthew O'Dowd
Group HSEQ Director



Bill Burke
Contracts Director
Mission Critical



Padraig Britton
Commercial Director
UK



David Givney
Regional Director
London & South



Scott Blackburn
Regional Director
Midlands



Eamonn Duffy
Contracts Director,
London



Stuart Potter
Contracts Director,
London



Shaun Atkinson
Fitout Director
UK



David O'Kelly
Group Fit Out Director



Pat O'Connor
Contracts Director
ROI



Richard Sweeney
Contracts Director
ROI



Aaron Magee
Contracts Director
ROI



Alan Clarke
Contracts Director
ROI



Will Leahy
Contracts Director
ROI



Cathal Smith
Group Technical
Services Director

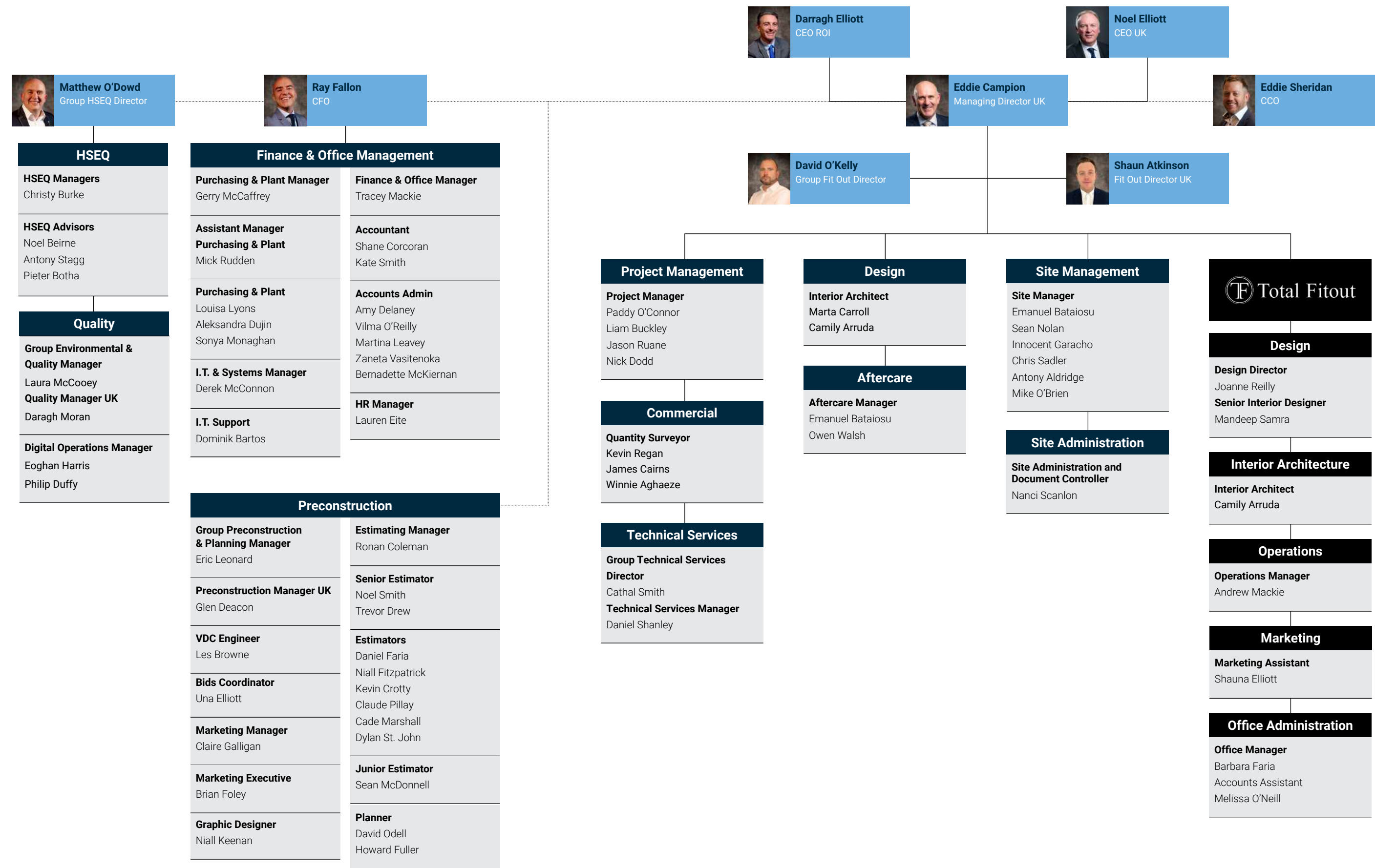


Niall Smith
Regional Commercial
Manager, London &
South



Steve Cheney
Regional Commercial
Manager, Midlands

Organisational Chart, Fit Out Division UK



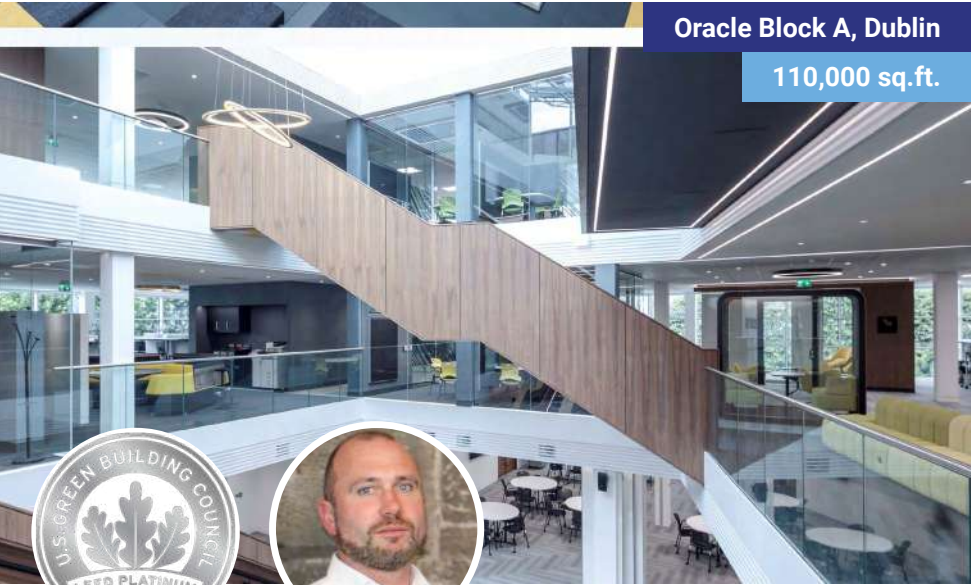
LEED | Elliott Group Personnel Experience



Hubspot, Dublin



16,000 sq.ft.





Oracle Block A, Dublin

110,000 sq.ft.





AerCap, HQ

70,000 sq.ft.





Mastercard, Dublin

107,000 sq.ft.





Autodesk Phase 1&2, 1 Windmill Lane, Dublin

45,000 sq.ft.





Google, Watermarque Office, Dublin

€7,500,000



Hubspot	LEED Platinum
David O'Kelly, Project Manager	

Oracle Block A	LEED Platinum
David O'Kelly, Project Manager	

AerCap HQ	LEED Platinum
Gary O'Sullivan, Construction Director	

Mastercard	LEED Platinum
Eoghan Harris, BIM Manager	

Autodesk	LEED Platinum
Dan Shanley, M&E Manager	
Eoghan Harris, BIM Manager	

Google	LEED Platinum
Dan Shanley, M&E Manager	



David O'Kelly Group Fit Out Director



"Quality craftsmanship is at the heart of every fit-out project we undertake, from Spencer Place to JTI and Hubspot. Our commitment to meticulous planning, flawless execution, and unwavering attention to detail sets Elliott Group apart, ensuring we exceed expectations every time."



David O'Kelly is the Group Fit Out Director for Elliott Group and Total Fitout, and brings extensive expertise in managing high-profile commercial and residential fit-out projects. Specialising in design and build solutions and furniture fitouts, David provides tailored, end-to-end services that address clients' specific challenges and goals.

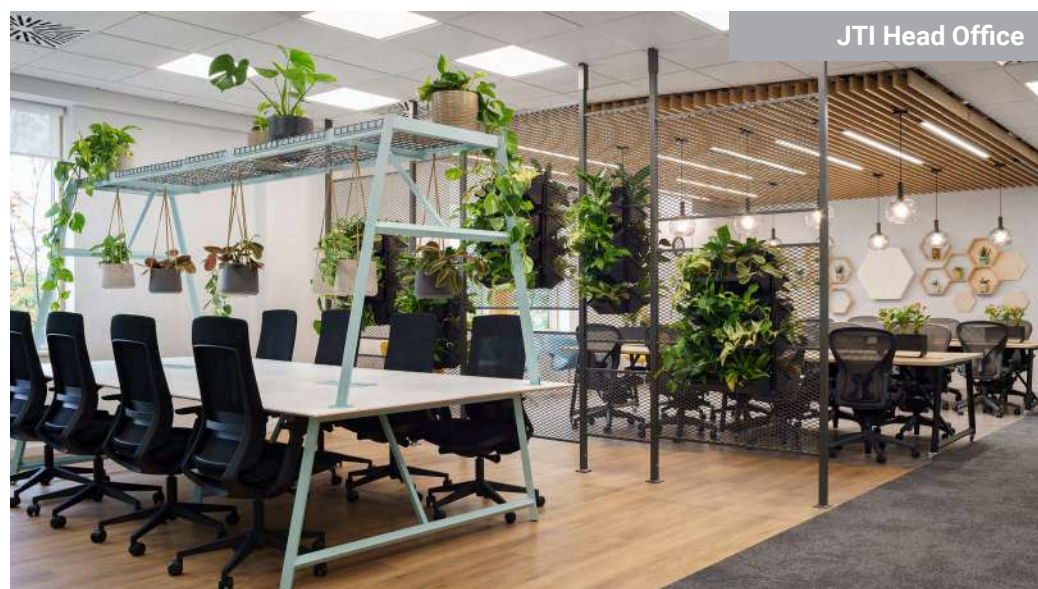
David leads all fit-out projects across the Elliott Group, ensuring clients benefit from a seamless process that combines technical precision, innovative design, and superior craftsmanship. From concept to completion, he focuses on understanding client needs, offering practical solutions that minimise disruption, optimise space, and enhance functionality.

Renowned for his meticulous attention to detail and collaborative approach, David works closely with clients, design teams, and subcontractors to achieve seamless project delivery. Under his leadership, clients gain access to the combined resources, expertise, and capabilities of both Total Fitout and the Elliott Group's Fit Out Division, enabling tailored solutions that align with their specific needs.

David's commitment to delivering innovative, high-quality results has made him a trusted partner for businesses across Ireland and the UK.

Industry Experience

20 years





Shaun Atkinson Fit Out Director UK



“Elliott Group Fit Out Division are setting industry standards through innovation, craftsmanship, and seamless project delivery. Our team’s experience and dedication ensure every space we create is tailored, functional, and built to the highest standards.”



As Director of Elliott Group’s UK Fit Out Division projects, Shaun brings a strategic and forward-thinking approach to project delivery. With a strong understanding of the UK market, Shaun anticipates industry trends and client needs, ensuring that every fit-out project not only meets the highest standards but also delivers long-term value.

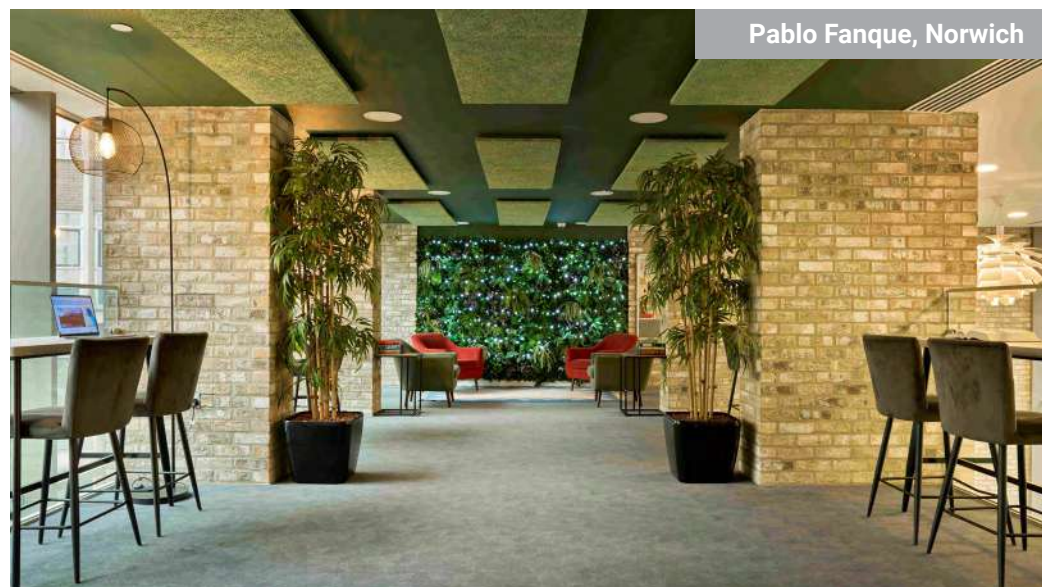
Shaun’s leadership is defined by efficiency, collaboration, and a commitment to excellence. He builds strong relationships with clients and project teams, streamlining execution to ensure seamless delivery from concept to completion. By prioritising clear communication and meticulous planning, he and his team manage every phase of a project with precision, optimising resources to meet timelines and budgets without compromising on quality.

With a results-driven mindset, Shaun is focused on expanding Elliott Group’s fit-out capabilities in key UK sectors. He is dedicated to integrating cutting-edge technologies and sustainable practices, all while enhancing efficiency. His proactive problem-solving approach ensures challenges are addressed before they become obstacles, reinforcing Elliott Group’s reputation for reliability and excellence.

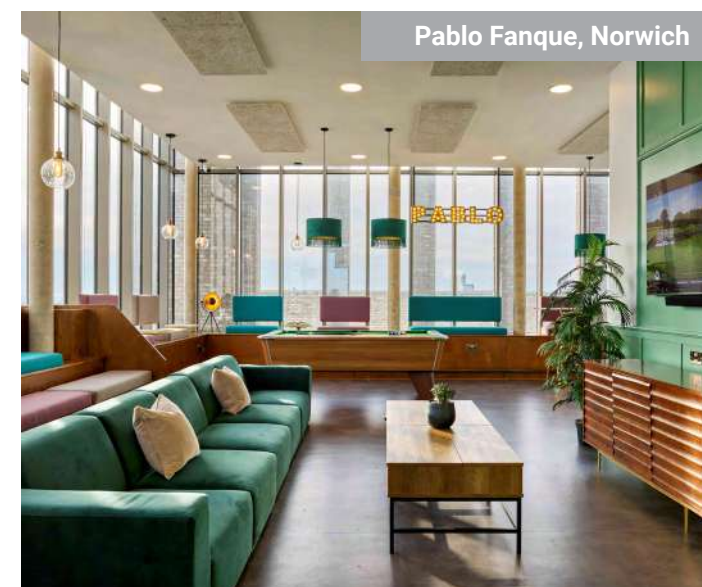
With Shaun leading the UK Fit Out Division, clients can expect a smooth, professional process and a high-quality result

Industry Experience

21 years



Pablo Fanque, Norwich



Pablo Fanque, Norwich

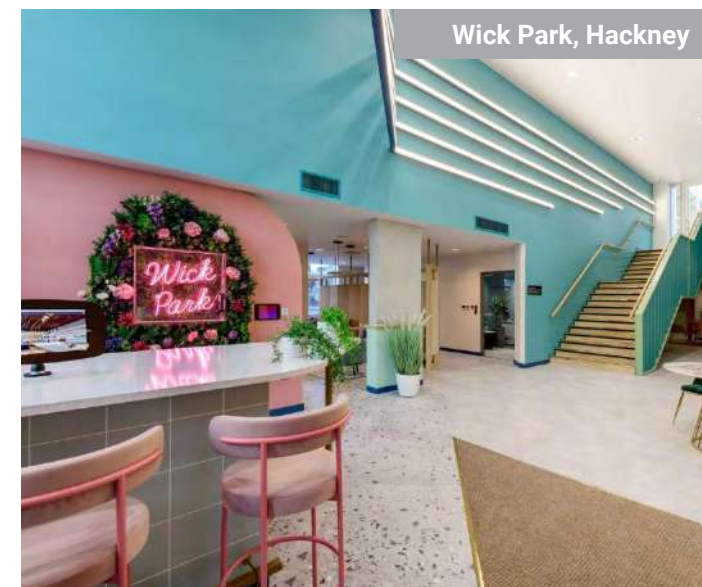


Pablo Fanque, Norwich



Southworks, Rushworth street

BREEAM
OUTSTANDING



Wick Park, Hackney



Wick Park, Hackney

BREEAM
EXCELLENT

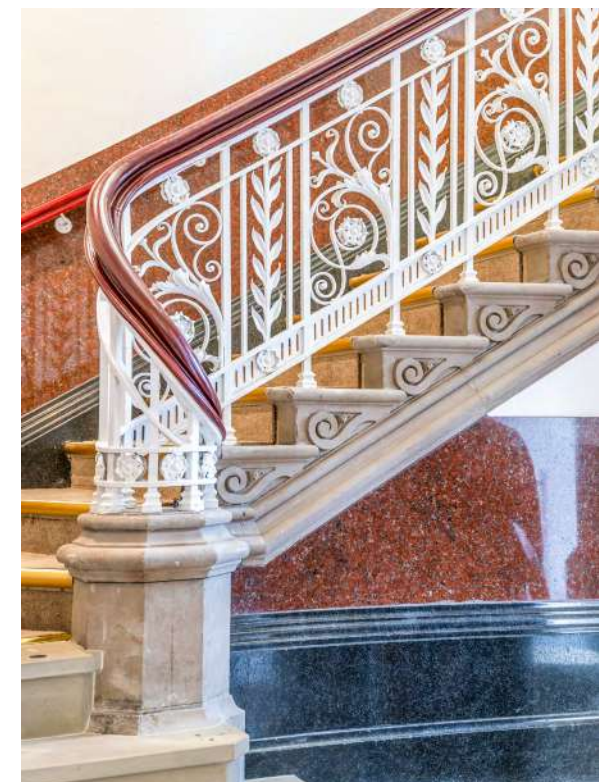
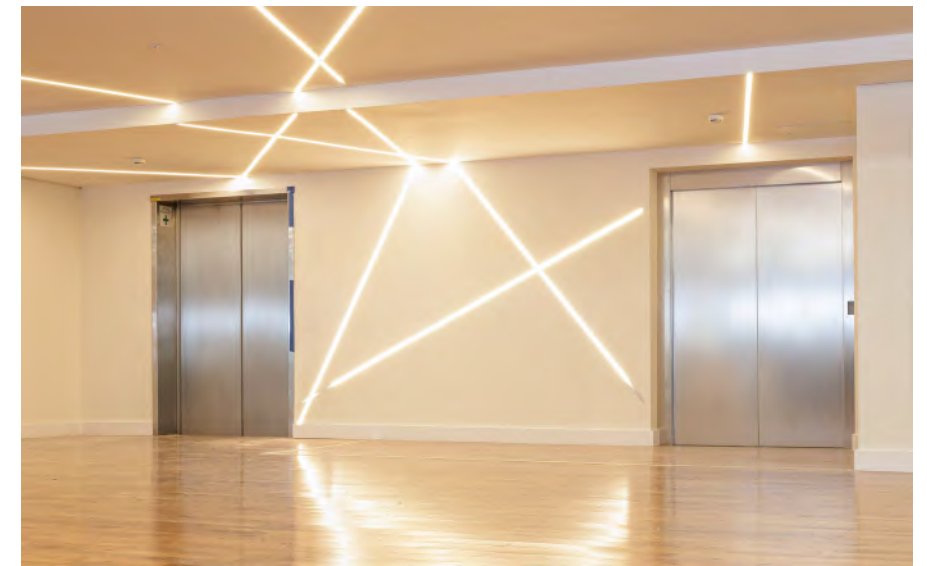
Clients

With a legacy spanning nearly a century in the construction and fitout industry, we've forged enduring partnerships across Ireland and the UK.

Our team thrives on delivering bespoke solutions for diverse projects, ensuring each space reflects excellence in craftsmanship and client satisfaction. From concept to completion, we uphold the highest standards of quality and service, exceeding expectations with every transformation.



Quality Highlights



Exquisite Craftsmanship

Meticulous attention to detail in every piece of joinery and bespoke furniture. From intricate woodwork to precision carpentry.

Tailored Interior Architecture

Our team designs and delivers bespoke interior spaces, carefully crafted to meet our clients' unique needs. From concept to completion, we shape environments that enhance functionality and aesthetics.



Inspiring Interiors

Our innovative approach to lighting and spatial design transforms spaces into inviting environments that enhance user experience and functionality.

Seamless Project Delivery

Precision cost control and programme management ensure flawless execution, delivering bespoke furniture and interiors with premium materials and expert craftsmanship.

Quality Highlights



Building Accreditations

Our team has worked closely with design teams to integrate the latest BCO guidelines and meet clients' specific needs.

We prioritise achieving prestigious accreditations by collaborating with architects, engineers, and sustainability experts. Our proactive approach ensures that every aspect of design – from space planning to material selection – optimally meets standards including;

- + BREEAM
- + LEED
- + Well Building Certification
- + Fitwel
- + NABERS
- + SKA

This commitment delivers high-performance, sustainable, and health-focused workspaces tailored for the future.





Preconstruction

Centralised Estimating for Risk Management

The majority of estimating is carried out by the team based at our headquarters in Cavan, Republic of Ireland, led by Ronan Coleman. While Stage 1 cost planning can be managed locally by regional teams, Stage 2 cost planning is conducted at headquarters to ensure comprehensive evaluation of commercial risks at the Board and Shareholder level. A detailed Bill of Quantities, supported by supply chain quotations, forms the cornerstone of any commercially successful project.

Comprehensive Preconstruction

Our Preconstruction Department, under the leadership of Eric Leonard, ensures that all technical aspects of a project are thoroughly assessed. Prelim budgets and risk profiles are integrated into our commercial proposals, supported by in-house development of 4D sequencing and logistics plans to mitigate potential risks effectively.

Tender Sign-Off Process

All tenders undergo rigorous review and are formally approved by the company's Directors and Shareholders during a Tender Sign-Off Meeting. All team members collaborate, enabling the Directors to make informed decisions with a clear understanding of the risks and opportunities associated with the project.



Project Management

Connecting our Teams to make Better Decisions, Faster.

PROCORE®

Everything in one place.

Procore provides us with complete project visibility, housing all apps, documents and people in one accessible platform.

This allows us to efficiently access and manage;

Scan or Click QR code
to view our Procore
example video



Project Design



Project Programme



RFI Tracking



Quality & Snagging



Submittal Tracking



Health & Safety

Programming

Project programming through Asta Power Project to include all stages from preconstruction to handover.

Procore

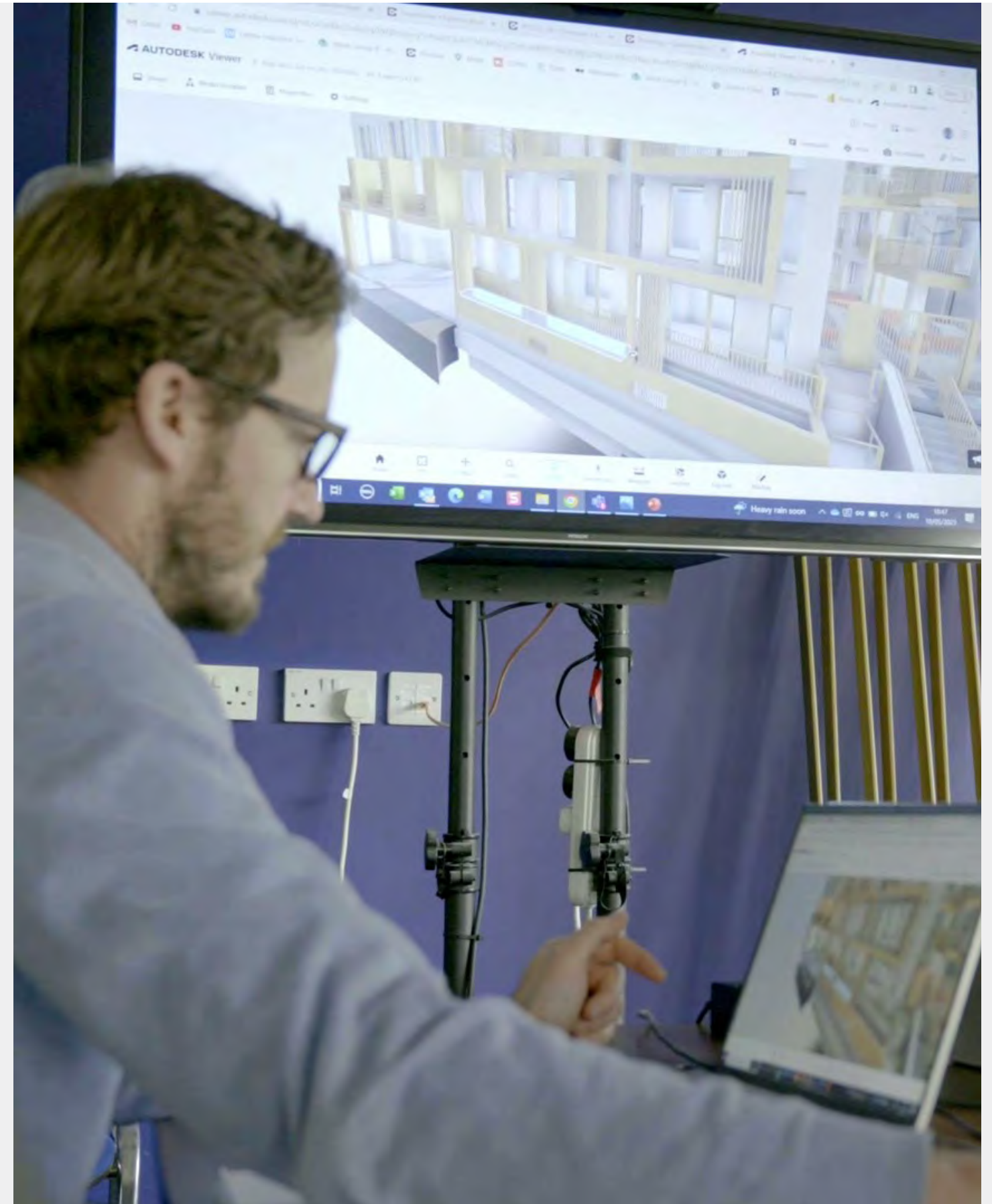
Procore programme application is used for full transparency and efficiency across the project team. Access to live information across sites and offices.

Reporting

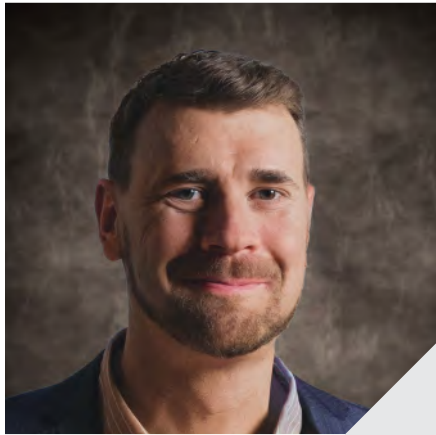
Weekly progress reports extracted from live Procore dashboard, presented to site and design teams for discussion.

Plot Grid

Heatmap system developed, Plot Grid, maintained by our Contracts Manager to align to programme dates.



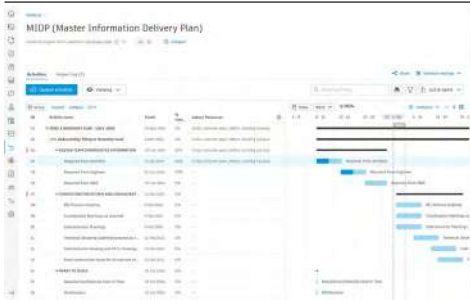
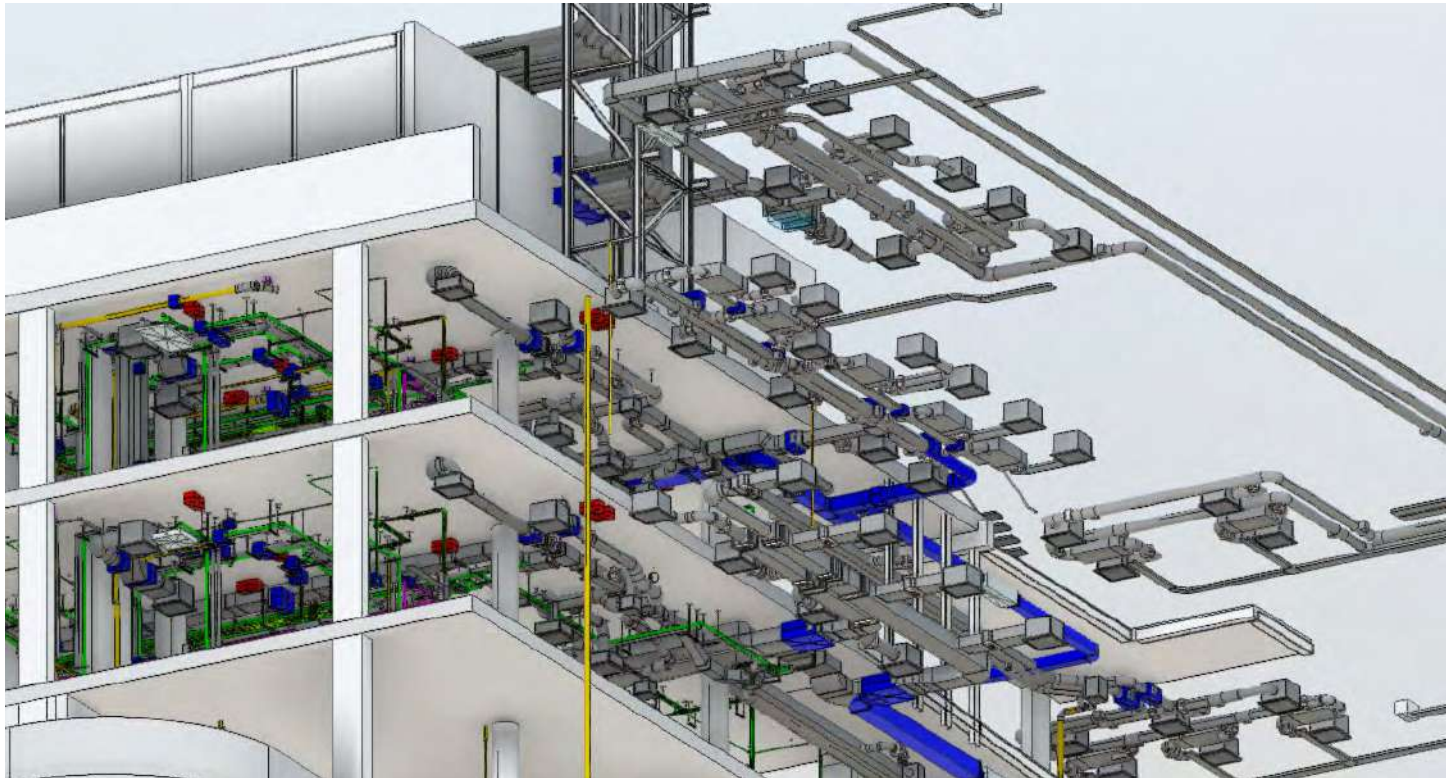
Building Information Management (BIM)



Eoghan Harris BIM & Digital Operations Manager

At Elliott Group, we are at the forefront of innovation in the construction industry, embracing cutting-edge digital technologies to enhance the efficiency, accuracy, and quality of our projects.

Our Digital Construction services, lead by BIM and Digital Operations Manager Eoghan Harris, are designed to streamline processes, reduce costs, and deliver superior results for our clients.



Integrated Programme Management

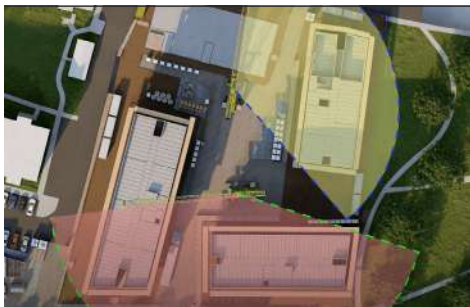
Our preconstruction team begins by developing a detailed Design, Procurement, Construction & Commissioning programme for your project.

Site teams are enabled with a mobile app to track milestones, better understand obstacles and recommend mitigation measures.



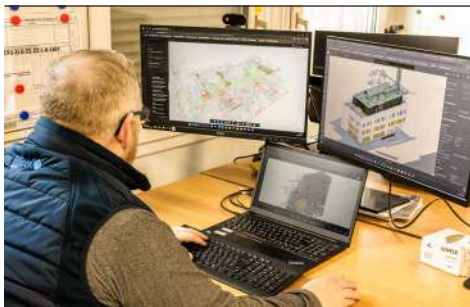
Common Data Environment

Our Common Data Environment powered by Procore drives collaborative project management with efficient capture of project correspondence and data. Stakeholders access real-time updates in a centralised format, ensuring ultimate visibility.



Building Information Management (BIM)

Elliott Group manages fully federated BIM models to identify clash detection, support cost and change management to streamline coordination. With a single source of truth, planning is more accurate and streamlined. The project is fully visualised, delays and errors are reduced or avoided, rework avoided, and changes monitored. This serves to improve productivity, efficiency, accountability, communication and occupational health and safety are all improved to achieve a higher quality output and better project.



Design Development

During preconstruction stage we will develop the design in conjunction with the Design Team. The design will take account of the construction methodology thus avoiding coordination issues on site between frame, envelope, M&E and finishes.



Cost & Risk Management

We develop an initial high level cost plan. Once agreed we will guide and manage the Preconstruction process to ensure that the agreed budget is achieved. Once design has been brought to a stage 3 level, we will develop a detailed cost analysis along with value engineering proposals.



Health, Safety, Environmental and Quality



Matthew O'Dowd
Group HSEQ Director

Elliott Group's Zero Risk policy is a tangible statement to our clients, staff, subcontractors and third parties that we strive to operate on a zero risk in the key areas of Safety, Environmental, Quality and programme delivery.

As a company we measured ourselves by how we perform in these key areas.



Laura McCooey
Group Environmental & Quality Manager

Elliott Group are industry leaders in environmental stewardship and quality management, setting the benchmark for sustainable and innovative construction practices.

Our department is fully compliant with the European Sustainability Reporting Standards (ESRS). We are working in partnership with leading consultants, Blue Planet, and ESG monitoring platform SustainIQ, to monitor and report on an impactful ESG Strategy.

Statistics correct as from 01/01/2025	2024	2023	2022
Hours Worked	2,200,000	1,900,000	1,400,000
Fatalities	0	0	0
Lost Time Injuries (LTI)	0	0	0
Lost Time Injury Frequency Rate	0	0	0
HSE/HSA Reportable Events	0	0	0
HSE/HSA Visits	2	4	5
HSE/HSA Prohibitions	0	0	0



NISO AWARDS

AWARDED SEVEN CONSECUTIVE NISO AWARDS. 2018 - 2024.



ISO STANDARDS

ISO CERTIFICATIONS FOR OCCUPATIONAL H&S, QUALITY MANAGEMENT AND ENVIRONMENTAL MANAGEMENT



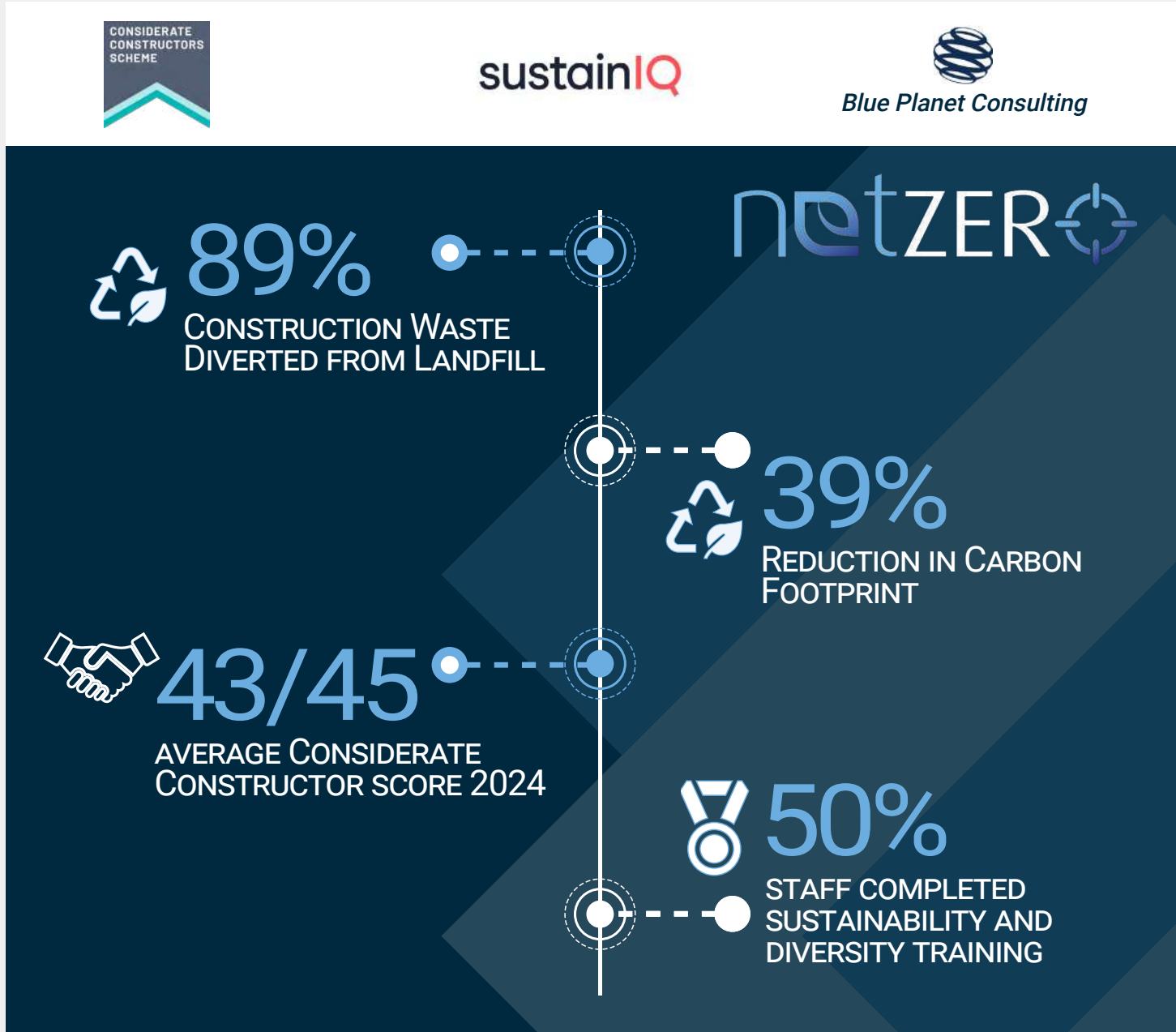
ROSPA AWARDS

GOLD AWARD IN THE ROSPA HEALTH AND SAFETY AWARDS 2024.



H&S MANAGEMENT

AWARDED HEALTH & SAFETY MANAGER OF THE YEAR 2021



Elliott Group ESG Strategy Highlights

Environmental



netZERO
NetZero
2050

EV
17% Electric
Vehicles in
Company Fleet

sustainIQ
ESG Monitoring
Platform,
SustainIQ fully
implemented


Dedicated
Environmental
Manager

11
Planet KPI's
Committed


 **1 million**
Over 1 million
tonnes of waste
diverted from
landfill in 2024

 **HVO**
Transition
Plan in
Progress

ISO
14001
Certified

Social



 **43/45**
Average Considerate
Constructor Scheme
Score

4 
CCS Site Award
Nominations 2024

ROSPA
Successful for 4
Consecutive Years

 **850**
Health Checks

16 
Mellon Educate
Volunteers Annually


lighthouse
The Construction Charity
Company Supporter


Awarded **Seven**
Consecutive NISO
Awards

 **EXCEED**
with Elliott Group
Graduate Development
Programme

**NOEL ELLIOTT SNR
SCHOLARSHIP**
TUD, Dublin

 **76**
Charities &
Organisations
Supported

Governance




ESG Policies in
place across UK &
ROI

sustainIQ
ESG Monitoring
Platform
implemented


Sustainable
Procurement
Team Finalists

 **Blue Planet Consulting**
Sustainability & ESG Strategy and Advisory

ESG Strategy
implemented
with Blue Planet
Consulting

ESG 
Committee 2025


Registered with
Supply Chain
Sustainability
School

20% 
Female
Employees

 **8**
Nationalities
Employed

Procurement



Gerry McCaffrey Group Procurement Manager

At Elliott Group, our procurement team revolves around fostering sustainable relationships within our supply chain to ensure consistent high quality and value across every project and location.

Our dedicated procurement team operates with integrity and diligence, continuously striving to optimise procurement processes for maximum efficiency and effectiveness.

Elliott Group | Procurement

Elliott Group’s Procurement Department, focus on quality and sustainability to guide our operations.

We carefully select suppliers, prioritising local sourcing. Our dedicated team collaborates closely with partners to ensure each procurement decision adds value. Building lasting relationships with suppliers and subcontractors, we consistently deliver projects to the highest standards.

Our approach sets the benchmark for excellence in procurement, delivering unparalleled quality and value across every project and location.



1 | Supply Chain Management

Our commitment to excellence begins with our supply chain. We’ve cultivated a sustainable and trusted network that consistently delivers the best value and quality.

2 | Procurement Management

Our procurement team serves as the cornerstone of our operations, collaborating closely with our supply chain partners to drive innovation and excellence in every aspect of our projects.

3 | Supplier Partnerships

We take pride in our longstanding collaborations with key suppliers. As we continue to grow, we actively seek out new partnerships, enriching our supplier base and unlocking new opportunities for growth and innovation.

4 | Sub Contractor Partnerships

Large portfolio of trusted partners work seamlessly with us, consistently delivering projects to the highest standards across diverse regions.

5 | Local Support

By prioritising local employment and supporting regional suppliers, we create stronger ties within the communities where we operate for sustainable development and social responsibility.



Aftercare



Emanuel Bataiosu
Aftercare Manager, UK



Owen Walsh
Aftercare Manager, ROI

Aftercare

At Elliott Group, We recognise that one of the most critical stages in a project is when occupants move into a new building and have to settle into their new environment.

That's why we offer a dedicated Aftercare Division to support you during the early weeks of occupation. Our Aftercare Division provides a personal and immediate response service, offering in-person communication and assistance. The team will be on hand in the weeks before handover to ensure a thorough understanding of building operations and to liaise with the client and fit out teams.

Elliott Group | Aftercare Division

At Elliott Group, every project receives comprehensive Aftercare service and a 12-month Defect Liability plan. Weekly, a member of our Aftercare team will reach out to building management to address any snags or defects.

Our Aftercare team receives full support from both our Procurement and Construction/Fit Out teams, leveraging their wealth of experience and knowledge to swiftly and efficiently resolve any issues that arise.

We are dedicated to delivering a personal and professional service with direct communication and thoroughly documented processes and activities.

1 | Investigation

All potential snags or defects undergo a comprehensive investigation to determine their nature, whether they should be categorised as a snag or assigned to maintenance.

2 | Priority Allocation

Each snag is prioritised based on its nature, ensuring that the appropriate response and solution are provided efficiently.

3 | Expert Involvement

If our Aftercare team cannot resolve the issue personally, we leverage our trusted network to assign the appropriate subcontractor or specialist, guaranteeing expert assistance.

4 | Client Communication

We maintain transparent communication with the client's building management contact, providing regular updates on snag activity until resolution. All correspondence is meticulously documented for transparency.

5 | Proactive Approach

Regular review meetings, in addition to consistent contact, allow us to identify trends or patterns, enabling proactive resolution of snags and preventing future issues.



A structured process of investigation, prioritisation, expert involvement, transparent communication, and proactive review, ensures efficient resolution and client satisfaction

This proactive approach minimises disruptions, enhances project outcomes, and improves user experience.



The Belfry, Brabazon Bar

Sutton Coldfield, Birmingham

Brabazon Bar and Reception Lobby

The Brabazon Bar, the busiest bar in The Belfry Hotel complex, features an open-plan design leading off the main reception lobby. Originally, the bar was sunken into the floor with seating areas arranged around it in a gallery style. The hotel, dating back to the 1960s, has always been a centre of quiet luxury set within the Manor grounds and woodlands.

The concept for the bar and lobby was to embrace the natural landscape outside, using earthy colours, wildlife patterns, and soft textures. The materials for the furniture and wallpaper were carefully selected to create a tactile and comfortable experience. The design avoided harsh lines, favouring gentle flowing patterns on the carpet and a circular bar as the centrepiece. It was crucial to ensure impeccable finishes on all materials, with patterns needing to align precisely for a high-quality aesthetic.

The refurbishment of the Brabazon Bar was executed while the bar remained operational 16 hours per day, 7 days a week. Project manager Paddy O'Connor worked closely with hotel staff, particularly bar staff, to understand the nightly clientele. Tasks were scheduled to minimise disruption, with noisy work planned when live bands played to mask the sound. All noisy work was completed by 2 AM.

A system was developed to partition sections of the bar and reception areas based on expected guests and events. Each area was completed overnight and handed back to the hotel for use the following morning. The team adhered to a 'zero snag' plan, ensuring each section was snag-free upon handover to maintain operational integrity.

KEY FEATURES

Installation of a new suspended gantry bar.

Additional tables and seating areas.

New floor and wall finishes to create a modern and inviting ambiance.

The bar remained operational 16 hours per day, 7 days a week during the upgrades.



Our Project Manager Paddy O'Connor has been awarded the Fit Out Project Manager Of The Year 2024 for his dedication and excellent work on The Belfry Hotel

VALUE	SIZE
£5,000,000	150 Covers
PROJECT TYPE	DURATION
Private	6 Weeks
Client:	Cedar Capital Partners
Project Managers:	Amicus
Interior Architects:	Fusion Interiors Group
Cost Consultant:	Amicus
Architect:	EPR
Structural Engineer	EXP
Services Consultant:	Hoare Lea



The Belfry, Ryder Grill

Sutton Coldfield, Birmingham

The Ryder Grill Expansion and Fit-Out

Elliott Group completed the expansion and fit-out project for The Ryder Grill at The Belfry Hotel and Resort.

This transformational project aimed to enhance the dining experience by blending elegance with functionality, creating a luxurious setting for indulgent meals and special moments.

Key highlights of our works include:
Stunning 240m² Orangery Extension: Designed by Hampton Conservatories, the orangery seamlessly integrates with the original property, featuring elegant Edwardian-style windows, classical pilasters, and two hipped roof lanterns measuring 9x7m and 9x4m. This addition significantly expands the dining space and enhances natural light ingress, offering guests panoramic views of the Brabazon course.

Additional Kitchen and Pantry Space: Expanded facilities to support increased capacity and improved operational efficiency.

Complete Remodelling of Existing Restaurant Area: The existing restaurant area was redesigned to harmonize with the new orangery, ensuring a cohesive and sophisticated dining environment.

The Ryder Grill now stands as a testament to meticulous craftsmanship and innovation, providing an inviting atmosphere where guests can enjoy unparalleled culinary experiences amidst the prestigious backdrop of The Belfry Hotel and Resort.

KEY FEATURES

240m² Orangery Extension

Additional Kitchen and Pantry Space

Remodelling of Existing Restaurant



Our Project Manager Paddy O'Connor has been awarded the Fit Out Project Manager Of The Year 2024 for his dedication and excellent work on The Belfry Hotel

VALUE £2,400,000	SIZE 320-seat restaurant
PROJECT TYPE Private	DURATION 16 Weeks

Client:	Cedar Capital Partners
Project Managers:	Amicus
Interior Architects:	Fusion Interiors Group
Cost Consultant:	Amicus
Architect:	EPR
Structural Engineer	EXP
Services Consultant:	Hoare Lea



The Belfry, Guest Bedrooms

Sutton Coldfield, Birmingham

Bedroom Refurbishment

The existing rooms lacked natural light, so the interior design was conceived to brighten the rooms.

All 325 bedrooms and associated corridors were to undergo a full refurbishment, ensuring guests enjoy the highest standards of comfort and luxury.

The project accounted for 39 different room layouts and sizes, including 27 individual suites. With forward bookings aligning with the project timeline, there was no margin for delays. The hotel aimed to maintain 90% capacity during the refurbishment.

All rooms were surveyed in advance to identify issues and snags from previous works. The project manager devised a unique programme for 24 rooms, with 4 rooms being handed over daily. The programme detailed 130,000 actions, scheduled hour by hour. Each room followed a specific pattern, allocating time slots for each trade to complete their tasks before moving to the next room.

The entire project maintained strict timelines, completing all tasks on time and within the program, ensuring zero snags upon completion.

KEY FEATURES

Full refurbishment of all 271 bedrooms and associated corridors.

This included 39 different layouts and 27 individual suites

Achieved 27 completions in 5 months, all on time with zero snags at handover, while the hotel operated at 90% capacity.



Our Project Manager Paddy O'Connor has been awarded the Fit Out Project Manager Of The Year 2024 for his dedication and excellent work on The Belfry Hotel

VALUE	SIZE
£4,500,000	325 Bedrooms
PROJECT TYPE	DURATION
Private	12 Months (phased)
Client:	Cedar Capital Partners
Project Managers:	Amicus
Interior Architects:	Fusion Interiors Group
Cost Consultant:	Amicus
Architect:	EPR
Structural Engineer	EXP
Services Consultant:	Hoare Lea



ICICLE

114 Grafton Street, Dublin



Icicle currently operates high-end outlets in Paris, and the new store in Dublin will be their first in Ireland. The Dublin store at 114 Grafton Street, a listed building, will follow the same interior design concept as the Paris stores while respecting the building’s historic nature.

The project includes construction, design development, and commissioning of the new retail store. Work involves adapting the interior structure, removing escalators, adjusting floor levels, stripping and reinstalling floor finishes, constructing partitions, new joinery, refurbishing windows and signage, and preserving existing features and moldings.

Built heritage conservation aims to maintain the integrity of old structures while accommodating necessary changes. This involves respecting the original design, materials, and craftsmanship to ensure the buildings retain their authenticity and character.

Phase 2 and 3, Icicle London, commencement dates to be confirmed.

Client:	ICICLE
Start Date:	September 2023
End Date:	January 2024
PM & PQS	FESP
Architect:	Elliott Group
Services Consultant:	Mc Cauls
Fire Engineers & DAC	MSA
Conservation Arch	Jason Bolton

KEY FEATURES

Listed building the preservation of its historical character was one of the core aspects of this project.

Introduction of the mechanical system without being on show

Several fire upgrade works requirements.

The building was subject to numerous floods in the basement which challenge the Design team in mitigating around these issues.



VALUE
€2,500,000

SIZE
13,655 sq. ft.

PROJECT TYPE
Private

DURATION
20 Weeks



JTI Offices

Citywest Business Campus, Dublin



This project involved the refurbishment to existing HQ offices as they prepared to deliver a dynamic and agile work environment in a highly sustainable manner that would welcome and encourage their team to return to the office. Innovation and sustainability were at the core of project.

As a D&B project, our in-house design team proposed a combination of different workstations, collaborative areas, and diverse meeting spaces designed for multi-functional use.

In-depth research of furniture and materials was carried out in parallel with intelligent mechanical solutions with a Panasonic VRF FCU system due to their energy saving performance along with the introduction of the naneoX Air Purification technology and cloud based software for off-site monitoring and operation.

KEY FEATURES

- A full AV design compatible with their global specification of “Microsoft Teams Rooms”
- Feature Joinery
- Feature Acoustic Wall & Ceiling Paneling
- Feature Furniture
- M&E Upgrade and Reconfigure
- Glazed Partitions
- Sustainability



VALUE
€1,200,000

SIZE
12,700 sq. ft.

PROJECT TYPE
Private

DURATION
16 Weeks

Client:	JTI
Start Date:	August 2022
End Date:	November 2022
Project Manager	Elliott Group D&B
Architect:	Elliott Group D&B
Cost Consultant:	Elliott Group D&B
Services Consultant:	SEHA



K West | Live Project

Shepherd's Bush, London

ROYAL
LANCASTER
LONDON

This project entails a comprehensive strip-out of a seven-story hotel in Shepherd's Bush, London, reducing it to its shell and core structure. The space will be transformed into a 232-room, high-specification, four-star Indigo-branded hotel.

The renovation includes the addition of a new spa and leisure area on the lower ground floor, complete with a swimming pool and gym. Adjacent to the spa area, new outdoor facilities will be created to enhance the gym and spa experience.

The ground and first floors will feature a new reception area, bar, and restaurant, along with meeting and conference rooms. The project operates on an aggressive 58-week schedule, with a two-phase handover, and has a total budget of £42.5 million.

KEY FEATURES

- 7 storey Hotel
- 232 bedroom
- New spa leisure area
- Lower ground floor complete with swimming pool and gym
- New reception, bar and restaurant

VALUE
£42,500,000

SIZE
232 Bedrooms

PROJECT TYPE
Private

DURATION
58 weeks

Client:	Landmark Hotel Group
Start Date:	Jan 2024
End Date:	Feb 2025
Cost Consultant:	Cumming Group
Interior Designer:	Red Deer
Structural Engineer	Civic Engineers
Services Consultant:	Cudd Bentley
Architect:	Mosaic Architecture+Design



Runnymede Hotel

Runnymede, Egham, London



This project consists of an extension to the existing Runnymede-on-Thames Hotel and Spa for the Bourne Leisure Group.

The works involve the design and build of a new 22 Bedroom block and a new auditorium building both of which are directly connected to the existing building.

Both extensions are formed using a structural steel frame with SFS and rainscreen cladding. As the hotel is located adjacent to the river Thames the ground floor is constructed 1.5m to 2.0m above existing ground on concrete columns as flooding from the river is a regular occurrence.

The works which include a full Cat B fitout to both areas are completed while the existing hotel remains in full operation.

In addition to the extensions a new car park area and landscaping works are completed.

KEY FEATURES

- 22 Bedroom
- Full Cat B
- Construction of new auditorium
- Structural steel frame with SFS and rainscreen cladding
- Ground floor is constructed 1.5m to 2.0m above existing ground on concrete columns
- New car park area
- Landscaping works

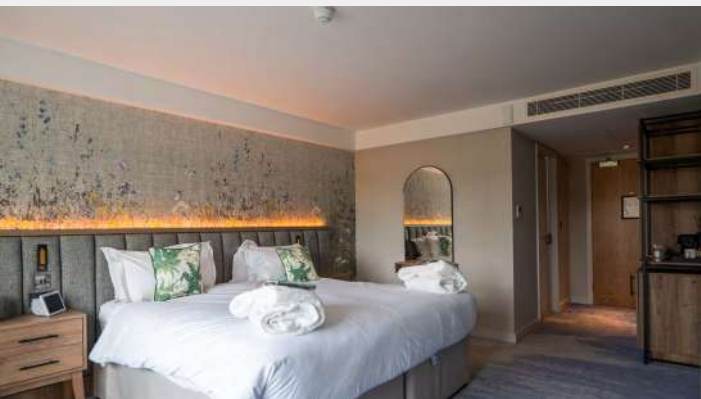


VALUE
£10,300,000

SIZE
22 Bedrooms &
Auditorium

PROJECT TYPE
Private

DURATION
52 Weeks



Client:	Warner Hotel Group
Start Date:	October 2023
End Date:	November 2024
Cost Consultant:	Cumming Group
Architect:	PWP
Structural Engineer	Curtins
Services Consultant:	PSH

Spencer Place

North Dock, Dublin

Elliott Group completed the fitout of 8 no. amenity spaces which included concierge reception, tasteful resident’s lounge, thoughtfully designed co-working spaces, bookable fully equipped kitchen with pre-drinks room dining area, ultra modern gym and studio, comfortable and stylish luxury cinema room, games room, relaxing chill room.

Residents Lounge at top floor level with mixture seating areas together with spaces for casual working, tea and coffee facilities and regular resident focussed social events. Dedicated Residents Smartphone App capable of all forms of communication, room booking and fault reporting.

Total Fitout completed the fit out of all 361 apartments at Spencer Place, working closely with the client on design.

From bespoke furniture to soft furnishings, every element was carefully curated for comfort and style. With 76% of furnishings Irish-made, the project not only achieved a high-end finish but also minimised environmental impact while supporting local craftsmanship.

Client:	SPDC Devco North
Start Date:	September 2023
End Date:	January 2024
Project Manager	Ronan Group
Architect:	Millimetre Design
Cost Consultant:	Linesight
Services Consultant:	Axiseng
BCAR:	HJL

KEY FEATURES

Hotel Style Lobby Reception with Concierge Desk and space for meeting and waiting

BringMe Parcel Storage System

Electric Car Share Club

Dedicated Roof Garden Terrace with mixture of informal spaces and seating, trees and planting

All 361 Apartments completed by Total Fitout



VALUE
€5,000,000

SIZE
44,000 sq. ft.

PROJECT TYPE
Private

DURATION
18 Weeks



Cusack Stand Refurbishment, Phase 1 | Croke Park

Jones' Road, Drumcondra, Dublin



The Cusack Stand Refurbishment project is a comprehensive renovation of the Cusack Stand's corporate facilities, aiming to enhance the overall experience for visitors and align the facilities with modern standards. The key aspects of this project include:

Upgrade of Corporate Boxes on Level 6:

This involved refurbishing the interior design and amenities to provide a more luxurious and comfortable experience for guests using these boxes.

Renovation of Corporate Suites on Level 5: Similar to the corporate boxes, these suites have been modernized, with high-end furnishings and technology to cater to corporate events and meetings.

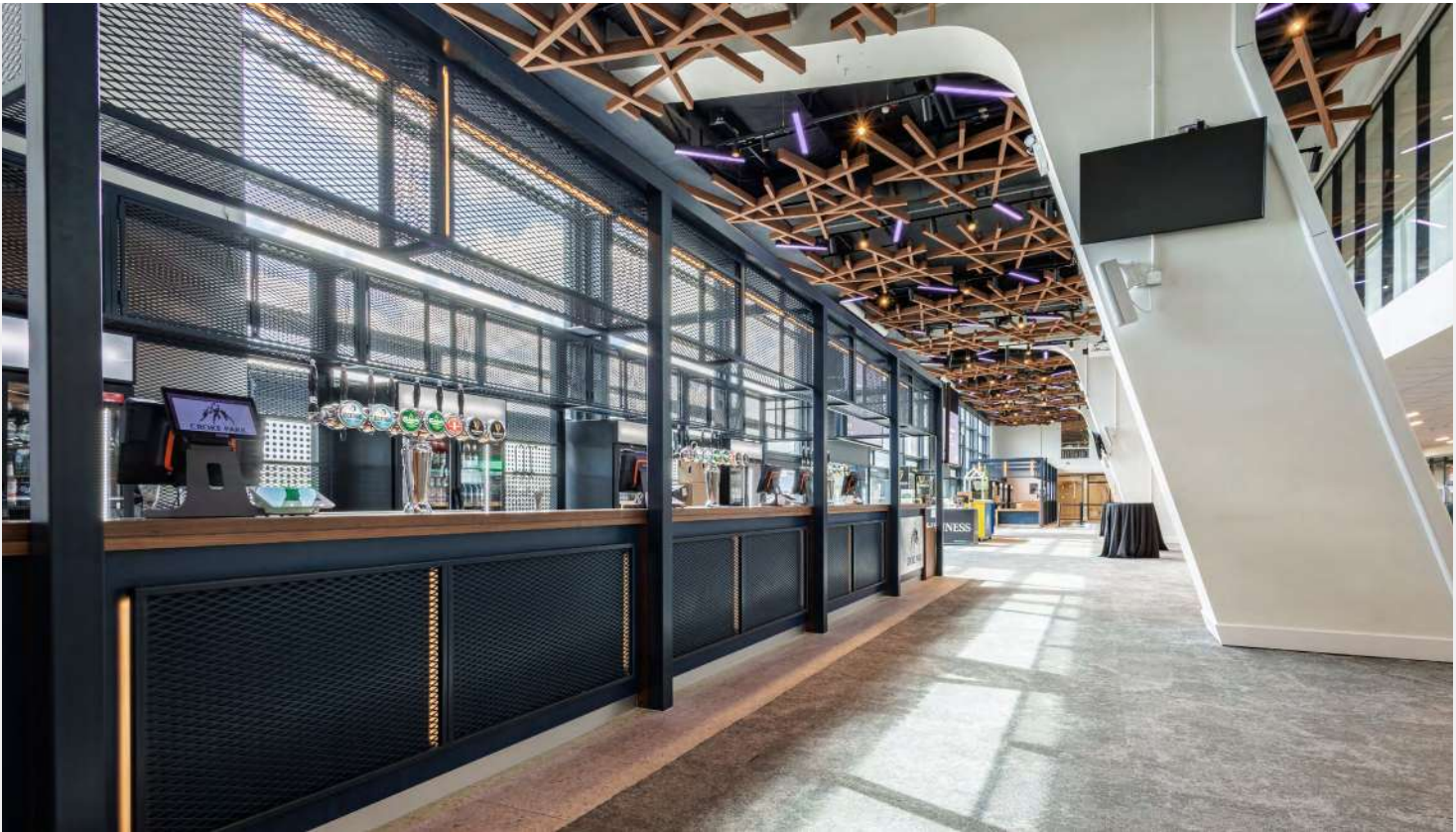
New Bar Facilities on Level 4:

The addition of new bar areas will cater to the refreshment needs of guests, possibly featuring modern design and a variety of offerings.

Client:	GAA
Start Date:	February 2024
End Date:	July 2024
Structural Engineer:	Horgan Lynch
Architect:	SSA
Cost Consultant:	MG Mahon
Services Consultant:	Lawlers

KEY FEATURES

- Glazed screens and folding walls
- Feature acoustics
- New Bars and Kitchens
- Corporate Meeting Rooms
- Featured Joinery Wall Paneling & Ceilings
- AV & Communications
- Client Direct Vendor Intergration
- Live Environment in a Public Setting
- New Corporate Toilets



VALUE
€12,000,000

SIZE
63,615 sq.ft.

PROJECT TYPE
Private

DURATION
24 Weeks



Dunnes Stores

Point Village, Dublin



Elliott Group’s Fit Out Division successfully completed the remarkable 5500 m2 fit-out project across two floors for the new Dunnes Stores in Point Village. The store, open in time for the festive season, introduces an enhanced retail space featuring a vibrant market deli, bakery, fishmonger, and a spacious new coffee shop, adding to the development’s appeal.

This project consisted of a 5500 m2 fit-out across two floors of a new Dunnes Stores in Point Village, Dublin 2 which includes 3000 m2 of grocery space, 1000 m2 of staff BOH areas and 1500 m2 of new storage racking areas and common spaces.

The main features of the build were the installation of six travelators, two goods lifts, full customer facing and non-facing prep kitchens, eight produce coldrooms/freezer rooms, in-house bakery, sushi counter and customer café. The project was completed in over 16 weeks

Client:	Dunnes Stores
Start Date:	August 2023
End Date:	November 2023
PM & PQS	Dunnes Direct
Architect:	Kurger Lyons
Structural:	ORS
Services Consultant:	Lawler Consulting
Fire Engineers & DAC	MSA

- KEY FEATURES
- 45m mechanical services riser to provide ventilation and refrigeration

Secondary structural steel were added throughout the project

Completed Joinery

Exposed M&E Services

Escorlators and Lifts

Customer café

Security & IT



VALUE
€7,500,000

SIZE
59,201 sq. ft.

PROJECT TYPE
Private

DURATION
16 Weeks



Ussher's Library

Trinity College, Dublin

Ussher's Library is a Library that is situated in the iconic Trinity College Dublin.

This project consisted of the material upgrade of the basement floor of the James Ussher's Library at Trinity College Dublin. All services were removed at high level to allow for the installation of a new plasterboard ceiling to create a fire rated compartment between the basement and mezzanine floors.

Along with the fire upgrade works, there were new meeting and private offices added, modifications to ventilation, new lighting installations, new joinery & glazed partitions and upgraded security installations. One of main features of the project was the creation of an environmentally controlled strong room to house precious artefacts.

KEY FEATURES

Fire-rated ceiling installation to create a safe compartment between basement and mezzanine levels.

Creation of an environmentally controlled strong room for housing precious artefacts.

Addition of modern meeting rooms, private offices, upgraded lighting, and security installations.



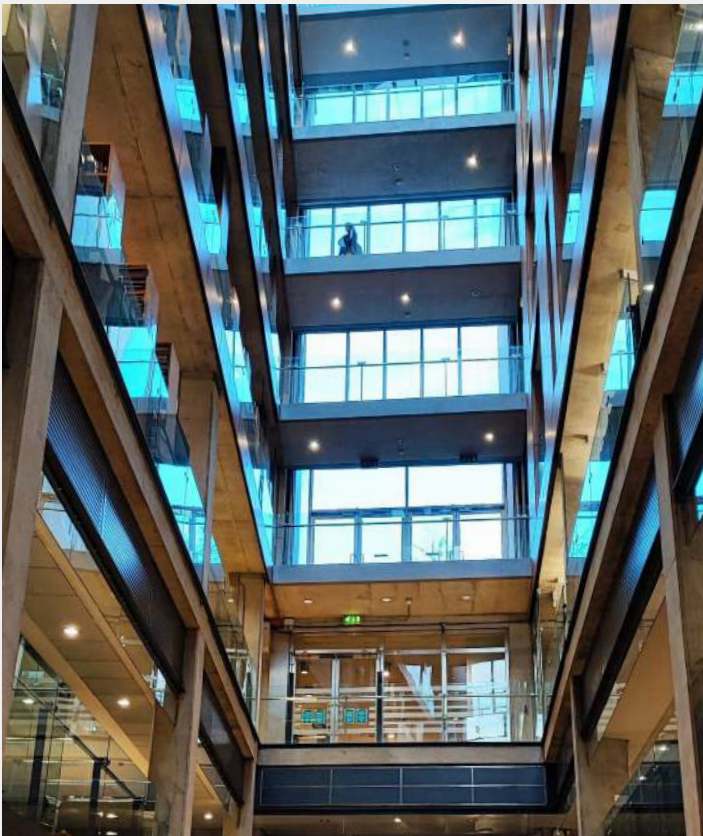
VALUE
€1,700,000

SIZE
1,660 m2

PROJECT TYPE
Public

DURATION
20 Weeks

Client:	Trinity College Dublin
Start Date:	May 2023
End Date:	December 2023
Cost Consultant:	Brendan Merry & Partners
Architect:	TAKA Architects
Structural Engineer:	CORA Consulting Engineers
Services Consultant:	Metec
Contract Type	PWC



Premier Inn, Cork | Fit Out

11 Morrison's Quay, Cork City

The project consisted of the complete fit-out of a 187 bedroom hotel for Premier Inn on Morrisons Island in Cork City. Site access was restricted owing to its location within the city centre and detailed programming and logistics planning was required to facilitate the projects delivery.

It was a D&B project and the fit-out works had to be completed in line with Premier Inn's Brand Standard. To comply with the Brand Standard requirements a large portion of the fit-out materials were supplied by UK companies e.g. sanitary ware, carpets, ironmongery etc The hotel has a floor area of 6852m2 and is spread over 5 floor levels.

Elliott Group acted as Project Information Manager to prepare the BIM Execution Plan including the Common Data Environment processes, compliance with ISO19650 standards, team training, a BIM model management plan for co-ordination of the model and as built verification prior to handover.

Client:	Whitbread
Start Date:	Sept 2021
End Date:	Aug 2022
Structural Engineer:	MMOS
Architect:	MDO
Cost Consultant:	Buildcost
Services Consultant:	Renaissance

KEY FEATURES

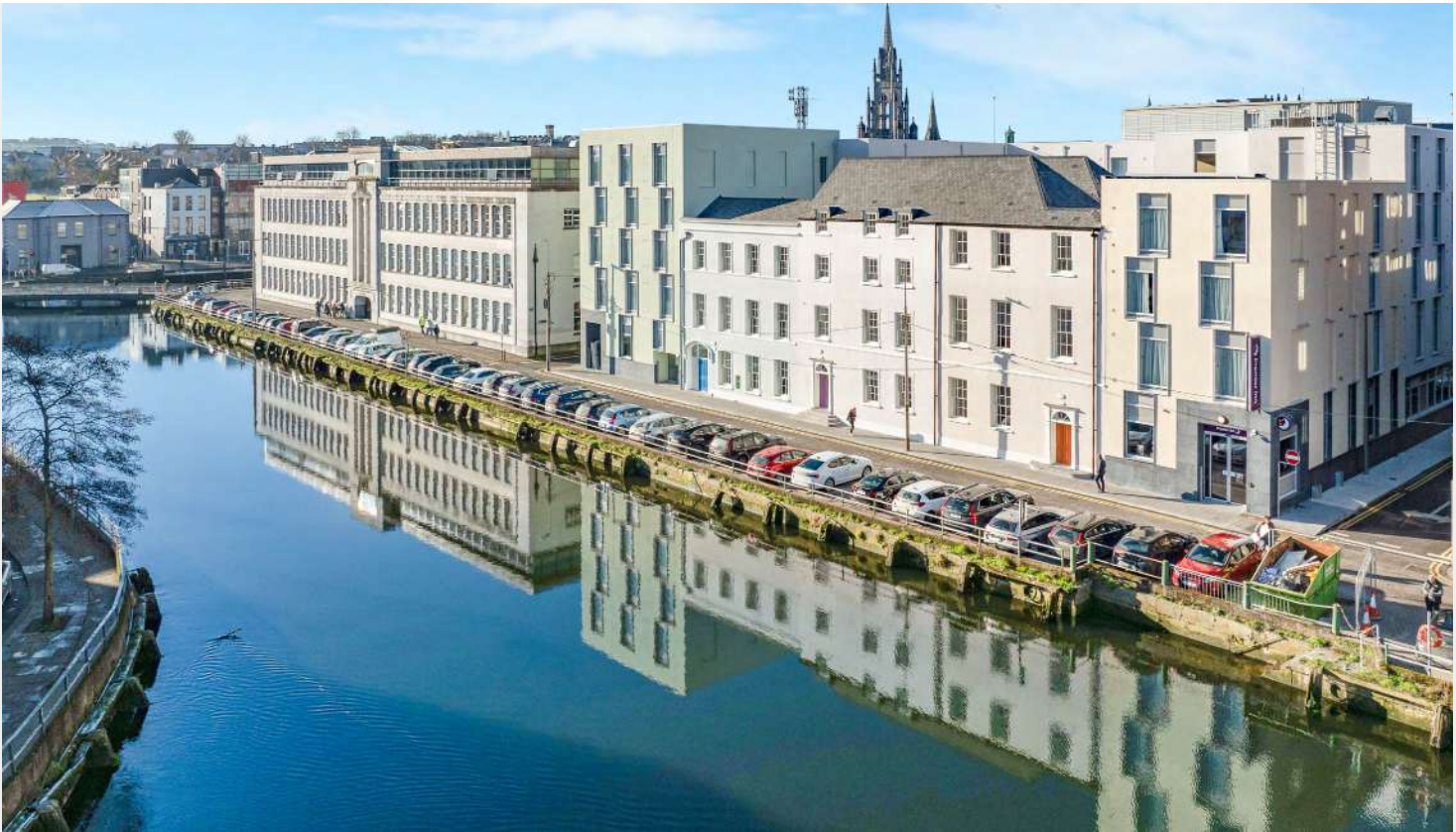
- Complete fit-out of 187 bedrooms including all fitted furniture.
- Installation of a fully serviced production kitchen
- Fit out of a dining area
- Fit out of reception area
- Fit out of staff area and storage rooms
- Installation of 2 lifts and 3 stairwells
- Internal courtyard area

VALUE
€29,000,000

SIZE
187+ Bedrooms

PROJECT TYPE
Private

DURATION
79 Weeks



Cadent Gas | Live Project
Uxbridge Road, Slough



The project is situated on Cadent Gas’ site. Polygon House and Brunel / Murdoch House were demolished to enable site reconfiguration. Cadent also acquired the former location of a gasholder to the Northwest, now used for the pipe store adjacent to the Above Ground Installation(AGI).

New Office Building

Office space is spread across two floors with WCs and staff welfare facilities. The core features a wheelchair accessible lift and main stairs extending to the roof for plant enclosure and PV panel access, surrounded by a 1.3m parapet wall.

Store & Workshops Building

The store and workshop building consolidates maintenance equipment currently dispersed across the site. Its functional design includes a mezzanine for storage, office spaces, and welfare facilities to support larger areas.

Client:	Cadent Gas Ltd
Start Date:	June 2023
End Date:	November 2024
Cost Consultant:	Macegreen
Architect:	AWW
Structural Engineer	ACIES
Services Consultant:	HDR
Contract Type	JCT Design & Build

KEY FEATURES

New Office Building

New office Building 2358m2 over two storeys

A reception, and adjacent meeting rooms

Store & Workshops Building

New stores and workshop building of 1230m2 of ground floor and mezzanine floor.



VALUE
£18,500,000

SIZE
3,588 m2

PROJECT TYPE
Private

DURATION
70 Weeks



Vhi 360 Healthcare

Carrickmines, Dublin



The project comprises the Fit-Out of The Hamstead Building, Carrickmines, to provide a new VHI Health and Wellbeing Medical Centre. The works included demolitions, alterations and fit-out of an existing five-storey over basement building, including external works. The Hampstead Building of 5,405 sqm needed to be renovated from an office use facility. Works include the internal reconfiguration of all five no. floors to accommodate the pro-posed healthcare facility use.

At ground floor level, the works included an extension to the lobby by 14 sqm by removing the existing draught lobby and providing a glazed double-height entrance lobby. One of the significant challenges on this project was the construction and complicated installation of the MRI scanner at the 1st floor level.

At basement level, the works included reconfiguring the existing car park. The basement works included a new generator area of 27 sqm, an area for clinical waste of 16 sqm, an additional lift core that extends up through all floors.

Client:	Vhi Healthcare
Start Date:	December 2020
End Date:	October 2021
Cost Consultants:	Brendan Merry & Partners
Architect:	Moloney O’Beirne
Structural Engineer:	AURP
Services Consultant:	JV Tierney & Co

KEY FEATURES

- MRI scanner at the 1st floor level
- Largest primary care unit in VHI portfolio
- Works executed during national Covid 19 lockdown



VALUE
€15,000,000

SIZE
5,405 m²

PROJECT TYPE
PWC 4

DURATION
52 Weeks



Henry J. Lyons Architects

51-54 Pearse St, Dublin

Henry J Lyons

51-54 Pearse Street accommodates the new design studios of Henry J Lyons Architects within a new six-storey building on a tight urban site. The development integrates a terrace of three mid-nineteenth century protected structures with a contemporary 2,600 m2 extension, formed about a new atrium.

The atrium provides clear articulation between the refurbished protected structures and the modern studios, while bringing light and ventilation into the heart of the building. The building has been designed to achieve an A3 BER Rating and a BREEAM Very Good rating.

Works included extensive refurbishment of the original building (built in a neo-classical style in c.1840). This included restoring the fine plasterwork, refurbishing original sash windows, re-wiring and replumbing. Doors, railings, granite cills and other features were carefully repaired and refurbished.

The project won an R.I.A.I award for “Best Commercial Building”

Client:	Henry J Lyons
Civil Engineer	Arup Consulting Engineers
M&E Engineer	Varming
Quantity Surveyor	Bruce Shaw Partnership
Conservation Architect:	Lyndsey Conservation Architects

KEY FEATURES

3 BER Rating

BREEAM Very Good

Three mid-nineteenth century protected structures with a contemporary 2,600 m2 extension

Refurbishment of the original building (built in a neo-classical style in c.1840).

VALUE
€15,000,000

SIZE
39,200 sq. ft.

PROJECT TYPE
Private

DURATION
78 Weeks



The Shelbourne Hotel

Dublin

Led by Construction Director Eddie Campion and his dedicated team, the project aimed to enhance one of Ireland's most iconic hotels. The scope encompassed a comprehensive refurbishment and redesign, touching every aspect of the hotel's offerings.

Extensive renovations revitalised the existing bedrooms, breathing new life into their interiors while preserving the hotel's historic charm. The public areas underwent a transformative upgrade, and the restaurants, bars, and the health spa were meticulously redesigned to elevate guest experiences.

A significant architectural feat was the addition of a new seven-storey wing housing 100 luxurious bedrooms. This expansion not only accommodated modern demands but did so seamlessly within the confines of a protected structure. Below ground, two basement levels were expertly integrated to support the new facilities, ensuring functional efficiency without compromising architectural integrity.

Central to the project was the construction of a new ballroom, a grand venue designed to host prestigious events and gatherings.



Eddie Campion
Role on Project:
Construction
Director

VALUE
€98,000,000

PROJECT TYPE
Private



KEY FEATURES

Refurbishment of bedrooms, public areas, and spa

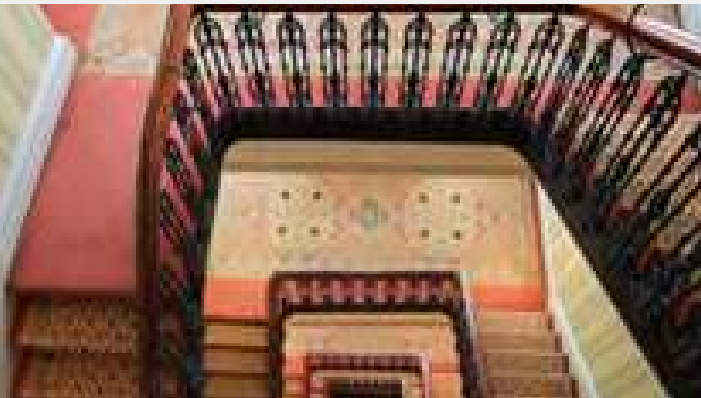
New seven-storey, 100-bedroom wing

Two basement levels added

New grand ballroom constructed



Client:	Shelbourne Hotel
Project Manager	Spain Courtney Doyle
Cost Consultant:	Gardiner & Theobald



WeWork, Qiddiya

Saudi Arabia

As Construction Director, Eddie Campion led the successful delivery of a high-spec commercial fit-out project for Qiddiya Investment Company.

Delivered under a Design and Build contract, the project involved the creation of a modern, flexible workspace tailored to the client’s needs.

The works included full architectural, mechanical, electrical and plumbing design and installation, as well as the supply and installation of bespoke furniture.

The result was an ultra-modern, contemporary office environment aligned with the aesthetics and ethos of the WeWork brand.



Eddie Campion
Role on Project:
Construction
Director

VALUE
€undisclosed

PROJECT TYPE
Design & Build



KEY FEATURES

Design and build of new office space for Qiddiya Investment Company

Full architectural, MEP, and furniture installation

Ultra-modern, contemporary finish

Inspired by the WeWork brand identity



Client:	Powered by We UK Ltd.
Project Manager	Aecom
Architect:	APC Design
Cost Consultant:	Aecom



Zeyad Al Khoshaim Law Firm

Saudi Arabia

Eddie Champion, serving as Construction Director, oversaw the transformation of the prestigious law firm Zeyad Al Khoshaim Law Firm’s corporate headquarters. The project, managed by Absal Paul, commenced from a ‘grey box’ stage and culminated in a fully operational office space within an ambitious 16-week timeframe.

The comprehensive scope of work included the installation of complete Mechanical, Electrical, and Plumbing (M.E.P.) systems to ensure optimal functionality. This was complemented by meticulous partitioning, incorporating specialist wall and ceiling finishes that reflected the firm’s distinctive aesthetic and operational needs. The project also encompassed the integration of signage, low-current installations, and bespoke fitted furniture, all tailored to enhance the workplace environment and operational efficiency.

Through strategic oversight and collaborative execution, Eddie Champion and the team at Absal Paul successfully delivered a high-quality fit-out that met the exacting standards of Zeyad Al Khoshaim Law Firm, providing them with a bespoke corporate headquarters that aligns seamlessly with their professional ethos and operational requirements.



Eddie Champion
Role on Project:
Construction
Director

VALUE
€undisclosed

SIZE
1,400m²

KEY FEATURES

16-week fit-out from grey box to HQ.

Full M.E.P. and low current systems installed.

High-end finishes and bespoke furniture.



Client:	Zeyad Al Khoshaim Law Firm
Project Manager	Bluehaus Group
Cost Consultant:	AECOM





Client and Partner References - Sample

The Belfry Hotel & Resort

Sutton Coldfield, Birmingham

Hospitality Fit Out



“ We recently had the pleasure of working with Elliott Group for the fit out of the Brabazon Bar and a full refurbishment of our bedrooms.

From start to finish, their team demonstrated exceptional expertise and professionalism. The quality of work delivered was outstanding, ensuring that our guests now enjoy the highest standards of comfort and luxury throughout their stay.

Elliott Group’s attention to detail was evident in every aspect of the project. The team went above and beyond to meet our expectations. Communication was seamless, and the collaborative approach they took made the entire process smooth and efficient.

We are delighted with the transformation and look forward to continuing our partnership with Elliott Group for future developments at The Belfry Hotel and Resort.



Chris Eigelaar,
Resort Director
The Belfry Hotel and Resort



ICICLE

Grafton Street, Dublin
Fit Out Division



“ Elliott Group implemented exceptional work on this project, seamlessly aligning with the whole Team to deliver a high-end retail experience on Grafton Street, and expertly conserving the building’s original features, both inside and on its unique façade.

Their meticulous attention to detail and expertise in design and construction ensured our Clients vision was brought to life, creating a space of extraordinary quality that is representative of the brand.

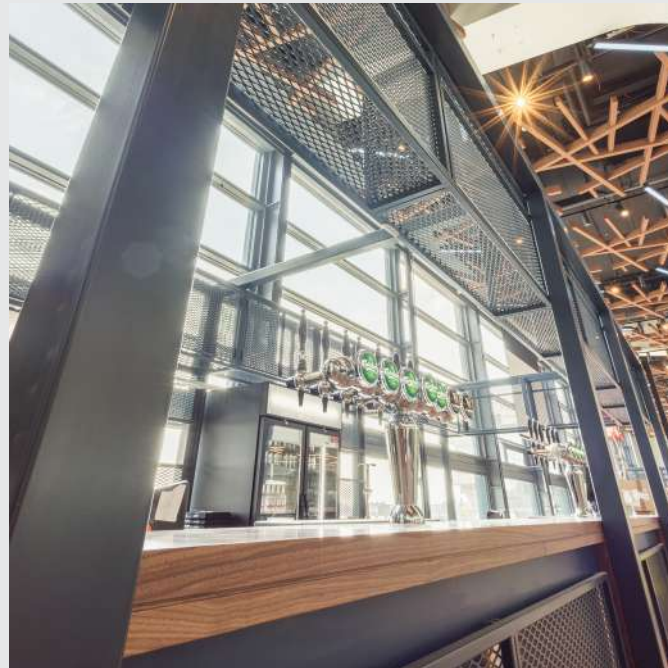


Niall McDermott
FESP International Ltd.
Building 2, The Courtyard, Kilcarbery Park, Nangor Road, Dublin 22



Croke Park Stadium

Croke Park Hospitality Fit Out
Fit Out Division



“Croke Park have worked hand in glove with Elliott Group throughout our Cusack refurbishment project.

Elliott's have demonstrated professionalism, good communication and above all, collaboration in their approach to these works. This has been evident not only in the day to day with MGM – the PM, but also the wider project design team.

The quality and attention to detail is clear in the finished product. We would be happy to recommend Elliott Group and we will hopefully work together in the future.



Brian Conlon
Head of Stadium Operations & Projects
Croke Park Stadium



Whitbread

Premier Inn Hotel, Morrison's Quay, Cork
Hospitality



“ We are delighted to provide this testimonial for Elliott Group, who served as the main contractor for our recent 187-bed Premier Inn project in Cork City Centre. This collaboration marks our second successful hotel development together, following the conservation and handover of Premier Inn on George's Street in Dublin.

The Elliott Group team demonstrated an exceptional level of professionalism and dedication throughout the project. Building a 187-room hotel in the heart of Cork city presented numerous challenges, but Elliott Group navigated them with expertise and efficiency. Their collaborative approach ensured seamless coordination between all stakeholders, resulting in a project delivered on time and to our highest satisfaction.

The quality of workmanship and attention to detail exhibited by Elliott Group exceeded our expectations, upholding the stringent standards that define the Premier Inn brand. From the initial planning stages to the final handover, every aspect of the construction was executed with precision and care.

It was a pleasure to work alongside the team at Elliott Group who prioritised quality, safety and client satisfaction. ”

Matt Gent
Developments Manager Ireland
Whitbread Property

WHITBREAD

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"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"