

# Elliott



GROUP

A Tradition in Construction



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

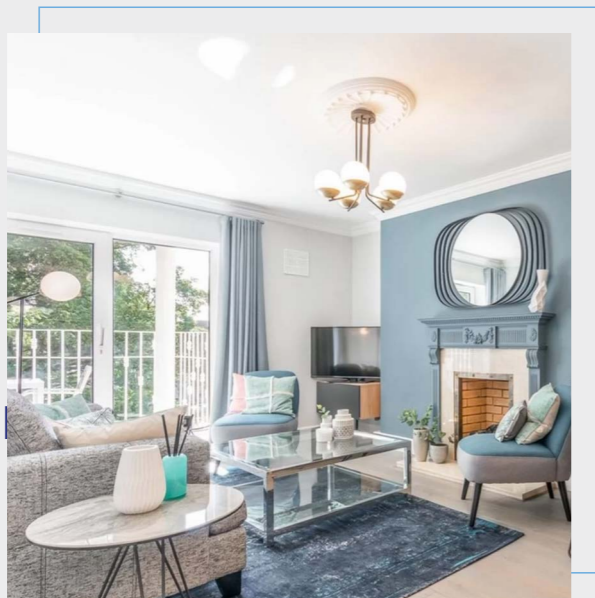
Founded almost eighty years ago by our grandfather, Patrick Elliott and his wife Alice, Patrick, a master craftsman stone mason, and Alice, a strong and capable administrator, who ensured the office ran smoothly. A formidable team who established the business, not to mention rearing 12 children. The 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



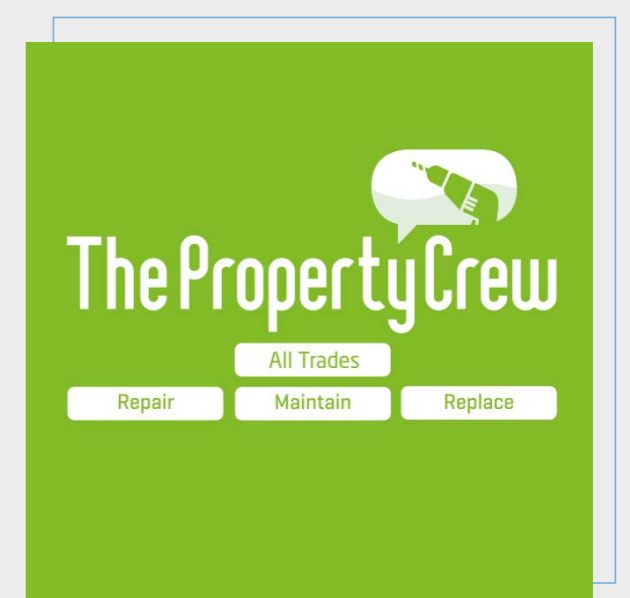
### TOTAL FITOUT

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
€145m**	€75m*	€45m*	€75m

## Net Assets Group Figures

2022	2021	2020	2019
€15m	€10m	€7.4m*	€3.6m

## Insurances

Employers Liability	Public Liability	Professional Indemnity	Contractors All Risk
€13m	€13m	€18m (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	 Tokio Marine: €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



Feidhmeannacht na Seirbhíse Sláinte  
Health Service Executive





# Elliott



# ELLIOTT GROUP LEADERSHIP TEAM



## COMPANY DIRECTORS



**Noel Elliott**  
Managing Director UK



**Darragh Elliott**  
Managing Director ROI



**Gareth Cooney**  
Regional Director  
London and South UK



**Eddie Campion**  
Regional Director  
Midlands and North UK



**Ray Fallon**  
Group Finance Director



**Eddie Sheridan**  
Commercial Director ROI



**Matthew O'Dowd**  
Group QHSE Director



**Gary O'Sullivan**  
Construction Director ROI



**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



**Eddie Campion**  
Regional Director Midlands & North UK



**David Givney**  
UK Commercial Manager



**Eamon Duffy**  
Contracts Manager London & South



**Scott Blackburn**  
Contracts Manager Midlands & North



**Glen Deacon**  
Contracts Manager Midlands & North



**Christy Burke**  
HSEQ UK Manager



**Ronan Coleman**  
Group Estimating Manager



**James Cairns**  
Senior Quantity Surveyor



**Michael Smith**  
Senior Quantity Surveyor



**Trevor Callaghan**  
Senior Quantity Surveyor



**Gerry McCaffrey**  
Purchasing & Plant Manager



**Tracey Mackie**  
Accounts Manager



**Eric Leonard**  
Preconstruction & Planning Manager



**Derek McConnon**  
I.T. & Systems Manager



**Les Browne**  
Virtual Design and Construction Engineer



**Claire Galligan**  
Marketing Manager





# PRECONSTRUCTION AND PLANNING



**Eric Leonard**  
Group Preconstruction & Planning 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.



BIM Common Data Environment



BIM Authoring Environment



BIM Coordination



BIM Visualisation



BIM 4D Construction Scheduling



# HEALTH, SAFETY, ENVIRONMENT AND QUALITY



**Matthew O'Dowd**  
Group HSEQ Director



**Christy Burke**  
HSEQ UK Manager



Elliott Group	2021	2020	2019	2018	2017
Fatalities	0	0	0	0	0
Lost Time Injuries (LTI)	1	2	2	1	0
First Aid Events	8	5	3	2	0
Medical Treatments (MTC)	2	5	3	2	0
Lost Time Injury Frequency Rate (LTIFR)	0.5	0.6	0.4	0.2	0
H.S.A Reportable Events	1	1	0	0	0
H.S.A Visits	2	7	9	5	2
H.S.A Prohibitions	0	0	0	0	1



**NISO Awards**  
Awarded four consecutive National Irish Safety Organisation awards. 2018 - 2021.



NISO 2020 North-East Regional Award



NISO 2019 North-East Regional Award



**ISO Standards**  
Successfully maintaining 3 ISO certifications for Occupational H&S, Quality Management and Environmental Management.



NISO 2018 Distinction



**ROSPA Awards**  
Gold Award in the internationally recognised RoSPA Health and Safety Awards 2022.



**H&S Management**  
Awarded Health & Safety Manager of the Year 2021





# QUALITY PROJECT MANAGEMENT

## Management

Quality is not only defined by our clients, regulatory, policies and guidelines, it is defined by the procedures we put in place as part of our construction quality management plan. Our management team work with a hands-on approach and will have early involvement for full visibility and planning with you, our client.

A full understand of expectations and standards is reached and agreed upon, which is the benchmark for all inspections and audits throughout the project term.

## Quality Assurance and Control Planning

Our dedicated Building Control Manager leads all quality management work, and is responsible for the day-to-day operations. The Building Control Manager works with the construction and design teams to identify QA risks and agree on mitigation measure, as well as developing a quality control plan which will include;

- |                                 |                              |                                   |                              |                           |
|---------------------------------|------------------------------|-----------------------------------|------------------------------|---------------------------|
| + HSEQ Policies                 | + Quality Forms              | + Quality Risk Register           | + Control of Non-Conformance | + Communication Standards |
| + HSEQ Manual                   | + Quality Templates          | + Test and Inspection Plan        | + Surveillance               | + Practical Completion    |
| + Standard Operating Procedures | + QA Construction Checklists | + Quality Specification Standards | + Subcontractor and Supplier | + Project Audits          |

These ensure the project is successful from an administrative perspective as well as achieving and maintaining the highest levels of quality specification, design and workmanship.



The project management team work closely with our Health, Safety, Environment and Quality team to uphold company policies and procedures. These relationships are encouraged and supported through all levels of the company to promote an open and safe working environment.

netZERO

zeroRISK  
everyone goes home safely

**Management**

At Elliott Group, we set high standards in safety, health, quality and social responsibility. We work collaboratively with our partners and our team to deliver on our company policies, to make every effort to improve the environment and community we work within and leave a legacy of regeneration, while maintaining the wellbeing and safety of our people.



**Awareness**

Environmental Awareness Training to all members of the project team.  
Internal Wellness Committee to coordinate and engage actions.



**Materials**

Elliott Group strive to work with our clients, customers and supply chain to reduce all avoidable waste generated.



**Community**

As members of the Considerate Constructor Scheme, our best practices are implemented to encourage a fair and inclusive working environment.



View our Policies Online



The Elliott Group team continue to embrace the standards and regulations for LEED, BREEAM, BER/EPC and SKA Rating, to create a positive impact in our projects.





# QUALITY PROJECT MANAGEMENT

**PROCORE**



## CONNECTING OUR TEAMS TO MAKE BETTER DECISIONS, FASTER.

Project Manager Richard Sweeney snagging with our Common Data Environment on Procore, to ensure our Quality Standards are met. (pictured)

### 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;



Project Design



Project Programme



RFI Tracking



Quality & Snagging



Submittal Tracking

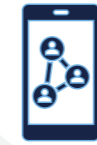


Health & Safety



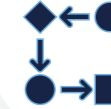
### Programming

Project programming through Asta Power Project to include all stages from preconstruction to handover. Hands-on development from Preconstruction Manager and Managing Director.



### PROCORE

Procore programme application is used across all projects for full transparency and efficiency across the project team. Access to live information across sites and offices. (Pictured above)



### Reporting

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



### Plot Grid

Heatmap system developed, called Plot Grid, maintained by our Contracts Manager to align to programme dates. Updated weekly for progress visibility. (See inset above)





# 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.

# Elliott

## 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 —104m<sup>2</sup>
- 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.

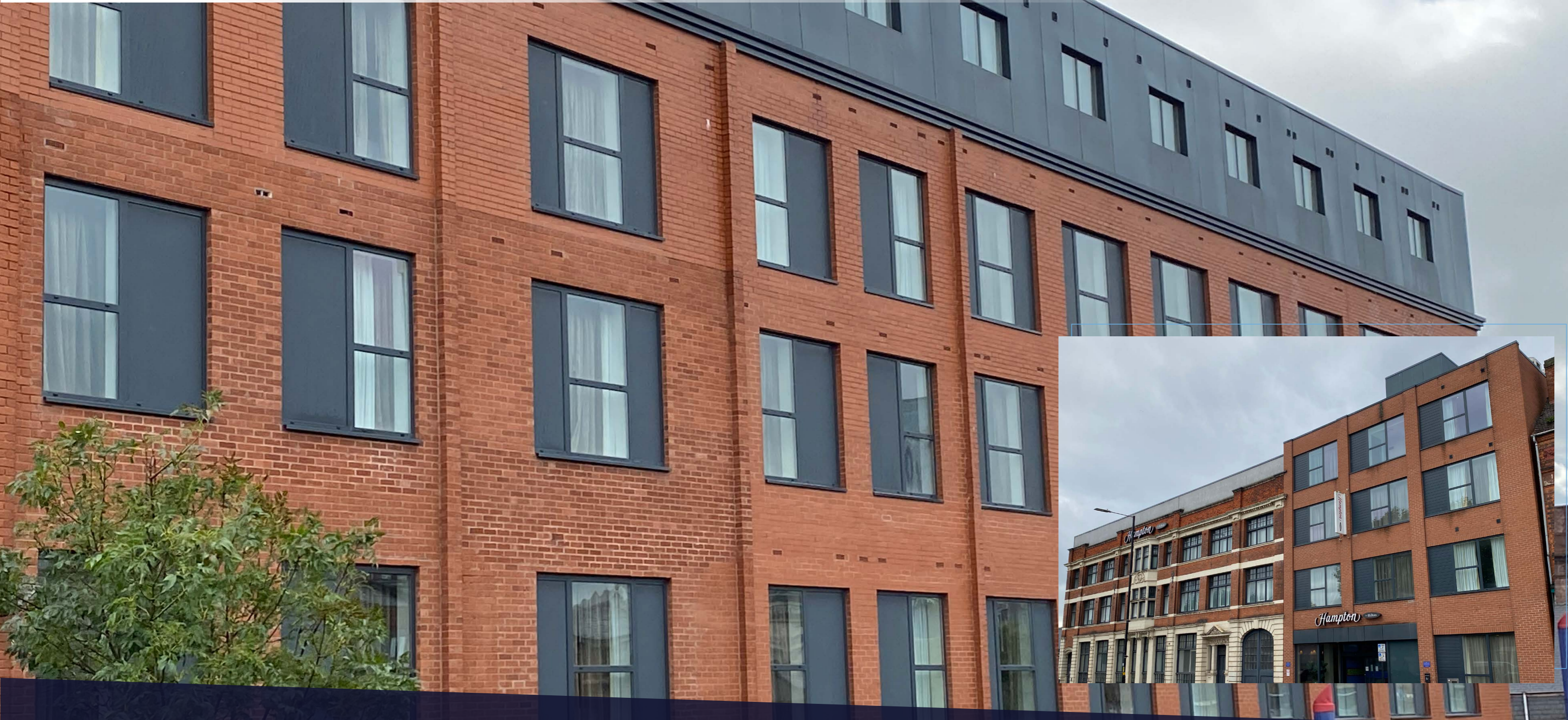
The scheme ranges from six to twenty-two floor and had several an existing façade types which were not compliant with the latest building regulations due to missing cavity closers, fire barriers, flammable insulation and the facade being made from a non-firecompliant insulation, insulated render & zinc 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 - 855m<sup>2</sup>
- Solid Aluminium cladding, temporarily removed, horizontal and vertical intumescent fire barriers fitted to RC fame - 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 - 810m<sup>2</sup>
- 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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# A Tradition in Construction

Construction is in our DNA



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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"