



# Elliott

## GROUP

Cavan | Dublin | Cork | London | Birmingham

Elliott Group | Construction is in our DNA  
[www.elliottgroup.com](http://www.elliottgroup.com)

### Exceed with Elliott Group Graduate Programme



## 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 continues to remain a traditional, family-run, hands-on business, with five office locations across Ireland and the UK.

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



Patrick Elliott (4th from left) with the original construction team



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** | Managing Director 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."*





## Leadership Team

### 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.



Darragh Elliott  
Managing Director  
ROI



Noel Elliott  
CEO UK



Ray Fallon  
Group Finance  
Director



Matthew O'Dowd  
Group QHSE Director



Gary O'Sullivan  
Construction Director  
ROI



Eddie Campion  
Managing Director UK



Eddie Sheridan  
Commercial Director  
ROI



Will Leahy  
Regional Director  
Munster



David O'Kelly  
Contracts Director  
Fit Out Division



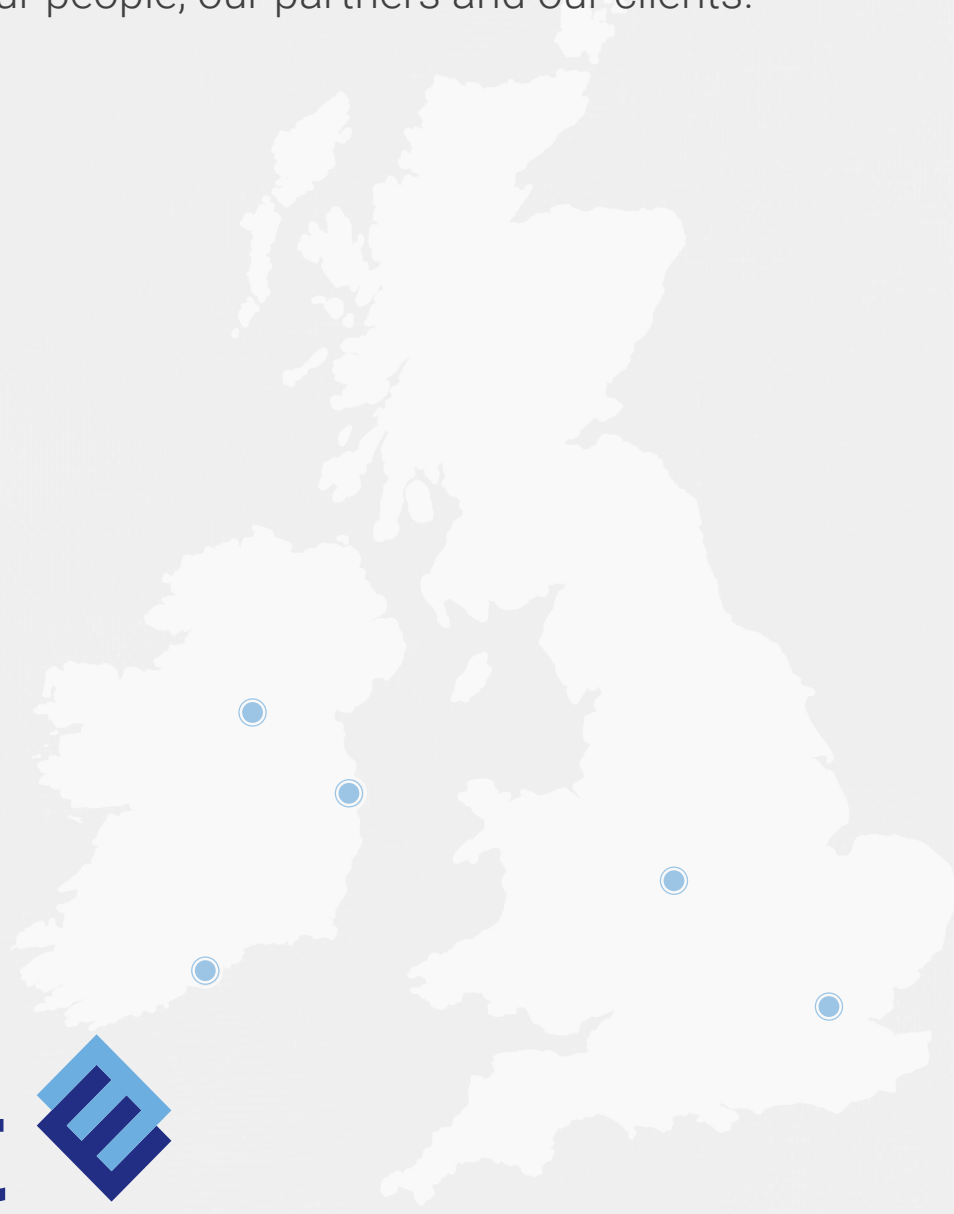
Richard Sweeney  
Contracts Director



Alan Clarke  
Contracts Director



Cathal Smith  
Group Technical  
Services Director





## Management Team



Pat Masterson  
Project Director



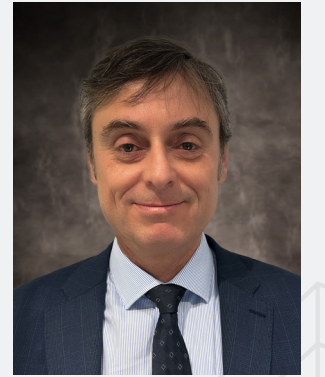
Aaron Magee  
Snr Contracts  
Manager



Ronan Glennon  
Snr Contracts  
Manager



Conor Nolan  
Snr Contracts  
Manager



John Francis  
Snr Contracts  
Manager



Darren Feldman  
Snr Contracts  
Manager



Bernie Bonner  
Commercial Manager



Shane Brady  
Commercial Manager



David Cash  
Commercial Manager



Donail McQuillan  
Commercial Manager



Joe Gordon  
Commercial Manager



## Management Support Team



Daniel Shanley  
Technical Services  
Manager



Gavin Kavanagh  
Technical Services  
Coordinator



Owen Walsh  
Aftercare Manager



Laura McCooley  
HSEQ Manager



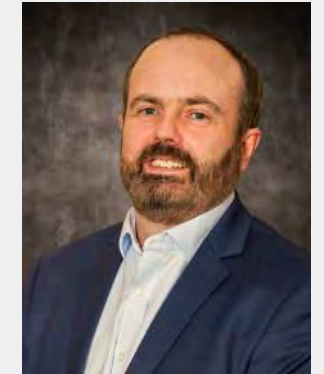
Bernadette Maguire  
HSEQ Manager



Gerry McCaffrey  
Group Head of  
Procurement



Ronan Coleman  
Estimating Manager



Eric Leonard  
Preconstruction &  
Planning Manager



Eoghan Harris  
BIM & Digital  
Operations Manager



Les Browne  
Virtual Design and  
Construction Engineer



David Odell  
Group Planning  
Manager



Tracey Mackie  
Accounts Manager



Derek McConnon  
I.T. & Systems  
Manager



Claire Galligan  
Marketing Manager



Lauren Eite  
HR Manager



## Clients

With almost 100 years of experience in the construction industry, Elliott Group has developed lasting relationships with some of the most respected clients in both Ireland and the UK. Our team has the expertise and experience to deliver the most complex projects, no matter the size or scale. We pride ourselves on our commitment to quality and customer service, and strive to exceed our client's expectations in every aspect of our work.

92%  
REPEAT  
BUSINESS





## Turnover

### Financials

Group Figures

2024  
**€240M\***

2023  
**€215M\*\***

2022  
**€138M\*\***

### Net Assets

Group Figures

2024  
**€27M**

2023  
**€20M**

2022  
**€14M**

### Insurances

Group Figures

Employers Liability

**€13M**

Public Liability

**€13M**

Professional Indemnity

**€20M**

**CONTRACTORS  
ALL RISK**

ANY ONE CLAIM  
(AND IN THE AGGREGATE)

### Bonding Capacity

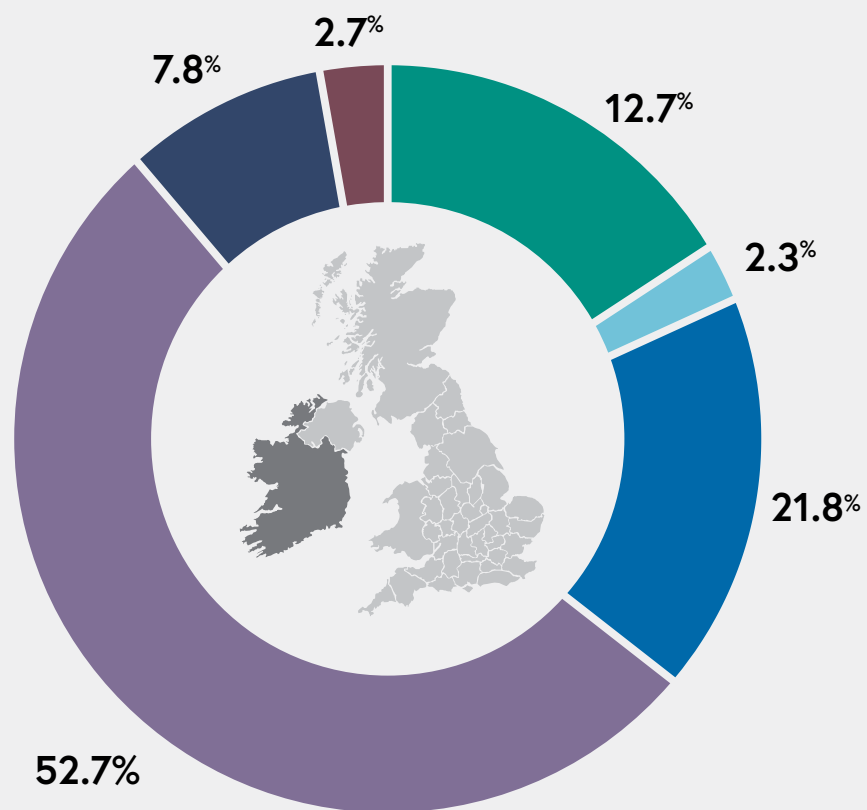
Available Capacity €25m



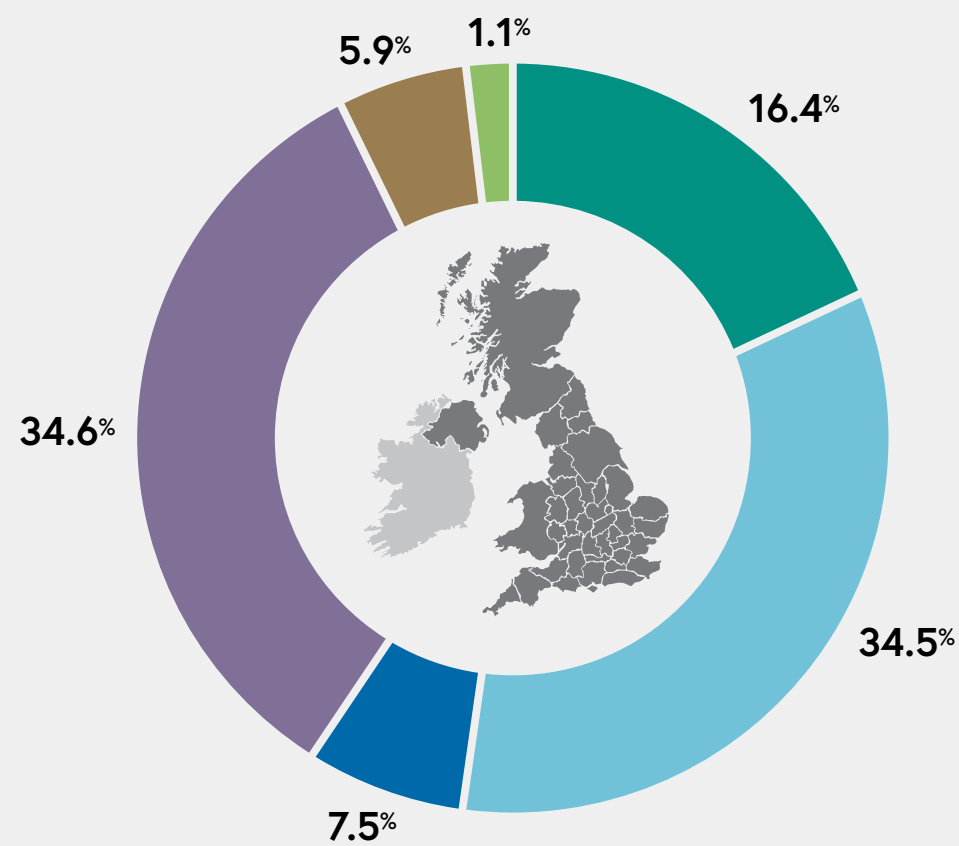


## Industry Sectors

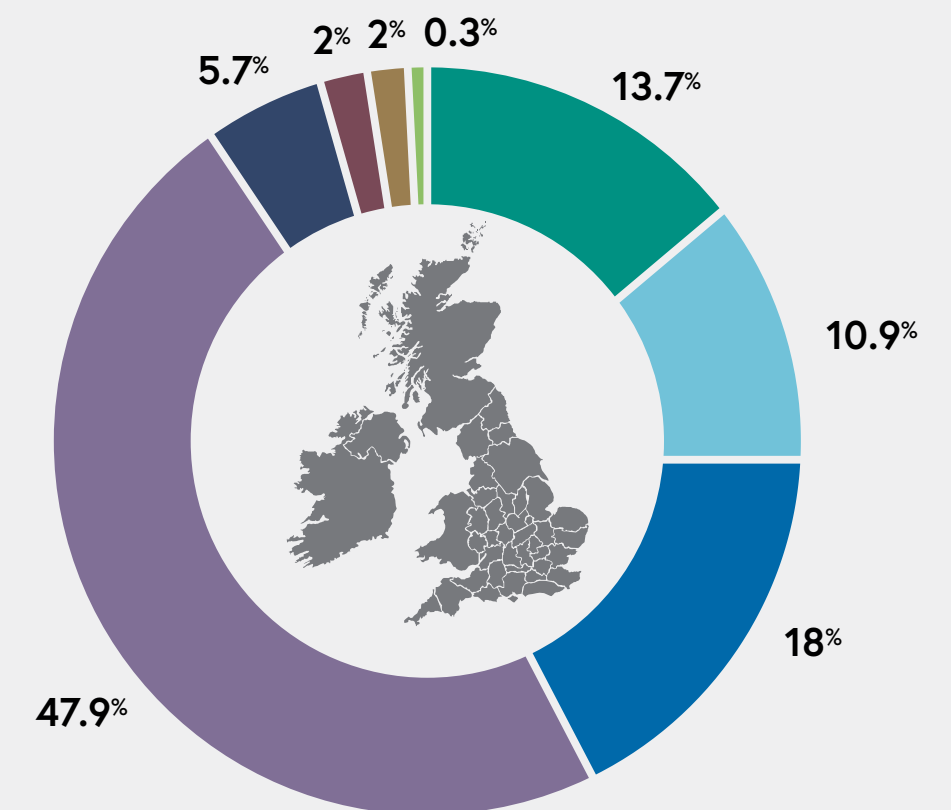
Republic of Ireland Turnover 2023  
€152m



United Kingdom Turnover 2023  
£55m (€63m)



Group Turnover 2023  
€215m



\*Figures are based on 2023 current secured workload and projected cashflow



# Quality

## Quality Management

Quality is not only defined by our clients, regulators, 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
- + HSEQ Manual
- + Standard Operating Procedures
- + Quality Forms
- + Quality Templates
- + QA Construction Checklists
- + Quality Risk Register
- + Test and Inspection Plan
- + Quality Specification Standards
- + Control of Non-Conformance
- + Surveillance
- + Subcontractor and Supplier
- + Communication Standards
- + Practical Completion
- + 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.



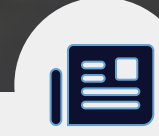


## Preconstruction



**Eric Leonard**  
Group Preconstruction & Planning Manager

Our Preconstruction and Planning team are 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 for elements such as substructure, superstructure, envelope, roof and internal finishes to understand the elements unique to the specific project and complete our model to the appropriate level of detail.



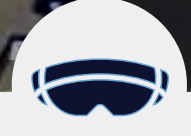
### Logistics Plans

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.



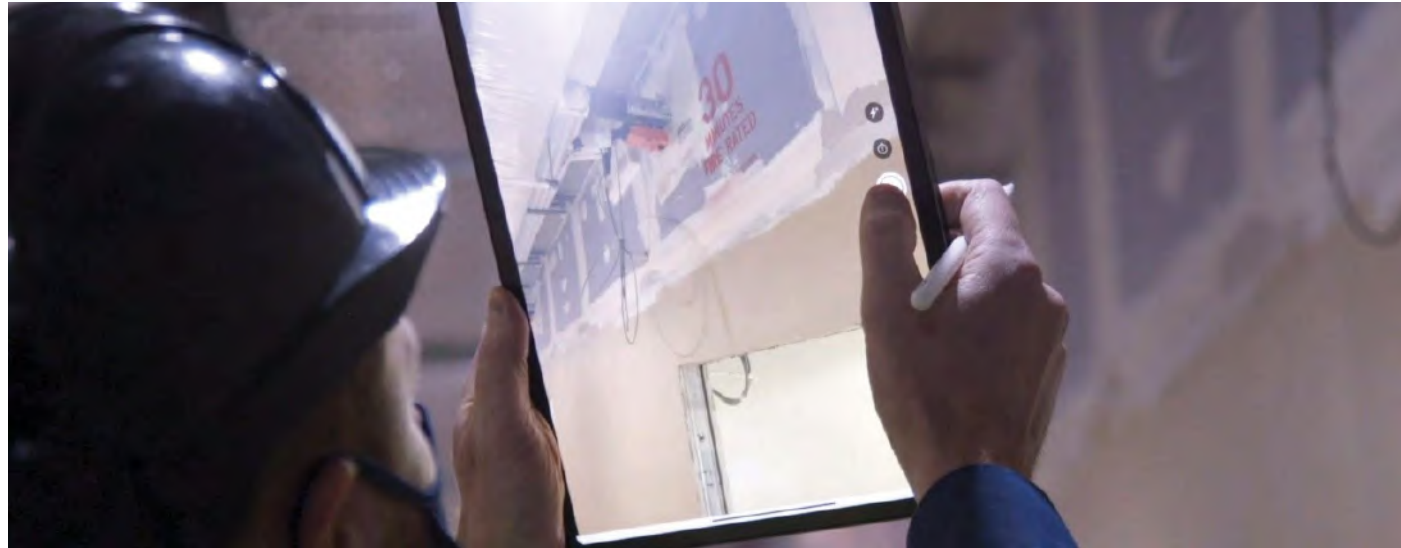
### 4D Construction Sequence

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



## Project Management

**PROCORE**



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

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



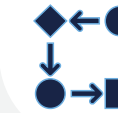
#### Programming

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



#### 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, called Plot Grid, maintained by our Contracts Manager to align to programme dates.





## 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

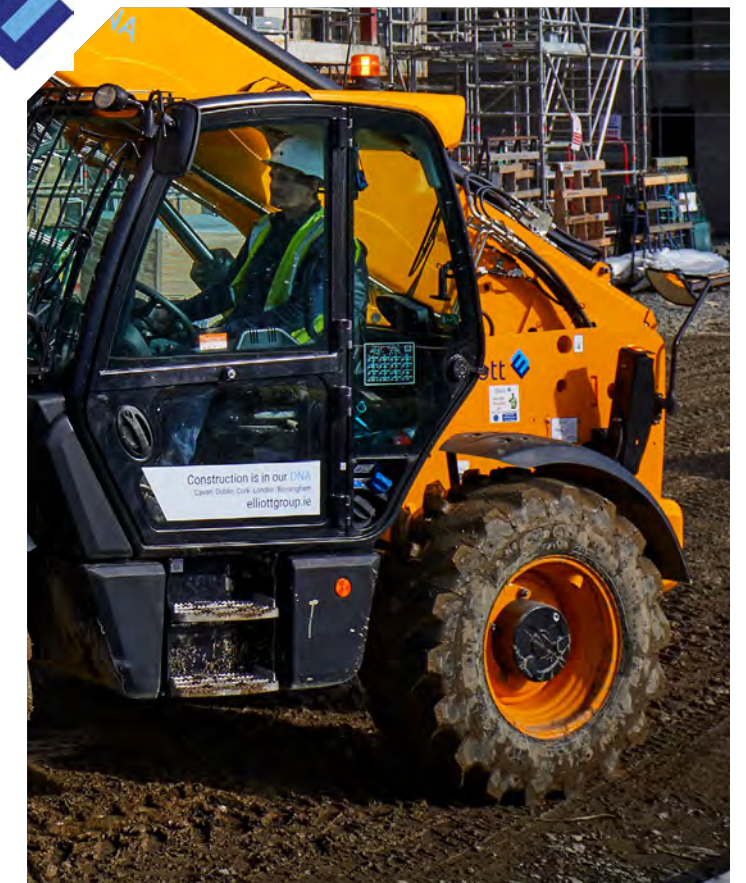
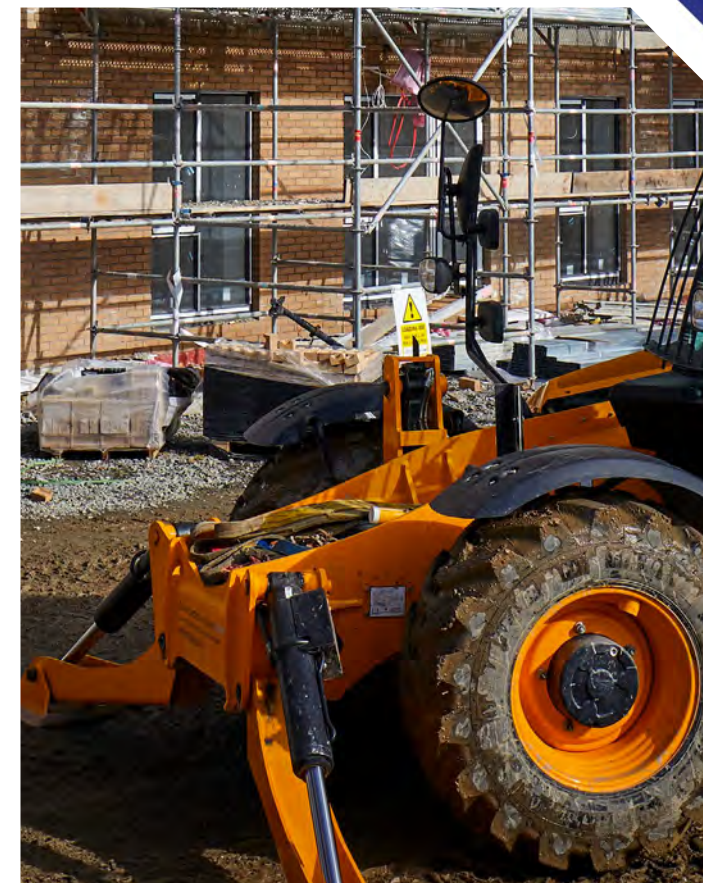
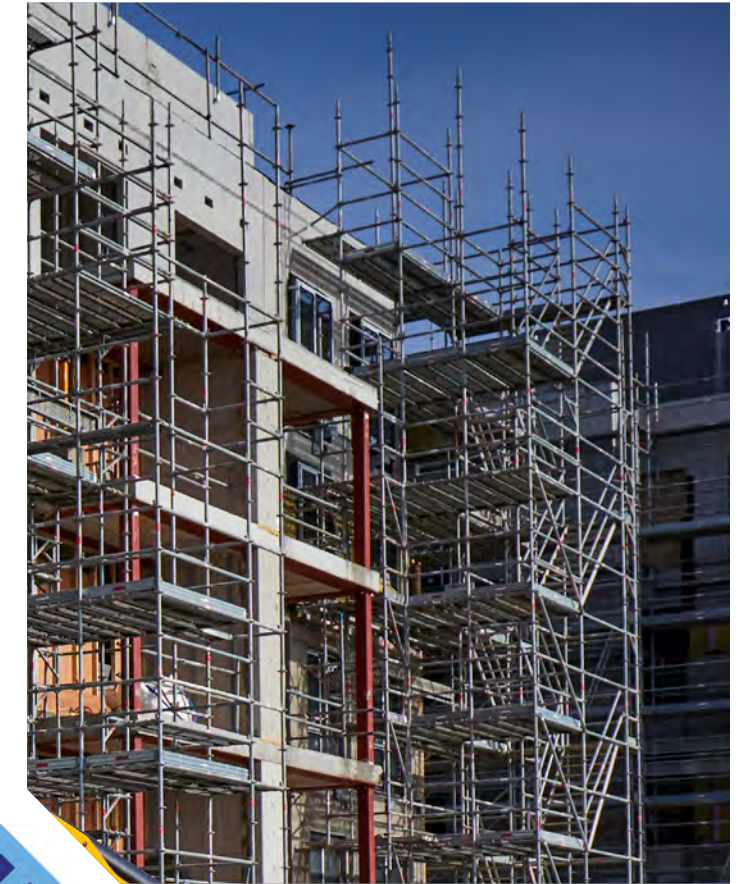
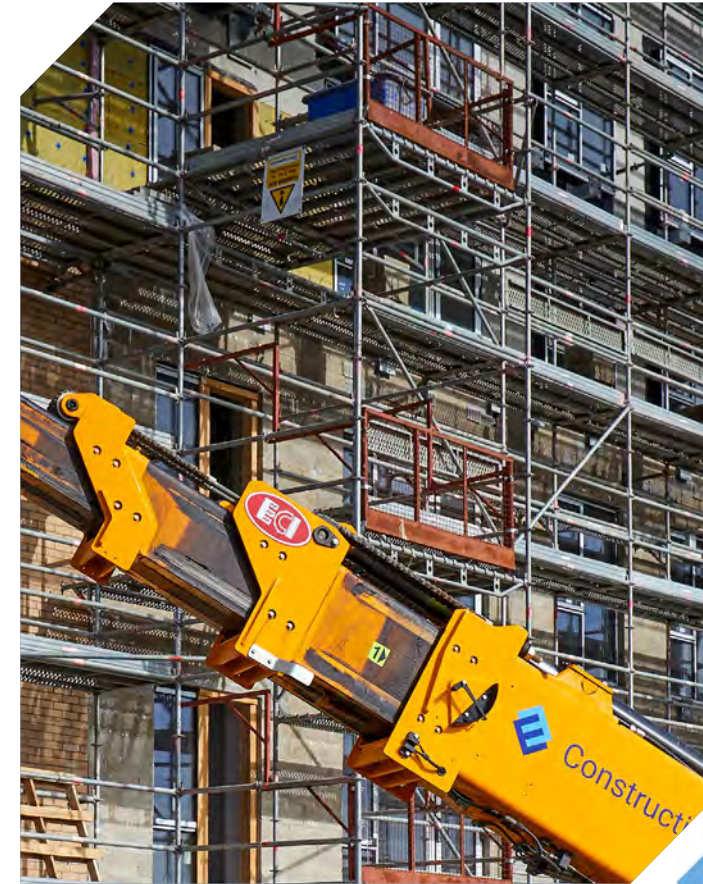
We take pride in our longstanding collaborations with key suppliers. As we continue to grow, we actively seek out new partnerships, enriching our supplier base and unlocking new opportunities for growth and innovation.

#### 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



### Owen Walsh 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 prioritized based on its nature, ensuring that the appropriate response and solution are provided efficiently.

#### 3 | Expert Involvement

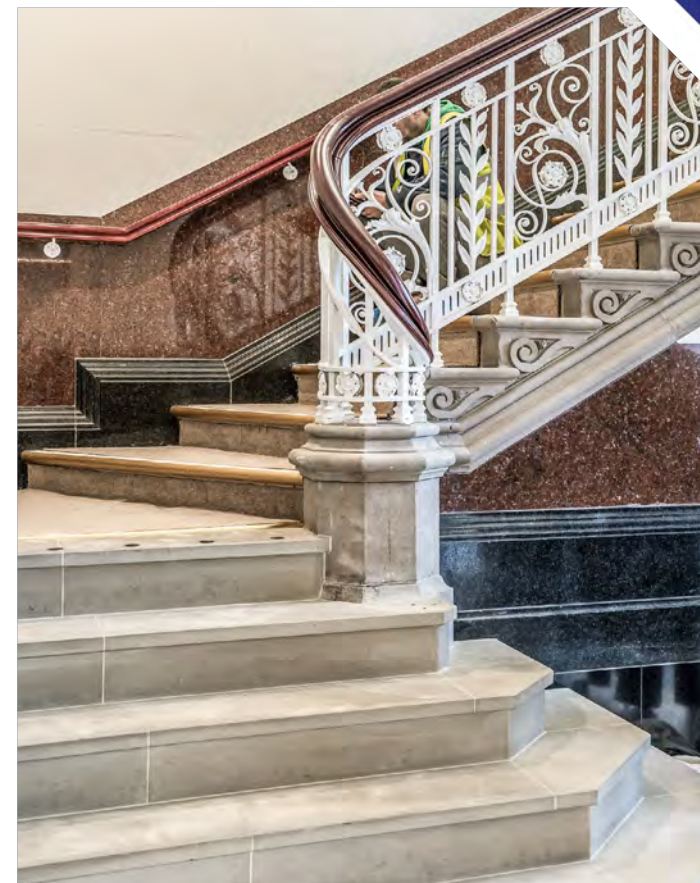
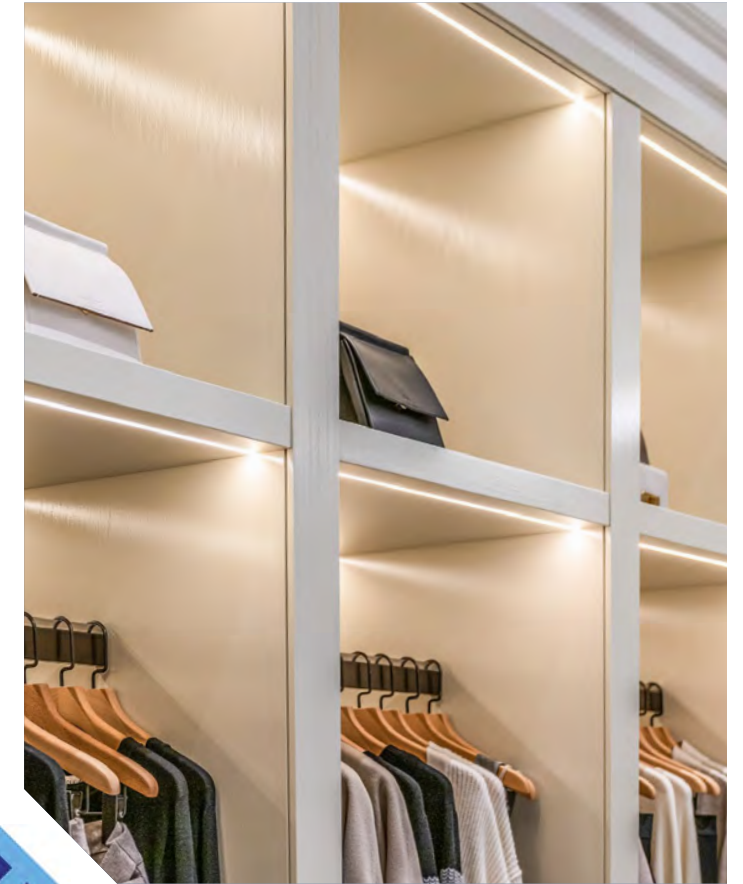
If our Aftercare team cannot resolve the issue personally, we leverage our trusted network to assign the appropriate subcontractor or specialist, guaranteeing expert assistance.

#### 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.



## 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.

Statistics correct as from 01/01/2024

	2023	2022	2021	2020	2019
Hours Worked	2,400,000	1,3884,572	489,430	300,184	487,247
Fatalities	0	0	0	0	0
Lost Time Injuries (LTI)	7	5	6	2	2
First Aid Events	12	9	11	4	5
Medical Treatments	5	9	6	5	3
Lost Time Injury Frequency Rate	0.37	0.28	1.02	0.61	0.6
HSA Reportable Events	0	0	1	1	0
HSA Visits	4	5	2	7	9
HSA Prohibitions	0	0	0	0	0

### NISO Awards

Awarded five consecutive National Irish Safety Organisation awards. 2018 - 2022.



### ISO Standards

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



### 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



Elliott Group have been awarded six consecutive National Irish Safety Organisation awards, 2018 - 2023, along with the Gold Award in the internationally recognised RoSPA Health and Safety Awards 2022 and 2023.

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

SustainIQ is an all-in-one ESG & sustainability reporting software that Elliott Group have launched across the group to measure, monitor and report on our social, economic, and environmental performance.

SustainIQ provides Elliott Group with a single platform to report on all areas of ESG, including GHG Emissions, Waste Management, Social Value, Biodiversity and much more. With over 150 data points, SustainIQ was a perfect fit to help Elliott Group resolve our ESG challenges.



## Health, Safety, Environmental and Quality



### Awareness and Training

- + Throughout all Elliott Group projects, all members of the project team take part in group Environmental Awareness Training.
- + Training programmes are delivered by an external trainer and include Electricity, Lighting, Heating, Waste Control to ensure best practice onsite.
- + HSEQ team regularly deliver Toolbox Talks on Environmental Awareness Procedures.
- + All staff are actively encouraged to supporting lasting benefits to local business and communities.



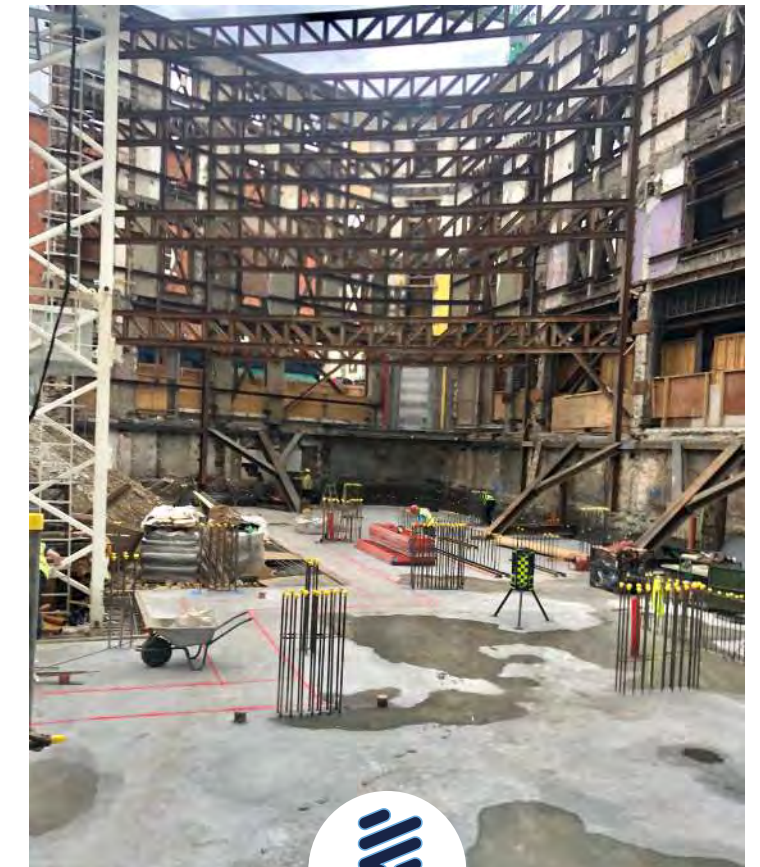
### Wellness Committee

- + In 2021, a new initiative was launched to create an internal Wellness Committee, open to all levels within the company.
- + This committee is tasked with coordinating activities and initiatives to improve the working environment, to engage with our local communities and to empower our work force to have a voice and to feel safe in speaking out.
- + Initial efforts include anonymous welfare surveys, team building activities and events, health & fitness incentives and voluntary charity support.



### Community

- + Here at Elliott Group we recognise the value of our next generation. We strive to employ up to 5% of our workforce as apprentices, trainees and graduates.
- + Our Employee Volunteering Policy is implemented to support and encourage our employees to volunteer with charitable causes within the communities we work.
- + Elliott Group will aim to comply with and report against our Clients and customers supply chain charter on responsible procurement practices.
- + All our projects will have a social value champion who will work with the local communities to develop and employ people within the local catchment of the project.



### Materials

- + Elliott Group strive to work with our clients, customers and supply chain to reduce all avoidable waste generated on site and divert this waste from landfill to ensure materials have a second life.
- + Elliott Group aim to remove all single use plastics from our offices and projects.
- + Our targets seek to reduce our potable water use intensity by 50%, introducing rainwater harvesting techniques.
- + We aim to successfully embed circular economy principles into our operations, such as take back schemes when purchasing packaging, and utilising surplus material.



## Health, Safety, Environmental and Quality

# netZERO

# zeroRISK

everyone goes home safely

At Elliott Group, we set high standards in safety, health, quality and social responsibility. We work collaboratively with our partners and our team 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.  
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.



**BREEAM** **SKArating**



View our Policies Online



## Environment

Responding to climate change and managing our impact on the environment



## Materials

Choosing the right materials, using less materials and creating value from the materials we no longer need



## Communities

Improving the prosperity and wellbeing of individuals and communities

### 2040 Goals

Beyond Net Zero Carbon

Generate Zero Waste

Become a pioneer within the sector to help build healthier and more prosperous communities

### Our 2030 Targets

Achieve our science-based carbon reduction target

Reduction in waste generated

Positively impact every community in which we work

### Local Community Sustainability Action Plans

### ESG Strategy

Elliott Group are working in partnership with leading consultants, Blue Planet, and Sustain IQ to develop an impactful ESG Strategy for launch in 2024.

**sustainIQ**

We'll change your world, for good



**Blue Planet Consulting**





# ELLIOTT GROUP | EXCEL WITH ELLIOTT GROUP



Cavan



Dublin



Cork



London



Birmingham



“One of the best things about working at Elliott Group is being surrounded by construction professionals with a lot of experience. If you show curiosity and a willingness to learn, you will have the full support and guidance you need to progress.”

**Winniefred Aghaeze,**  
Quantity Surveyor



“I started working for the Elliott Group in 2021, from day one the supportive work environment with a health and positive work culture was clear to see. An exceptional family to work with”.

**Christy Burke,**  
HSEQ Manager, UK



“At Elliott Group you are guaranteed support, mentorship & opportunities for growth. There is a great spirit of teamwork & dedication while also promoting a healthy work/life balance. It's an excellent place to work & I look forward to a long and prosperous career.”

**Grainne McLoughlin,**  
Site Manager



“The Elliott Group is an exciting, enjoyable and professional place to work, which shows great passion and aspiration in all of their projects. All staff within the company are extremely helpful and kind, while working together to assist each other in any way they can.”

**Niall Fitzpatrick,**  
Estimator

## Elliott Group Graduate Programme

### Your Success

We provide our graduates with the opportunity to develop their skills within a professional, hands-on environment.

Our goal is to help them gain experience in all areas of the construction industry in order to give them a complete understanding of the industry in full.

We commit to supporting them in being the most successful they can possibly be.

### What to Expect

A structured programme that has been designed by our team to give the best experience across all areas of the construction industry.

The focus will be based on their area of study with dedicated mentors to ensure development. They will provide regular feedback along with guidance on personal development and accreditation.

Our hands-on approach resonates throughout the company so they will benefit from a wide range of relevant and first-hand experience.

### Exceed with Elliott Group

For graduates, this is the first step toward a career in construction.

The skills, knowledge and experience gained on this programme will ensure that they are on the right path in the construction industry. This will ensure that they reach their personal career goals.



Connect with us today for updates on our company and current projects.  
T: +353 49 4331066 | [www.elliottgroup.com](http://www.elliottgroup.com)







# ELLIOTT GROUP | CAREER OPPORTUNITIES

<b>Project Management</b>	Leadership	Communication	Problem Solving	Organisational
<b>Commercial Management</b>	Finance	Attention to Detail	Communication	Strategy
<b>Procurement</b>	Negotiations	Attention to Detail	Computer Literacy	Finance
<b>Accounts</b>	Finance	Accounting	Computer Literacy	Customer Service
<b>Administration</b>	Communication	Computer Literacy	Time Management	Attention to Detail
<b>Site Management</b>	Communication	Commercial Awareness	Teamworking	Ability to Motivate Others
<b>Snagging</b>	Trade Experience	Customer Service	Communciation	Problem Solving
<b>Engineering</b>	Technical Skills	Reporting	Commercial Awareness	Analytical
<b>Health and Safety</b>	Communication	Commitment to Safety	Risk Management	Observant
<b>Quality Control</b>	Communication	Attention to Detail	Computer Literacy	Organisation
<b>Quantity Surveyor</b>	Strong Maths	Attention to Detail	Analytical	Computer Literacy



## Align your Talents

Your skills are your greatest assets. You can harness your abilities to excel and make an impact in a career you enjoy. **Your potential is boundless.**





# ELLIOTT GROUP | CAREER OPPORTUNITIES

<b>Design Manager</b>	Design and Technical	Problem Solving	Project Management	Creative
<b>Mechanical and Electrical</b>	Trade Experience	Mechanical	Problem Solving	Collaboration
<b>Marketing</b>	Creativity	Analytical	Problem Solving	Communication
<b>Preconstruction</b>	Design and Technical	Problem Solving	Project Management	Creative
<b>Project Planner</b>	Analytical	Problem Solving	Time Management	Teamwork
<b>IT</b>	Strategic Thinking	Analytical	Data Driven	Ability to Motivate Others
<b>Human Resources</b>	Confidentiality	Customer Service	Communication	Conflict Resolution
<b>Crane/Plant Operators</b>	Teamwork	Patience	Attention to Detail	Spatial Awareness
<b>Architect</b>	Analytical	Attention to Detail	Creative	Problem Solving
<b>Interior Design</b>	Creative	Critical Thinking	Imagination	Communication
<b>Estimator</b>	Numeracy	Attention to Detail	Methodical	Organisation



## Align your Talents

Your skills are your greatest assets. You can harness your abilities to excel and make an impact in a career you enjoy. **Your potential is boundless.**





# ELLIOTT GROUP | CAREER PROGRESSION







# ELLIOTT GROUP | COMMUNITY & STAFF ENGAGEMENT



## Clockwise I-r

- + Construction Youth Trust Charity Project, UK
- + Wall of Kindness homeless donation hoarding, Premier Inn, Cork City
- + Sherriff's Gate project team with members from Worcester Community Trust at the Breaking Ground
- + Student visit and tour, Adamstown, Dublin
- + Elliott Group volunteers for the Mellon Educate Building Blitz, South Africa 2022
- + Crann Programme at a primary school in Adamstown, teaching kids about biodiversity
- + Hoarding adorned with artwork following an art competition with local school







# ELLIOTT GROUP | COMMUNITY & STAFF ENGAGEMENT



### Clockwise I-r

- + Dragons at the Docks team at the charity event supporting Simon Community 2022
- + Dublin staff relay team
- + Topping Out celebrations at The Crossings development in Adamstown
- + Local school children burying a time capsule on site in Chester
- + Celebrating onsite at the Eglinton Topping Out ceremony
- + Donation of goods to the Easter Campaign at the Cutteslowe Community Centre
- + Free health checks issued to all staff annually







Elliott   
GROUP

---

LIVE  
PROJECTS



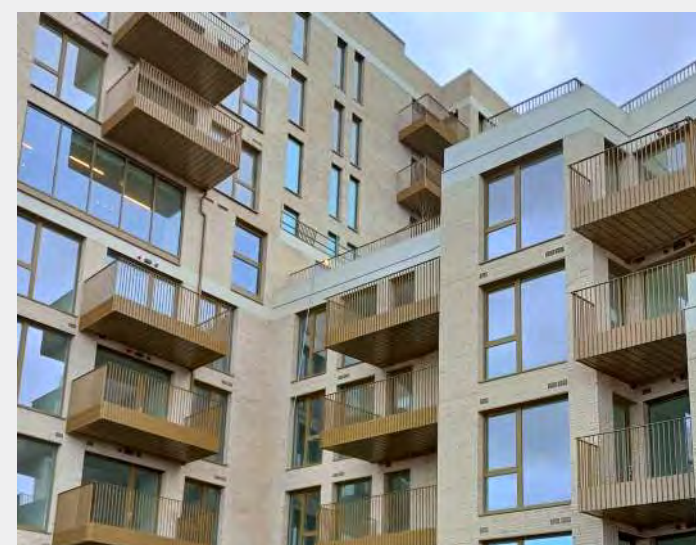
## Eglinton Road | Live Project Donnybrook, Dublin



When complete, the development on Eglinton Road will provide 139 apartments, nine Duplex units and resident amenities over 12 floors with a basement carpark.

Eglinton Road, has been designed to provide 139n apartments, 9 2-bed Duplex units and associated communal facilities, basement car-parking and ancillary accommodation in line with the standards set out in the Sustainable Urban Housing: Design Standards for New Apartments (2018). Situated on the corner of Eglinton and Donnybrook Road, this landmark site is perfectly located at the entrance to Dublin City. You could not ask for a better location with Donnybrook Village and its array of shops, restaurants, bars and cafés as well as the Hebert Park on your doorstep.

These apartments have been designed to ensure that maximum light penetrates each room. This development will feature contemporary style apartments that are light-filled and generous in size over-looking an internal courtyard garden. Connectivity could not be better with the Quality Bus Corridor outside your door and access to the train and Luas nearby.



<b>Value</b>	€39,700,000
<b>Client</b>	Richmond Homes
<b>Location</b>	Donnybrook, Dublin
<b>Programme</b>	22 Months
<b>Size</b>	148 Apartments



## Eglinton Road | Live Project Donnybrook, Dublin



Scan or Click QR code to view  
**Drone Footage**

Scan or Click QR code to view  
**360 Walk Through Footage**





# The Crossings, Adamstown | Live Project

## Adamstown Station, Co. Dublin



As part of The Crossings development, the project includes 279 residential apartments 20 retail units along with extensive hard and soft landscaping to associated plaza and green areas.

### The Crossings - Phase 1: Residential Blocks B&E

Phase 1 site area is approximately 3.77 Hectares comprising three buildings – Block B, Block E. The scope of this contract comprises Block B and Block E, only including all associated infrastructure and public realms. Phase 1: Blocks B&E form part of the wider Adamstown Station SDZ and consist of the following:

- + A mixed-use residential and commercial scheme with buildings ranging in height from 4-9 story's, including all associated infrastructure and public realms.
- + There are 279 residential units in total comprising of a mix of apartments, duplexes, and ground-floor retail units, split as follows:

#### Block B

- + 135 residential units.
- + 9 ground floor retail units.
- + Ranging 4-7 storeys.

#### Block E

- + 144 residential units.
- + 11 Ground floor retail units.
- + Ranging 4-9 storeys.



Scan or Click QR code to view Video

Value	€60,000,000
Client	Quintain
Location	Dublin
Programme	20 Months
Size	279 Residential Units 20 Retail Units





# The Crossings Block G | Live Project

## Adamstown, Dublin



As an integral component of The Crossings development, the Adamstown project Block G comprises two sections, G1 and G2, both containing a total of 184 residential apartments between them.

### Building G1

- + Spanning from 4 to 9 stories, the structure encompasses 89 residential apartments and individual entrance units, along with amenities such as a concierge service, residential facilities, and extensive landscaped areas surrounding the building.

### Building G2

- + Spanning from 4 to 6 storeys, the building includes 95 residential apartments and individual entrance units, complemented by expansive landscaped surroundings

There are infrastructure works around the perimeter of the site to tie into the existing road network, upgrade works to footpaths, bicycle lanes and pedestrian crossings.



Scan or Click QR code to view Video



Value	€42,000,000
Client	Quintain
Location	Adamstown, Dublin
Programme	93 weeks
Size	184 Units





# The Crossings at Adamstown, Phase 3 – Blocks ACD | Live Project

## Adamstown Station, Dublin



The Crossings at Adamstown is part of the development lands located within the Adamstown Strategic Development Zone (SDZ). The proposed development consists of 436 residential units across 3 separate apartment block phases. Phase 3 is bounded by Adamstown Avenue to the North, Phase 1 (Blocks B, E & F) to the East, Phase 2 (Block G) to the East. to the south by Station Road, the railway line and train station and to the west by the railway overpass and its approach road, known locally as ‘the farmer’s bridge’.

The Crossings at Adamstown is the key district centre in the Adamstown SDZ Planning Scheme and is bounded by primary roads, including Station Road, Adamstown Park, Adamstown Avenue and Adamstown Boulevard, which are complete.

### Phase 3 – Blocks ACD Scope of Works

#### Block D

- + Building D ranging between 1 – 5 storeys, containing 168 residential apartments and own door units and extensive landscaped areas around the building.

#### Block A

- + Building A ranging between 4 – 5 storeys, containing 144 residential apartments and own door units and extensive landscaped areas around the building.

#### Block C

- + Building C ranging between 5 – 9 storeys, containing 124 residential apartments and own door units and extensive landscaped areas around the building.
- + There are infrastructure works around the perimeter of the site to tie into the existing road network, utility connections, upgrade works to footpaths, roads, ‘farmers bridge’ bicycle lanes and pedestrian crossings.



Value	€105,000,000
Client	Quintain
Location	Adamstown, Dublin
Programme	24 months
Size	436 Residential Units



## Cork Street Shared Living | Live Project

### The Liberties, Dublin 8



Co-Living is a multifamily model where residents share the common areas of units such as living rooms and kitchens while retaining their private personal spaces.

The proposed development will principally consist of: the construction of Build-to-Rent Shared Living Residential Development comprising 371 No. bed spaces with circulation cores, providing a Gross Floor Space of 14,047 sq m (plus an ancillary basement of 513 sq m). The Gross Floor Area of the scheme above ground is 13,224 sq m over a basement of 1,336 sq m.

The development also consists of the provision of a café (156 sq m) at ground floor level; communal kitchen/living/dining rooms at each floor level to serve the residents of each floor; communal residential amenity space at ground floor level including the provision of a reception/shared communal area, a communal lounge/social room, a multipurpose room, a private

function room, a cinema and yoga space, a gymnasium and a library and workspaces; resident support facilities including a laundry, a concierge/post room, accessible toilets at ground floor level, a staff room and a bin store; landscaped amenity gardens; an external balcony/terrace facing south at first to fourth floor levels (15 sq m per level) accessed from the communal living/kitchen/dining rooms; a roof garden facing north, south and west (144 sq m) and a balcony/terrace facing south (15 sq m) at fifth floor level; and a balcony/terrace at sixth floor level facing south (30 sq m).



<b>Value</b>	€50,000,000
<b>Client</b>	Grayling Properties
<b>Location</b>	Dublin
<b>Programme</b>	26 Months
<b>Size</b>	371 Bed Spaces



# Sherriff's Gate | Live Project

## Worcester



Sheriff's Gate is one of the largest mixed use developments ever to be undertaken in Worcester.

Worcester City Council has given planning approval to phase one of the three-phase scheme, and backed the remainder of the development in principle. Phase one of the scheme involves 213 one and two-bedroom homes and the scheme as a whole will create 650 homes. The development also has planning permission for nearly 13,000 sq ft of commercial space. The Sheriff's Gate development as a whole will involve transforming 900,000 sq ft of industrial land in the Shrub Hill area of the city, creating new homes, business units, a cinema, a hotel, leisure facilities, 1,000 car parking spaces, retail units and an 80-bed care village. The Elliott Group have been selected as the main contractor of a residential apartment development within Phase 1.

The development consists of 213 apartments in a residential block. The development is broken into two blocks. Block A1 & Block A2.



Scan or Click QR code to view Video

<b>Value</b>	£28,000,000
<b>Client</b>	Sherriff's Gate Developments
<b>Location</b>	Worcester
<b>Programme</b>	16 Months
<b>Size</b>	24,500m2





## The Wyldewoods, Boughton Heath Retirement Village | Live Project Chester, Cheshire

The Boughton Heath project consists of 6 No new residential apartment blocks (Blocks A to F) and associated external works. The retirement business model for the development focuses on community and the natural environment for its residents with a generous landscape design and amenity areas.

The project is located adjacent to the Boughton Heath, Chester Park and Ride off Whitchurch Rd A54.

Block A – is a mixed-use block covering 4 levels. Level 00 is built up with Amenity area, cycle & buggy store, plant room and communal areas. There are 15 apartments comprising of 15 No. 2 Beds. spread over levels 01 to level 03. Level 04 is the roof level with all associated communal areas.

Block B – is a mixed-use block covering 5 levels. Level 00 is built up with Amenity area, nurse care, 2x guest apartments, marketing area, refuse, garden store, office, housekeeping area, function room, plant room and communal areas.

There are 19 apartments comprising of 19 No. 2 Beds. spread over levels 01 to level 03. Level 05 is the roof level with all associated communal areas.

Blocks C to F – are apartment block covering 4 levels. Level 00 is built up with cycle store, switch and tank rooms plus 1 No 1 Bedroom apartment, 6 No 2 Bedroom apartments and communal areas. There are an additional 24 apartments comprising of 6 No. 1 Bedroom apartments and 18 No. 2 Beds spread over levels 01 to level 03. Level 04 is the roof level with all associated communal areas.

External works – Extensive soft and hard landscaping throughout the aligned with Landscaped Architect designs.

Elliott Building & Civils Engineering UK Ltd is the Principal Contractor for this project. The Project is a 'Design and Build' project that involves the construction of 6 No. structures.



Scan or Click QR code to view Video



<b>Value</b>	<b>£45,700,000</b>
<b>Client</b>	<b>RVG Ltd.</b>
<b>Location</b>	<b>Chester</b>
<b>Size</b>	<b>155 Units</b>



# Hornchurch | Live Project

## Essex



The Hornchurch development is proposed to replace the existing car park with a much-needed, sustainable development comprising an 87-Bedroom care home, providing residential, nursing, dementia and end-of-life care with extensive communal facilities, and 3 self-build houses, on this brownfield site. The building is predominantly 3 storeys in height, but it is set back from Nelmes Way, with views from existing homes screened by the retention of many existing trees and new planting.

### Architecture

The early approach to the architecture has been informed by both the immediate context along Nelmes Way as well as the more historic charm of Ardleigh House. It is proposed that the new building will use traditional materials and form combined with elegant contemporary detailing.

The building will comprise of brick elevations with subtle variations in tone between 'elements' particularly along the Nelmes Way frontage, this will help to gently express the idea large dwellings rather than a single building in this part of the site.

Large brick gables will include elements of textured detailing, deep set reveals and a celebratory expression of chimneys referencing the materials and handsome detailing seen on Ardleigh House.

The roof will be tiled with clipped eaves and high quality UPVC windows and rainwater goods. The entrance will have a rich crafted quality and seek to incorporate scheme signage into the architecture.



Value	£19,000,000
Client	Signature Senior Lifestyle
Location	Essex
Size	87 Bed Care Home



## Knowle Retirement Village | PCSA Stage

### Knowle, Birmingham

This project involves the design and build of a new retirement village consisting of 85 units complete with a Village Community Center (VCC) which houses;

- + admin office area
- + restaurant
- + bar
- + gym
- + laundry facilities

The development involves the construction of 8 No. timber frame 2 storey independent Living Units and the 3 storey timber frame VCC.

The external façade is traditional brickwork and there is extensive external works and landscaping between the blocks. Value £26M and the client is OPUS.



<b>Value</b>	£26,000,000
<b>Client</b>	Opus
<b>Location</b>	Knowle, Birmingham
<b>Size</b>	85 Units



# Premier Inn, Cork

## 11 Morrison's Quay, Cork City

Conservation, modification and restoration of the 3 nos. protected structures, no. 11, 12 and 13 Morrison's Quay to accommodate 3 new own door office buildings (measuring c. 1093.9sqm) and a Premier Inn Hotel.

The first part of the project is the demolition of c. 2116.76 sqm of existing buildings. To the north, south and west of the 3 protected structures a new build of 4 to 5 storey mixed use development will be constructed comprising of a office and hotel.

The development will contain 187 hotel bedrooms, seating areas, and ancillary restaurant, public bar, kitchen, hotel areas/ offices, associated staff areas, changing/ shower rooms, toilets, stores, bin and bicycle stores, stair/ lift cores and circulation throughout, along with a courtyard at ground floor level and plant at ground floor and roof level. The gross floor area of the hotel will be c. 6852.6sqm.

The ground floor of the new building fronting onto Catherine Street will be an office development, with hotel rooms above.

There will be pedestrian accesses to the offices from Morrisons Quay and Catherine Street and to the hotel from Morrisons Quay and Keeffe St.



Scan or Click QR code to view Video



<b>Value</b>	€29,000,000
<b>Client</b>	Quakeside Ltd
<b>Location</b>	Cork
<b>Programme</b>	18 Months
<b>Size</b>	3 Office Units



## Cedral St. Conleth's Park Co. Kildare



The Project includes the complete demolition of the existing stand and dressing room block, and the construction of a new entrance plaza, new turnstiles, a new 3,000 seat stand, dressing rooms, officials changing rooms, Club Kildare Lounge and multi-purpose rooms. The playing pitch will also be extended in size with a new drainage system to Croke Park standards along with the installation of a flood lighting system.

Demolition of the existing covered standbuilding, the club house, the scoreboard and section of the front boundary wall and turnstiles. The construction of a new 2-storey covered stand building, with facilities within the stand, comprising spectator seating, players' and officials' changing areas, spectators' concourses, circulation, toilet areas, first-aid administrative offices, multi-purpose room, VIP/meeting areas, hospitality and bar serving facilities; confectionery/snack-bar facilities, stores, plant room and associated ancillary areas. Modification to external hard and soft landscaping. Alterations to the existing main

entrance and provision of a new entrance plaza incorporating a ticket office and turnstiles. Works to the playing pitch including the replacement of some of the existing pitch enclosures/ball netting and an increase of the playing field dimensions. Provision of new scoreboard and flood lighting.



Scan or Click QR  
code to view Video



Value	€13,000,000
Client	Kildare GAA
Location	Newbridge, Co. Kildare



# The Belfry | Live Project

## Sutton Coldfield



The Belfry is an award-winning hotel and resort with 300+ luxury bedrooms, restaurants and bars, event and meeting spaces, a leisure club & spa. Their three golf courses, are recognised as world-class, having previously hosted The Ryder Cup and the British Masters.

### Reception Lobby

- + Additional reception desks
- + New concierge desk
- + New floor and wall finishes

### Brabazon Bar

- + New suspended gantry bar
- + Provision of additional tables and seating areas
- + New floor and wall finishes

### Ryder Grill

- + Extension to the existing Ryder Grill restaurant creating a 240m2. new Orangery space.
- + Additional kitchen and pantry space
- + Remodelling of the existing restaurant space
- + New floor and wall finishes

### Bedrooms

- + Full refurbishment of all 270 bedrooms and associated corridors

### Sam's Bar

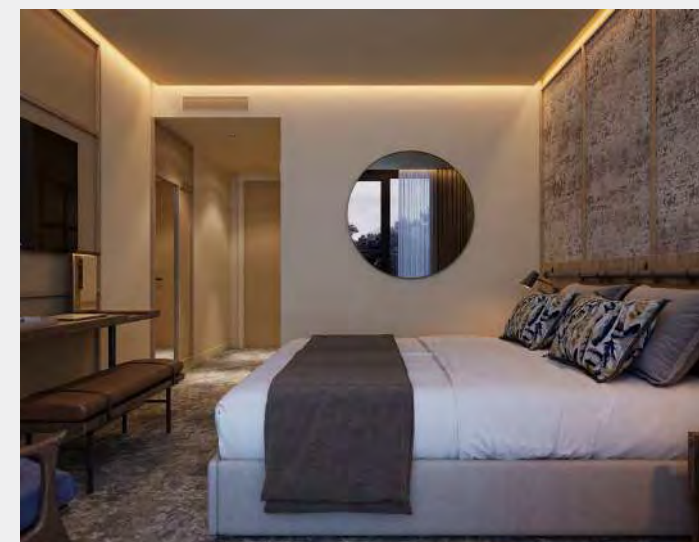
- + Extension to the existing Sam's Bar and Restaurant (130m2) creating a heated covered external space
- + Creating new landscape and patio areas
- + Realigning existing roads

### Night Venue

- + Converting the existing sales area into a new night venue and an additional fine dining restaurant.
- + Creating external patio dining areas
- + Extensive landscaping to the area

### Litchfield Pavilion

- + Construction of a new events space (320m2) within an existing courtyard using a timber frame structure with exposed inter Queen Trusses. The provision of small commercial kitchen, bar area, toilets and external overflow patio area.
- + Extensive landscaping to the courtyard area.



Value	£29,500,000
Client	Cedar Capital Partners
Location	Birmingham
Size	300+ Bedrooms



## K West | Live Project Shepherd's Bush, London



This project involves the total strip out of an existing 7 storey Hotel in Shepard's Bush, London back to shell and core. The space is then reconfigured into a 231 bedroom high spec 4 star Indigo branded hotel.

The work consists of a new spa leisure area in the lower ground floor complete with swimming pool and gym. Additional outdoor space is created adjacent to the spa area to provide outdoor facilities for the gym and spa areas.

On the ground and first floors a new reception, bar and restaurant is created along with meeting and conference rooms. This project has a very aggressive 58 week programme with a 2 phase handover and total cost £39.5M



<b>Value</b>	£39,500,000
<b>Client</b>	K West Hotels
<b>Location</b>	London
<b>Programme</b>	58 Weeks



## Runnymede Hotel | Live Project

### Runnymede, Egham, London



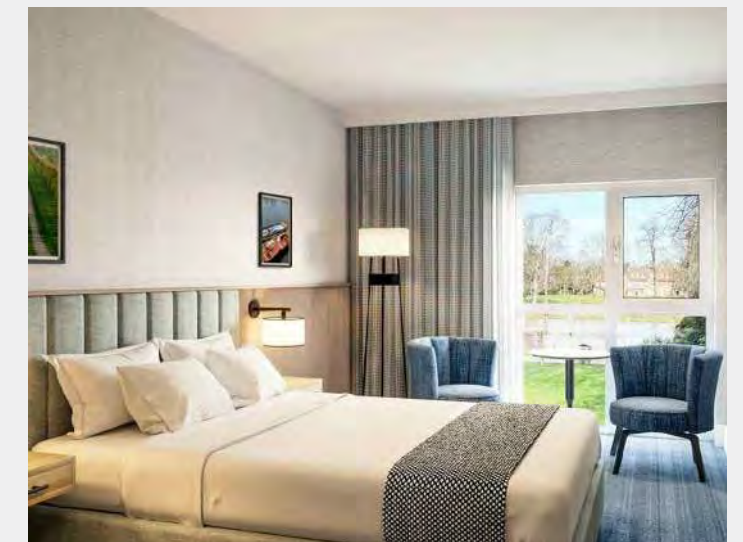
This project consists of an extension to the existing Runnymede-on-Thames Hotel and Spa for the Bourne Leisure Group.

The works involve the design and build of a new 23 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.



<b>Value</b>	£10,800,000
<b>Client</b>	Warner Hotel Group
<b>Location</b>	Runnymede, Egham, London



## Holiday Inn Express | Live Project Peartree Roundabout, Oxford



The project consists of the construction of a four-storey block comprising a ground floor, with nine guest rooms, two meeting rooms, a break-out area, a linen store and toilets, and three upper floors each with nineteen guestrooms adding a total of 64 rooms to the existing hotel.

The building is constructed on a piled foundation with a 4 storey insitu concrete frame with a combination of a brick and render cladding and aluminium windows including frameless Oriel windows at Ground floor level.

External works include landscaping and paving to match in with the existing building and environs.



<b>Value</b>	£8,900,000
<b>Client</b>	LGH Hotels Management, UK
<b>Location</b>	Oxford
<b>Size</b>	64nr Room Extension



# ICICLE

## 114 Grafton Street, Dublin



Icicle currently has a number of high-end outlets in Paris, France and the one in Dublin is going to be their first retail in Ireland. Icicle will follow the same Interior concept applied to all existing stores in Paris whilst respect the nature of the building at 114 Grafton Street, Dublin which is a listed building.

This project includes the construction, Design development and commissioning of their new retail store. Works include the adaptation of the interior structure, removal of escalators and adjustment to floor levels. Fit out works include stripping and reinstallation of floor finishes, construction of partitions, new joinery, refurbishing of windows and signage as well as the preservation of existing features, mouldings etc.

### Key Requirements & Challenges

Being a listed building, the preservation of its historical character was one of the core aspects of this project which itself presented with the challenge of applying the client's strong design identity to suit the space in respect of those elements that need to be preserved.

Built heritage conservation preserves and prolong the integrity of old structures while accommodating changes necessitated by occupants or by environmental factors.

This involves respecting the original design, materials and craftsmanship of buildings and structures in order that they retain authenticity and character.

In an urban environment such as Dublin, building conservation takes on an added layer of importance, as traditional building form the essential building block of the city. It is these elements that collectively generate urban distinctiveness, character and sense of identity.

Other Key element was the introduction of the mechanical system without being on show in respect of the client's desire of keeping it concealed and not in view to the necked eye.

Being an old building there was several fire upgrade works requirements. Moreover, the building was subject to numerous floods in the basement which challenge the Design team in mitigating around these issues. Several water leaks from roof and facades also had to be repaired prior to any site works commencement.

The site logistics, being located on the Luas line, is being a delicate operation – with taking in and out deliveries of materials, the removal of the escalator which had to be cut up into smaller sections and removed from site, the delivery of large joinery items.



Value	€2,500,000
Client	ICICLE
Location	Dublin
Programme	13,655 sq. ft.
Size	Dublin



# Cusack Stand Refurbishment - Croke Park | Live Project

## Drumcondra, Dublin



The Cusack Stand Refurbishment project appears to be 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 likely involves 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 will be 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 likely cater to the refreshment needs of guests, possibly featuring modern design and a variety of offerings.

This contemporary joinery along with modern floor and ceiling finishes, indicating a significant aesthetic overhaul to provide a sleek, contemporary look.

### Improvement of Corporate Entry at Level 1:

The entry point sets the tone for guests, so upgrading this area is crucial for creating a positive first impression. This will involve aesthetic enhancements to all circulation routes and streamlined access procedures.

### Upgraded Mechanical and Electrical Systems:

This is an essential aspect of modernizing any building, ensuring that the heating, ventilation, air conditioning, and electrical systems meet current efficiency and safety standards.

### Additional Lift Shaft for Access to Level 7:

Improving vertical circulation within the facility is crucial for ease of movement, especially for a multi-level stand like the Cusack Stand. The new lift shaft will enhance accessibility, particularly for guests going to or coming from the upper levels.

Overall, this project aims to significantly enhance the corporate hospitality experience at Croke Park, ensuring that the facilities meet contemporary standards and provide a comfortable, efficient, and aesthetically pleasing environment for corporate clients and guests and the wider GAA community.



Value	€12,000,000
Client	GAA
Location	Croke Park



## Athlone GIL Peaker Power | Live Project

### Athlone, Roscommon, Ireland



The Project is located in Monksland Industrial Zone, Athlone, Roscommon Ireland will consist of five gas reciprocating engines exporting power to the grid via an adjacent 110 kV connection. The Project will use natural gas as its primary fuel with gas oil as a back-up in the event of interruption to the gas supply.

+ 100 MW Dual-Fuel Generation Asset



Value	€20,000,000
Client	Centrica Business Solutions
Location	Monksland, Athlone

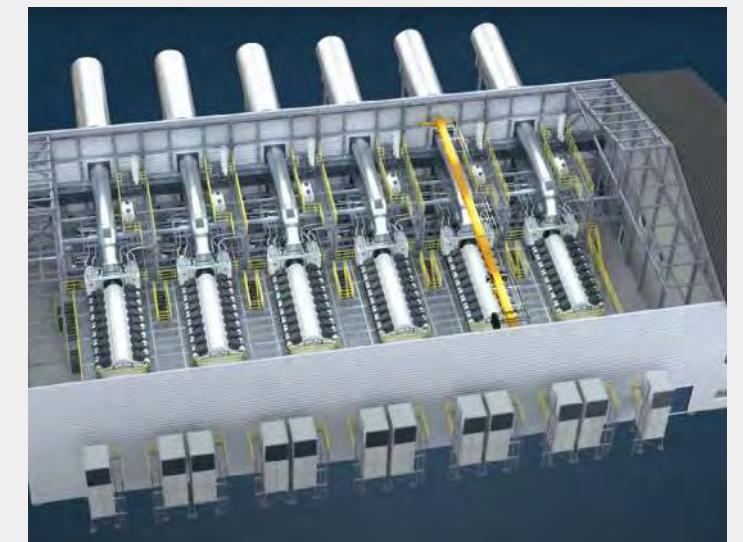


# Profile Park Power Plant | Live Project

## Dublin



The Project is located in Dublin, Ireland will consist of five gas reciprocating engines exporting power to the grid via an adjacent 110 kV connection. The Project will use natural gas as its primary fuel with gas oil as a back-up in the event of interruption to the gas supply.



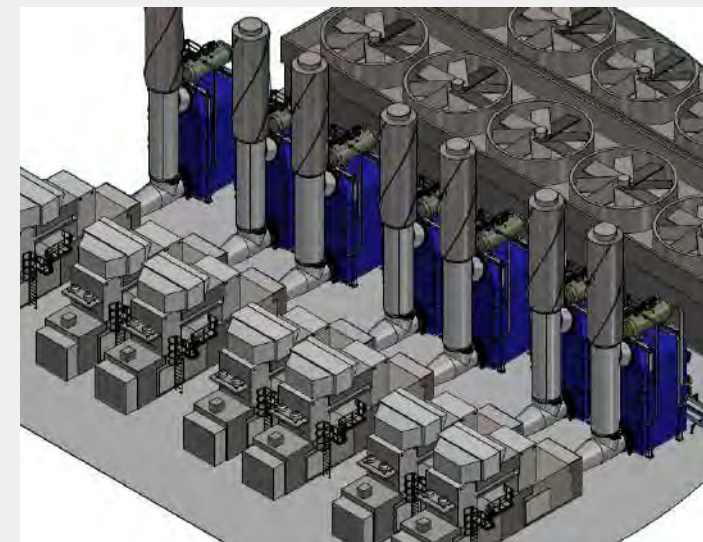
Value	€20,000,000
Client	GAMA Construction Ireland Ltd.
Location	Grange Castle, Dublin



## Dub10 Energy Centre Dublin



Construction of the DUB10 Energy Centre which includes the infrastructure to house 4 gas turbines, transformers, generators and fuel oil provision. All underground electrical ducting and ground services .



Value	€10,000,000
Client	Echelon Data Centres
Location	Clondalkin, Dublin



# Domino's Commissary, Phase 1

## Co. Kildare



Phase 1 Complete.

The works for Domino's Pizza consists of the extension and refurbishment of their existing Pizza dough manufacturing facility known as Commissary in Naas Enterprise Park in Co. Kildare. All works must be carried out without any disruption to production at the facility throughout the construction works.



Scan or Click QR code to view Video



<b>Value</b>	€9,900,000
<b>Client</b>	Domino's
<b>Location</b>	Co. Kildare
<b>Programme</b>	53 weeks





# Dairygold

## Mitchelstown, Co. Cork



The project consists of the upgrade and expansion of the existing milk processing facility at Castlefarm Site, Mitchelstown, County Cork, comprising of:

Construction of a Wet Casein Building – comprises of 2 floors, an electrical room and external tank based area.

Construction of a Dry Casein Building – comprises of 3 floors, MCC and electrical rooms and external tank based area.

Construction of a new Milk Intake Covered Yard.

Upgrade works to the existing HGV Maintenance workshop including a new amenities area.



<b>Value</b>	€10,000,000
<b>Client</b>	Dairygold Food Ingredients Ltd.
<b>Location</b>	Cork

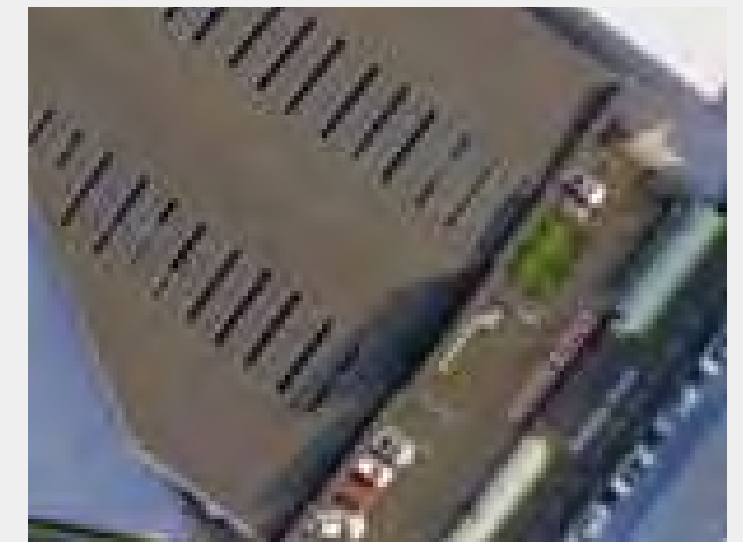


## Aintree Road, Perivale

### Perival, London, UK

Our Client L&R Group have entrusted the delivery of this warehouse facility following a single stage tender process.

The works consist of the asbestos removal, demolition and enabling works, followed by substructure and steel frame and cladding with car lifts, mezanine floors and a high quality resin floor finish.



<b>Value</b>	£5,850,000
<b>Client</b>	L&R
<b>Location</b>	Aintree Road, Perivale, London
<b>Programme</b>	53 weeks (incl Demo)



# Cadent Gas

## Uxbridge Road, Slough

Remediation of brownfield site, construction of new 2-story office building c 25,000sqft, 12,000sq of workshops / stores (ground and mezzanine) in separate building, 17,000m2 of hard surfacing and areas of soft landscaping.

The project involves the demolition of the existing two/three storey buildings known as Polygon House and Murdoch House, together with 5Nr ancillary stores/workshop buildings at Uxbridge Road, Slough to allow the construction of a new two-storey office building of approximately 25,000sqft and a single-storey plus mezzanine store/workshop building of approximately 12,000sqft.

Extensive ground remediation and external works are required as part of the scope. The existing two-storey Brunel House will be demolished to permit completion of the remediation and external works in this area.

The target for this contract is to be awarded a BREEAM rating of EXCELLENT for both the office building and the store/workshop building.



<b>Value</b>	£18,500,000
<b>Client</b>	Cadent Gas Ltd.
<b>Location</b>	Slough



## Contact Us



**Darragh Elliott**  
Managing Director ROI  
[d.elliott@elliottgroup.com](mailto:d.elliott@elliottgroup.com)  
+353 86 244 0937



**Noel Elliott**  
CEO UK  
[n.elliott@elliottgroup.com](mailto:n.elliott@elliottgroup.com)  
+44 7531521 548



**Gary O'Sullivan**  
Construction Director ROI  
[g.osullivan@elliottgroup.com](mailto:g.osullivan@elliottgroup.com)  
+353 87 915 3291



**Eddie Campion**  
Managing Director UK  
[e.campion@elliottgroup.com](mailto:e.campion@elliottgroup.com)  
+44 7944 083 795



**David Givney**  
Regional Director London  
[d.givney@elliottgroup.com](mailto:d.givney@elliottgroup.com)  
+44 7367881423



**Scott Blackburn**  
Regional Director Birmingham  
[s.blackburn@elliottgroup.com](mailto:s.blackburn@elliottgroup.com)  
+44 7932 225065

 Click on your preferred location to view our regional contact details



# A Tradition in Construction

Construction is in our DNA



"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"