



Elliott GROUP

Cavan | Dublin | Cork | London | Birmingham

EXCEED WITH ELLIOTT GROUP Graduate Development Programme

Elliott Group | Construction is in our DNA

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.



Leadership Team - ROI & UK



Darragh Elliott
CEO ROI



Noel Elliott
CEO UK



Ray Fallon
Group CFO



Gary O'Sullivan
Managing Director
ROI



Eddie Sheridan
Group CCO



Eddie Campion
Managing Director
UK



Matthew O'Dowd
Group HSEQ Director

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.



Cathal Smith
Group Technical
Services Director



David O'Kelly
Group Fit Out Director



Bill Burke
Contracts Director
Mission Critical



Will Leahy
Regional Director
Munster



Richard Sweeney
Contracts Director
ROI



Aaron Magee
Contracts Director
ROI



Alan Clarke
Contracts Director
ROI



Pat O'Connor
Contracts Director
ROI



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

Management & Support Team



Ronan Coleman
Chief Group Estimator



Noel Smith
Senior Estimator



Eric Leonard
Group Preconstruction
& Planning Manager



Glen Deacon
Pre-Contract Manager
UK



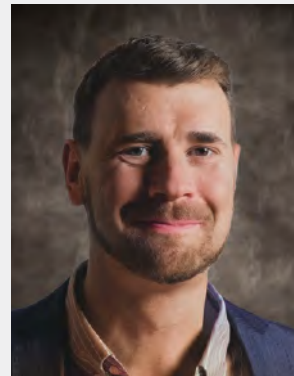
Les Browne
Virtual Design and
Construction Engineer



David Odell
Group Planning
Manager



Howard Fuller
Planning Manager



Eoghan Harris
BIM & Digital
Operations Manager



Derek McConnon
I.T. & Systems
Manager



Gerry McCaffrey
Group Head of
Procurement



Owen Walsh
Aftercare Manager



Tracey Mackie
Accounts Manager
ROI



Shane Corcoran
Accounts Manager
UK



Claire Galligan
Marketing Manager



Lauren Eite
HR Manager

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)

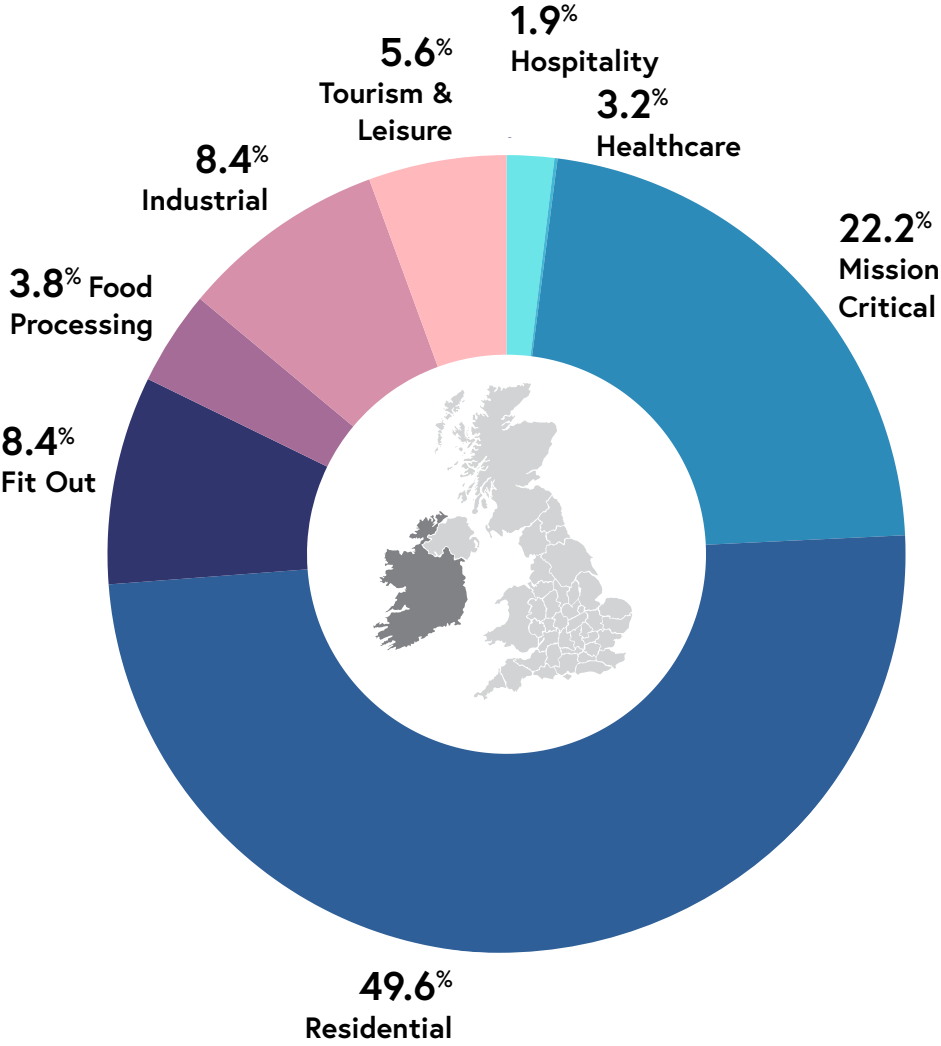
Bonding Capacity

Available Capacity €25m

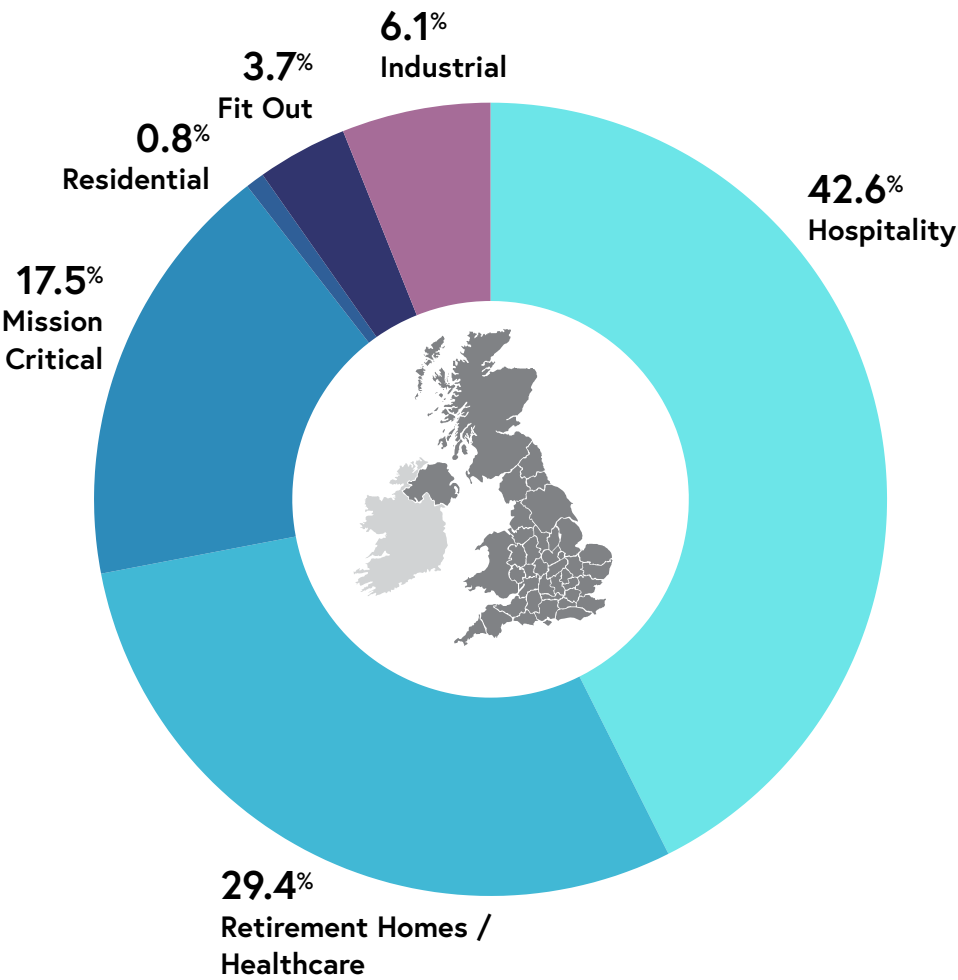


Industry Sectors 2024

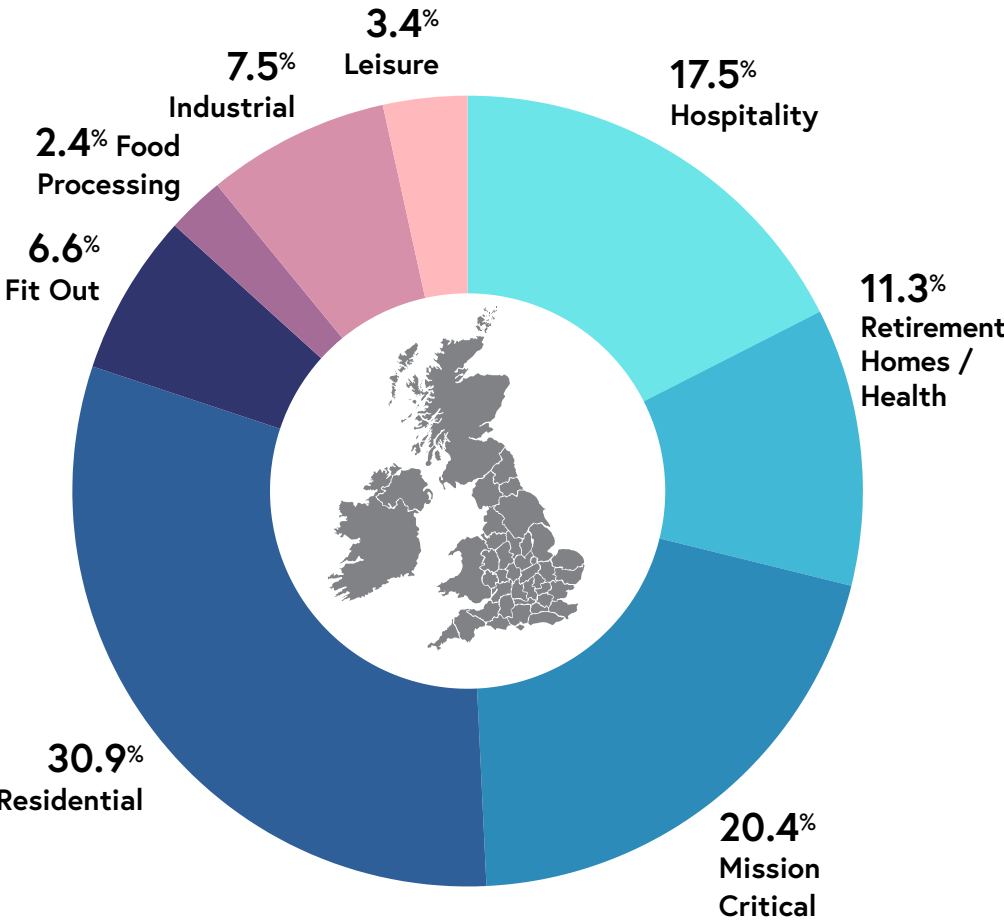
Republic of Ireland Turnover 2024
€191m



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



Group Turnover 2024
€310m



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.



Exceed with Elliott Group Graduate Development 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.



“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,



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

Christy Burke,



“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,



“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,



Cavan



Dublin



Cork



London



Birmingham



Connect with us today for updates on our company and current projects.

T: +353 49 4331066 | www.elliottgroup.com

Career Progression



Career Opportunities

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

Career Opportunities

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



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Preconstruction

Centralised Estimating for Risk Management

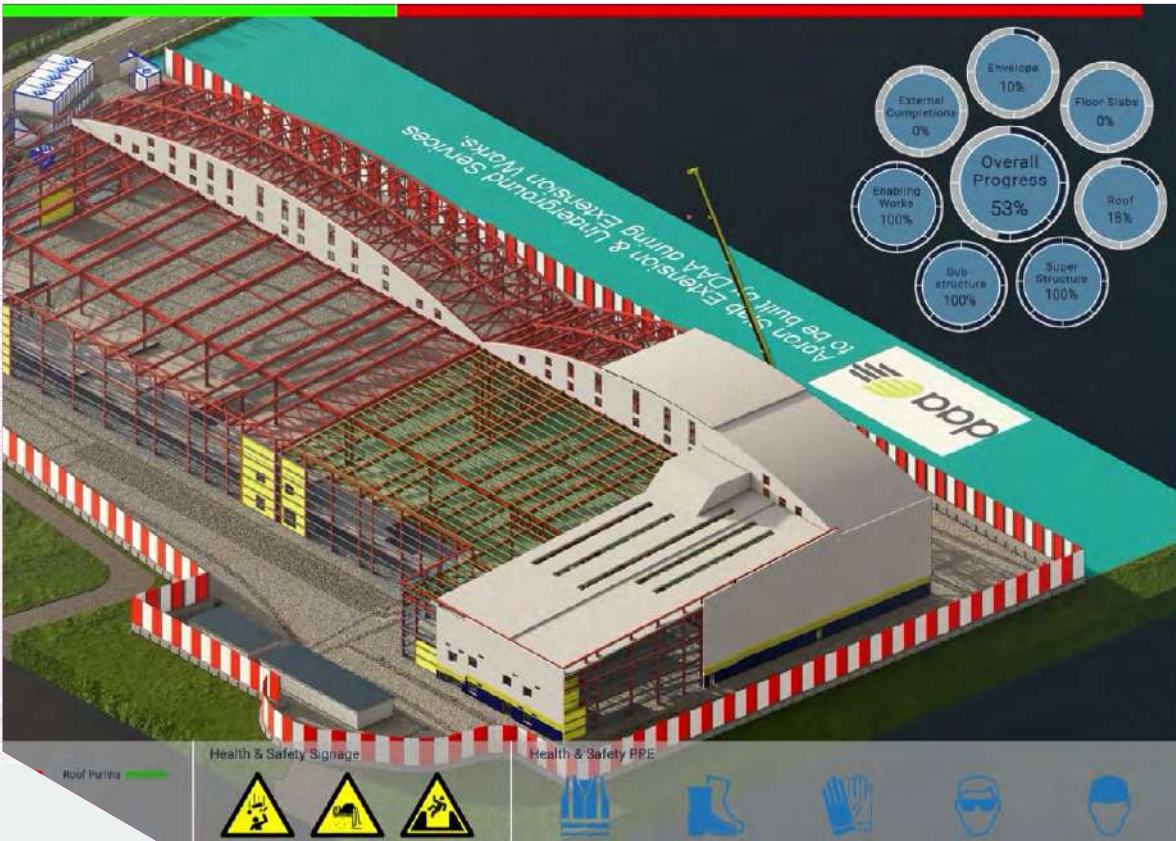
The majority of estimating is carried out by the team based at our headquarters in Cavan, Republic of Ireland, led by Ronan Coleman. While Stage 1 cost planning can be managed locally by regional teams, Stage 2 cost planning is conducted at headquarters to ensure comprehensive evaluation of commercial 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

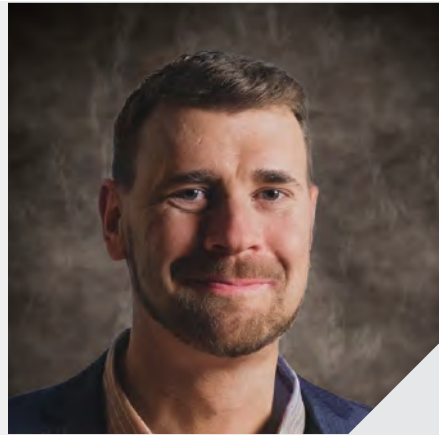
Our Preconstruction Department, under the leadership of Eric Leonard, ensures that all technical aspects of a project are thoroughly assessed. Prelim budgets and risk profiles are integrated into our commercial proposals, supported by in-house development of 4D sequencing and logistics plans to mitigate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



Building Information Management (BIM)

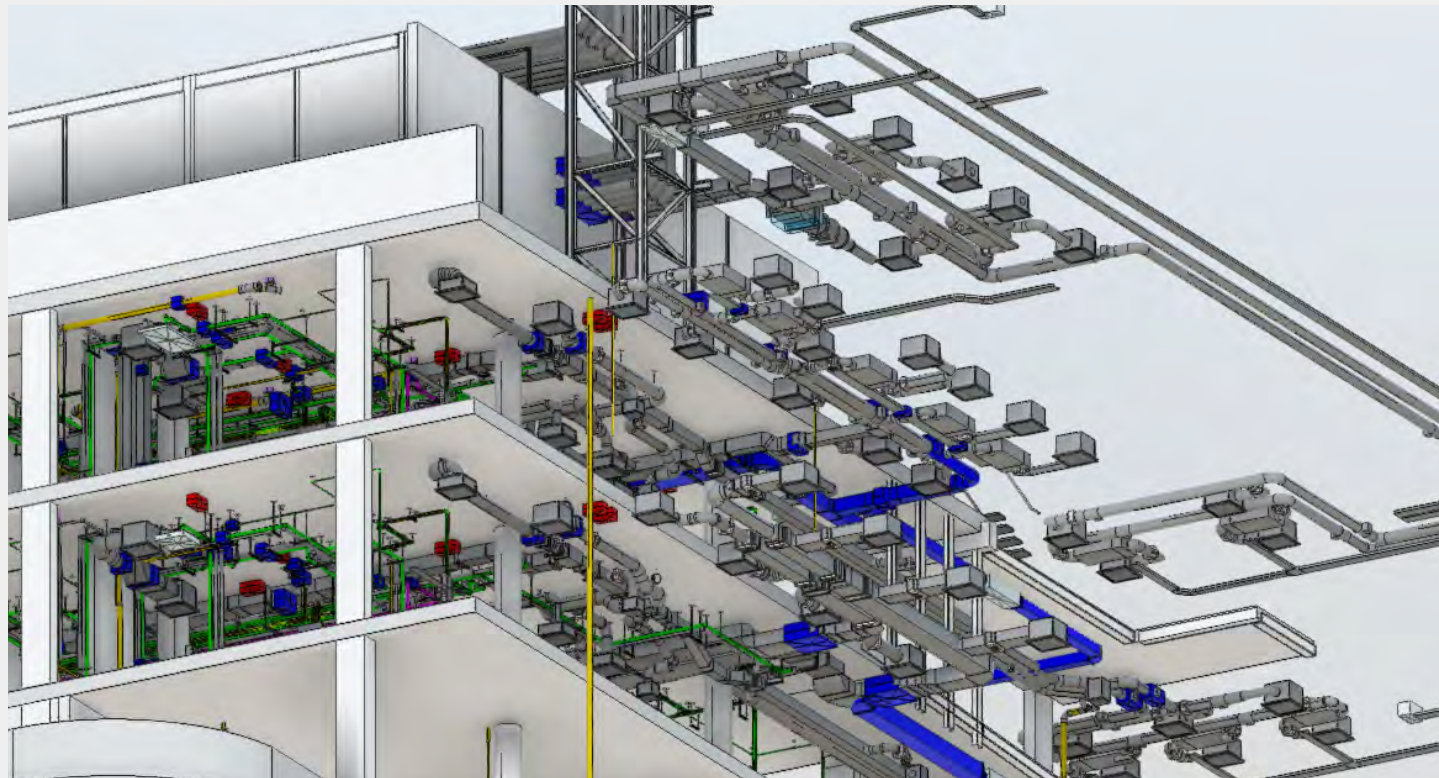


Eoghan Harris

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.



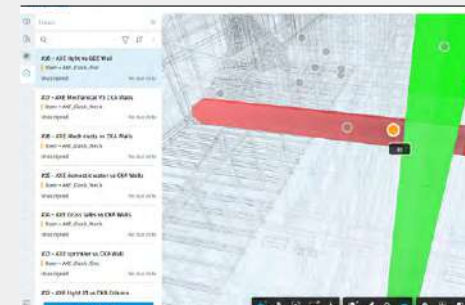
Common Data Environment

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.



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

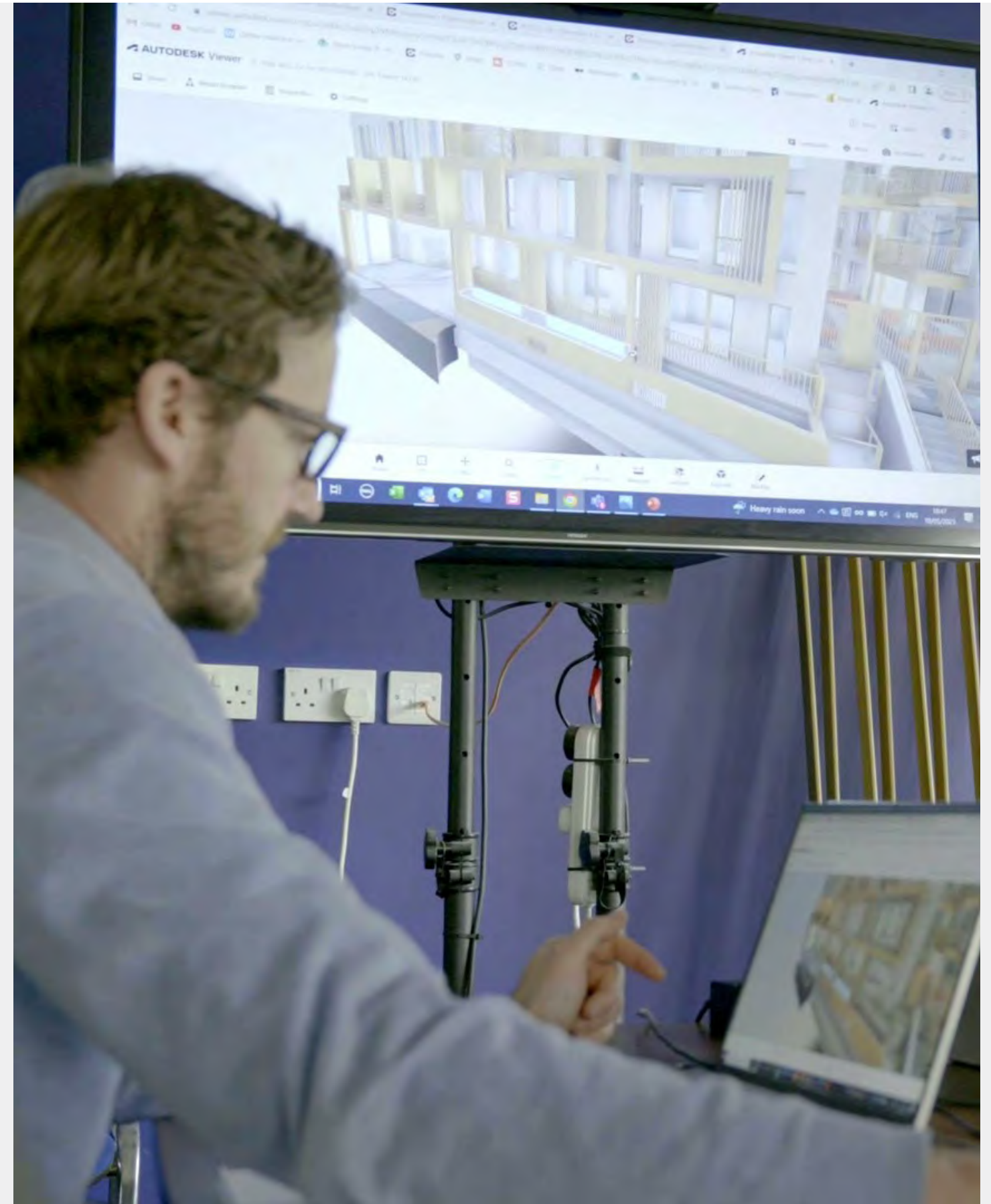
Procore programme application is used for full transparency and efficiency across the project team. Access to live information across sites and offices.

Reporting

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

Plot Grid

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



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 Quality & Environmental 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)	3	3	5
Lost Time Injury Frequency Rate	0.13	0.15	0.28
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



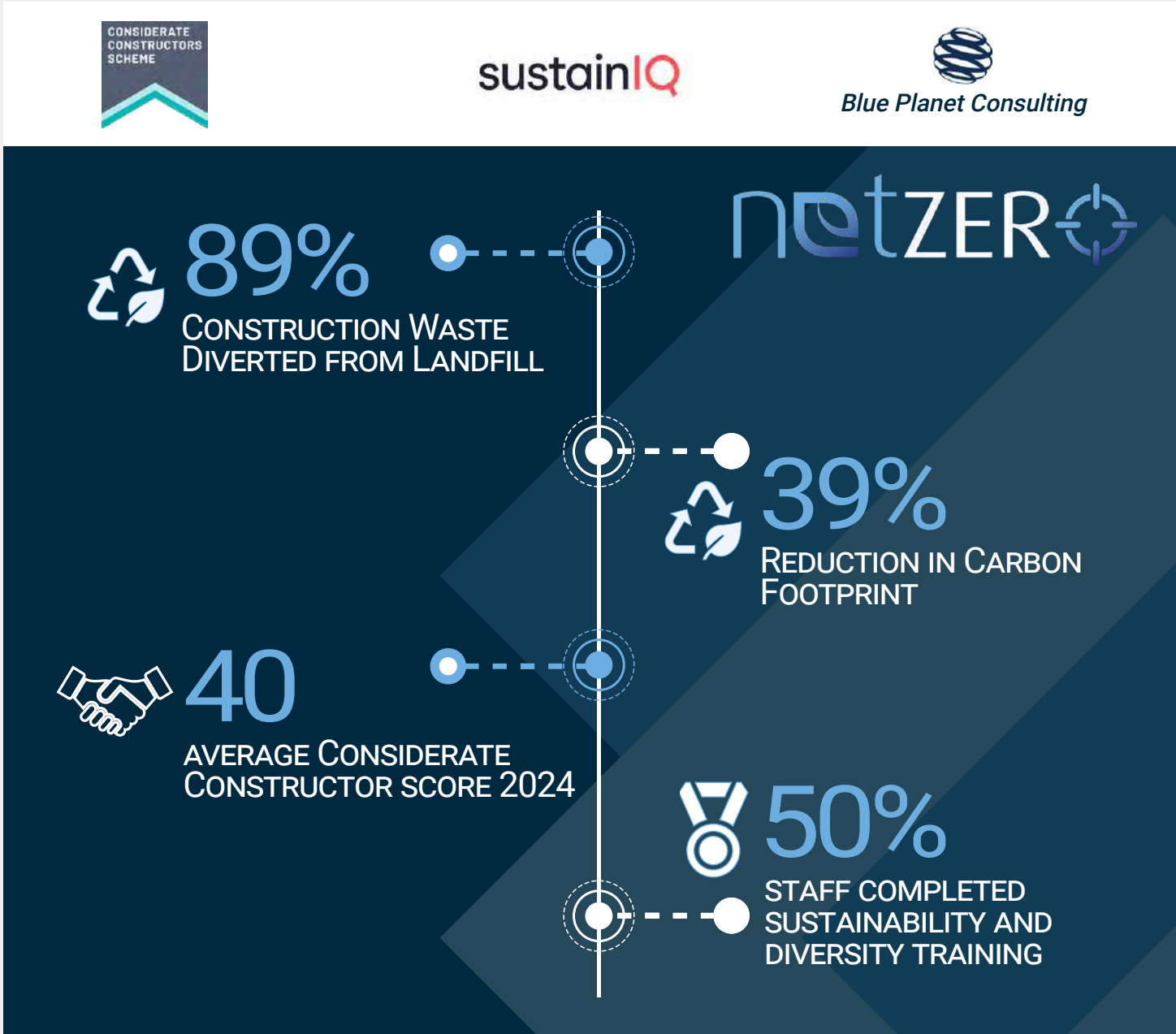
ROSPA AWARDS

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

**THE NATIONAL
PROCUREMENT
AWARDS 2024**
Sustainable
Procurement
Team Finalists

Blue Planet Consulting
Sustainability & ESG Strategy and Advisory

ESG Strategy
implemented
with Blue Planet
Consulting

ESG
Committee 2025

SCHOL
Registered with
Supply Chain
Sustainability
School

20%
Female
Employees

8
Nationalities
Employed

Procurement



Gerry McCaffrey Purchasing and Plant Manager

At Elliott Group, our Procurement Department takes great care in developing and maintaining a sustainable and reliable supply chain that caters to the diverse needs of our projects. Through precise planning and attention to detail, we prioritize value and quality in every aspect of Procurement, regardless of the project's location or complexity.

Central to our Procurement Strategy is the commitment to sourcing materials locally whenever possible. This not only enhances operational efficiency but also fosters stronger connections with the communities in which we operate.

Supply Chain Management

We treat our supply chain fairly and aspire to being their preferred employer.

Procurement Management

Our dedicated procurement team work closely with our supply chain to deliver value everytime for our stakeholders.

Supplier Partnerships

Long standing relationships developed with key suppliers and we grow our supplier base as we grow.

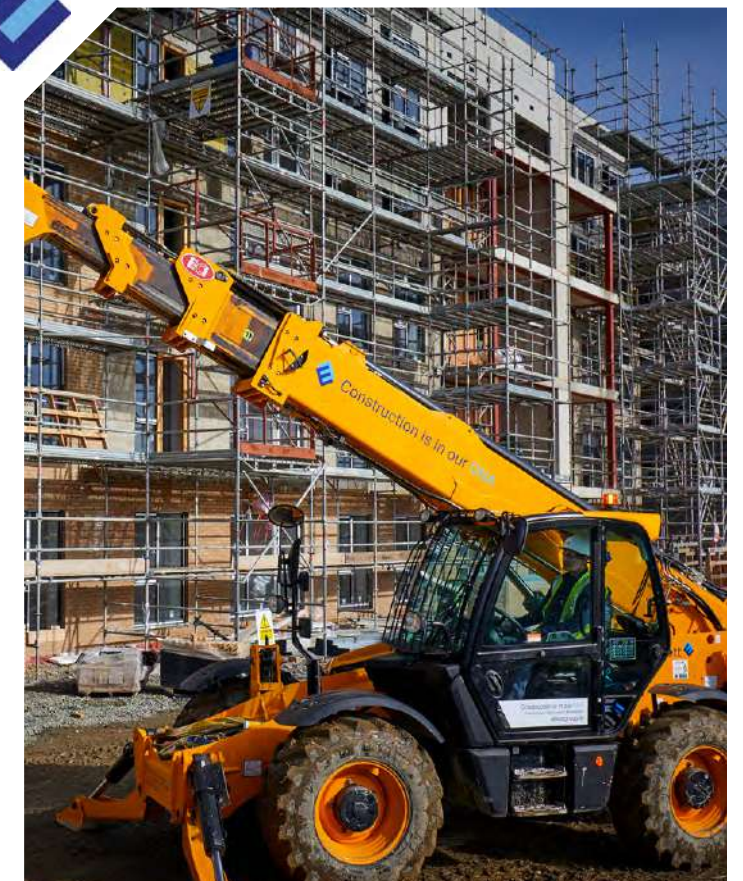
Sub-Contractor Partnerships

Large portfolio of proven sub-contractors who work repeatedly with us to deliver our projects to the highest standards across all regions.

Local Support Support & Interaction

We are committed to providing local employment and supporting local suppliers in our project regions.

By supporting local suppliers and businesses, we contribute to the economic development and sustainability of these regions while also reducing our environmental footprint through decreased transportation distances.



Aftercare



Owen Walsh Aftercare Manager

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

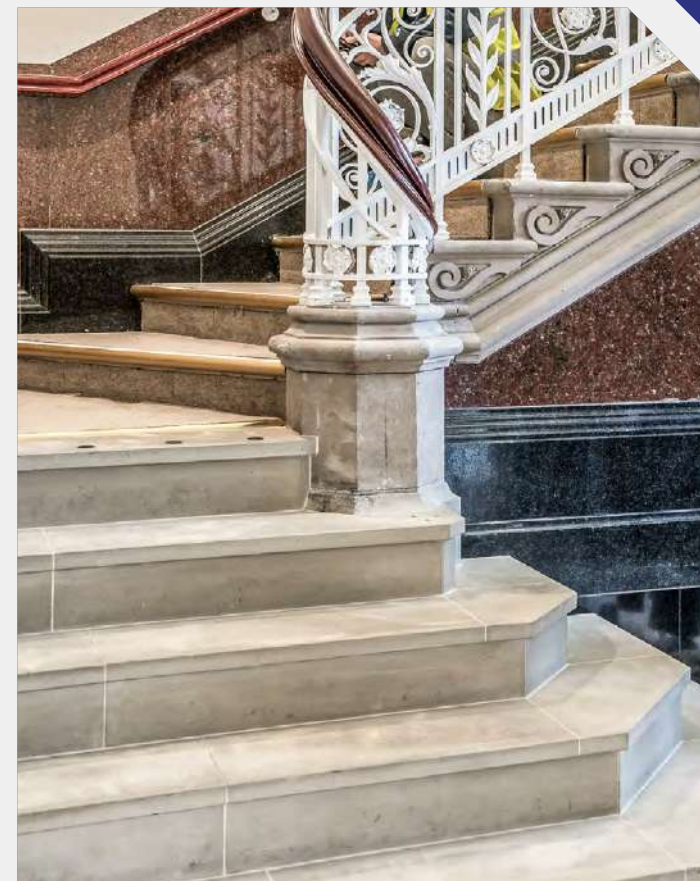
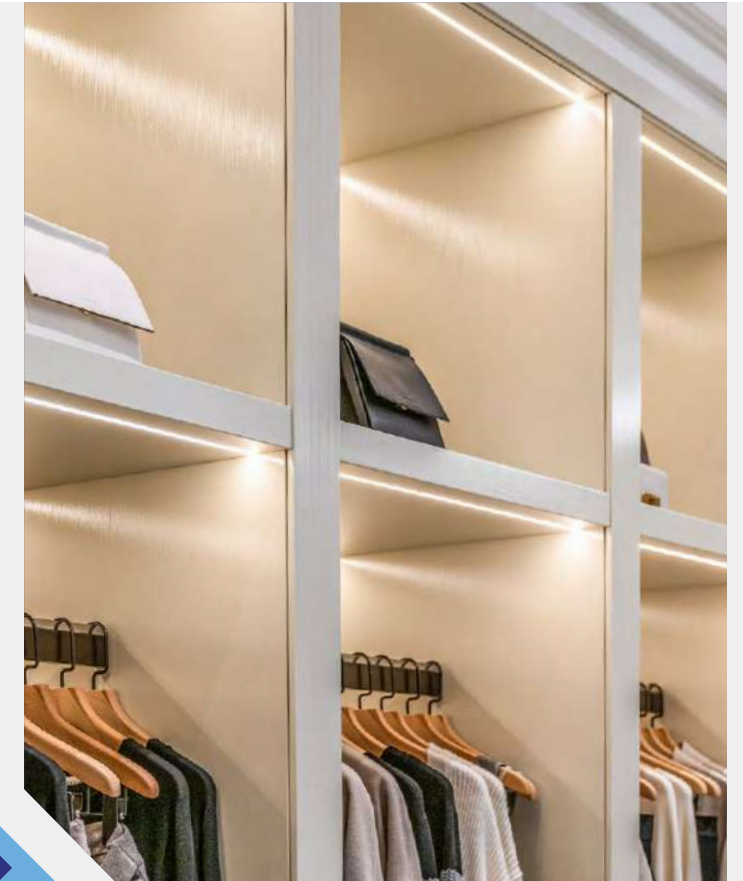
If our Aftercare team cannot resolve the issue personally, we leverage our trusted network to assign the appropriate subcontractor or specialist, guaranteeing expert assistance.

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.

Owen Walsh | Aftercare Manager

Social and Community 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
- + Crann Programme at a primary school in Adamstown, teaching kids about biodiversity
- + Elliott Group volunteers for the Mellon Educate Building Blitz, South Africa
- + Student visit and tour, Cork Street, Dublin
- + Hoarding adorned with artwork following an art competition with local school



Social and Community 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





The Belfry, Leisure Centre

Sutton Coldfield, Birmingham

New state-of-the-art Leisure Club at The Belfry Hotel & Resort, set amidst 550 acres of countryside and woodland. Designed to enhance the resort’s world-class facilities, this expansive 4,000m², two-level development will offer guests and members an unrivaled wellness and fitness experience.

- Project Highlights:
- + Large swimming pool with a family-friendly slide
 - + Dedicated lap pool
 - + Indoor and outdoor hot tubs
 - + Four premium, glass-fronted studios overlooking the PGA National golf course
 - + Extensive gym area
 - + Large, high-ceilinged multipurpose sports area
 - + Grab-and-go café

Beyond the Leisure Club itself, the project scope includes new landscaped and patio areas. Realignment of existing roads, ensuring smooth access and connectivity within the resort.

This milestone project follows a series of successful interior fit-outs at The Belfry, reinforcing Elliott Group’s reputation for delivering high-quality construction within this world-renowned destination.

- KEY FEATURES**
- Leisure Pool with 40m slide & 25m Lap Pool
 - Spa Pools, Sports Hall & Gymnasium
 - Fitness Studios
 - Leisure Centre Café

VALUE	SIZE
£###	4,000 m2
PROJECT TYPE	DURATION
Private	### Weeks
Client:	Cedar Capital Partners
Quantity Surveyors:	Amicus
Interior Architects:	Fusion Interiors
Cost Consultant:	Cumming Group
Architect:	EPR
Structural Engineer	EXP
Services Consultant:	Hoare Lea



The July Hotel | Live Project

Dublin

The July Hotel Project involves the construction of a mixed-use development ranging from five (5) to nine (9) stories above a basement level, with setbacks at the fifth (5th) and seventh (7th) floors along the Capel Street and Strand Street Little frontages. The development will feature a 104-key Aparthotel, a retail unit, a licensed café/bar, a lobby, wellness/sauna facilities, staff amenities, and other ancillary facilities.

The project also includes conservation work and internal reconfiguration of 162 Capel Street. This building will have a retail unit on the ground floor and hotel accommodations on the upper floors, which will be connected to the new building at the first (1st), second (2nd), and third (3rd) floor levels.

The basement will house staff facilities, a meeting room, administrative offices, storage, toilets, plant rooms, a gym, a sauna, a linen store, bicycle parking, and a basement extension to the shop at 162 Capel Street.

KEY FEATURES

Mixed Use Development

Aparthotel with 104 keys

First to eight floors accommodates 142 hotel bedrooms and ancillary facilities

VALUE
€32,500,000

SIZE
5,471 m²

PROJECT TYPE
Private

DURATION
104 Weeks

Client:	City ID - The July
Start Date:	August 2024
End Date:	August 2026
Structural Engineer	CORA
Architect:	C+W O'Brien
Cost Consultant:	Mitchell McDermott
Services Consultant:	EDC
Contract Type:	Design & Build



K West | Live Project
Shepherd's Bush, 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 231-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
- 231 bedroom
- New spa leisure area
- Lower ground floor complete with swimming pool and gym
- New reception, bar and restaurant



VALUE
£42,500,000

SIZE
231 Bedrooms

PROJECT TYPE
Private

DURATION
58 weeks

Client:	Royal Lancaster London
Start Date:	Jan 2024
End Date:	Feb 2025
Cost Consultant:	Cumming Group
Interior Designer:	Red Deer
Structural Engineer	Civic Engineers
Services Consultant:	Cudd Bentley



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 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

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



RDS Anglesea Stand | Live Project

Dublin



The project involves redeveloping the Anglesea Stand by constructing a new three-level grandstand with a capacity of 6,775 people, alongside a two-story hospitality building (the Pocket Building), a club shop, and a substation. The total area will be 8,892 sq.m., including enclosed spaces, concourse areas with views of the judging rings, and external stands. The structures will feature concrete, painted steel, metal panels, render, and glass finishes.

Key aspects of the project include:
Demolishing the existing Anglesea Stand, Anglesea Terrace, a shed on Simmonscourt Road, and a modern terrace around the clock tower (a protected structure).

Building a new three-level grandstand (7,599 sq.m., 21.3m high) with floodlighting and a public address system, connected by a glazed bridge to the two-story Pocket Building (1,175 sq.m., 10.17m high) with rooftop plant equipment.

Client:	RDS
Start Date:	August 2024
End Date:	June 2026
Structural Engineer	Punch Consulting Engineers
Architect:	RKD & Grimshaw
Cost Consultant:	Mitchell McDermott
Services Consultant:	J.V Tierney
Contract Type:	Design & Build

- KEY FEATURES
- Three-level grandstand
 - 6,775 Capacity
 - Floodlighting and a public address system
 - VIP hospitality areas

VALUE
€45,000,000

SIZE

PROJECT TYPE
Private

DURATION
92 Weeks



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

Adamstown Station, Dublin



The Crossings at Adamstown is part of the development area within the Adamstown Strategic Development Zone (SDZ). The proposed project includes 436 residential units distributed across three distinct apartment block phases.

The Crossings serves as the central district hub in the Adamstown SDZ Planning Scheme, surrounded by key roads such as Station Road, Adamstown Park, Adamstown Avenue, and Adamstown Boulevard, all of which are completed.

Phase 3 is defined by Adamstown Avenue to the north, Phase 1 (Blocks B, E, and F) and Phase 2 (Block G) to the east, Station Road, the railway line, and train station to the south, and the railway overpass and its approach road, commonly known as “the farmer’s bridge,” to the west.

KEY FEATURES

Block D
1 – 5 storeys, 168 residential apartments with Landscaped areas around the building

Block A
4 – 5 storeys, 144 residential apartments with Landscaped areas around the building

Block C
5 – 9 storeys, 124 residential apartments with Landscaped areas around the building



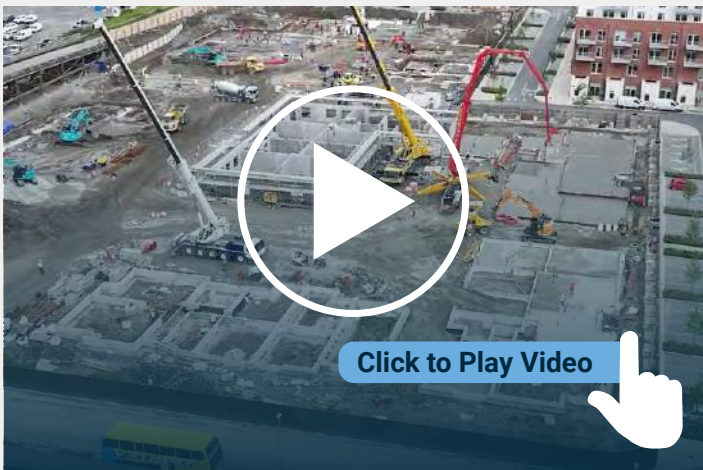
VALUE
€105,000,000

SIZE
436 Units

PROJECT TYPE
Private

DURATION
96 Weeks

Client:	Quintain
Start Date:	March 2024
End Date:	January 2026
Cost Consultant:	Linesight
Architect:	HJL Architects
Structural Engineer:	CS Consulting
Services Consultant:	OCSC



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 380 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.

KEY FEATURES

- 380 Bed Spaces
- Café (156 sq m) at ground floor level
- Communal kitchen/living/dining rooms at each floor level
- Communal residential amenity space at ground floor
- Reception & shared communal area
- A multipurpose room, a private function room, a cinema and yoga space, a gymnasium
- Landscaped amenity gardens

VALUE
€52,000,000

SIZE
380 Units

PROJECT TYPE
Private

DURATION
105 Weeks

Client:	Grayling Properties
Start Date:	March 2023
End Date:	October 2024
Cost Consultant:	Mitchel McDermott
Architect:	CW O'Brien
Structural Engineer:	Waterman Moylan
Services Consultant:	Waterman Moylan



Hill Street Co-Living | Live Project

Dublin 1



Located in the heart of Dublin City Centre, Hill Street remains the poorer cousin of its neighbours, the fine Georgian streetscapes of North Great George’s Street immediately to the west and Mount Joy Square to the East. Despite having the same generous street and pavement widths as North Great George’s St.

The development is arranged in a U-shape around a central courtyard garden with a 6-7 storey façade on Hill Street and the return wings stepping down to 1-2 storey at the rear boundary. A variety of internal and external communal amenity spaces, including gym, café, co-working spaces, courtyard garden and rooftop terrace area garden support the 150 bedroom units along with a variety of shared kitchen/dining/living spaces which are evenly distributed across all levels.

KEY FEATURES

- City centre living
- New semiprivate external courtyard around which various communal amenity spaces are arranged
- Open up to the street frontage on Hill Street to create a new vibrant and active street front and improve the visual connectivity between outside and inside

VALUE
€22,500,000

SIZE
150 Units

PROJECT TYPE
Private

DURATION
90 Weeks

Client:	MM Capital
Start Date:	November 2024
End Date:	September 2026
Cost Consultant:	KSN
Architect:	Donnelly Turpin
Structural Engineer:	JJC
Services Consultant:	Axis Engineering



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.

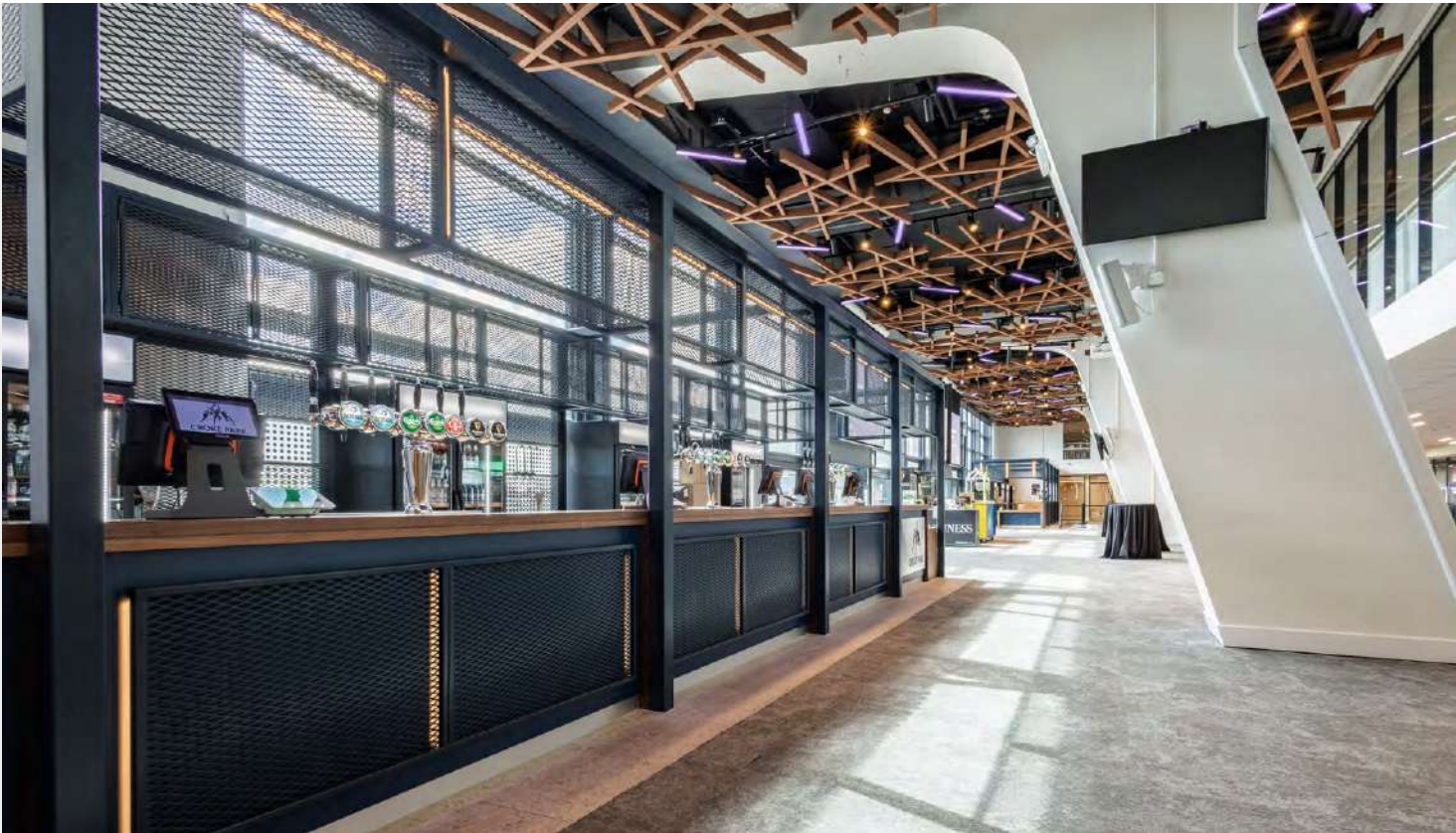
New Bar Facilities on Level 4:

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

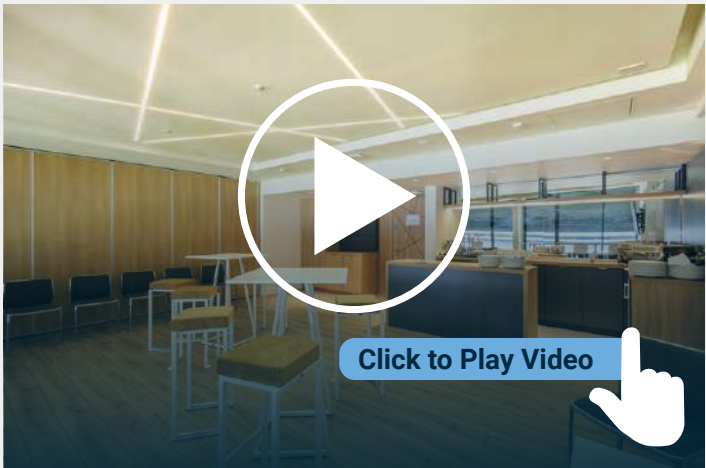


VALUE
€12,000,000

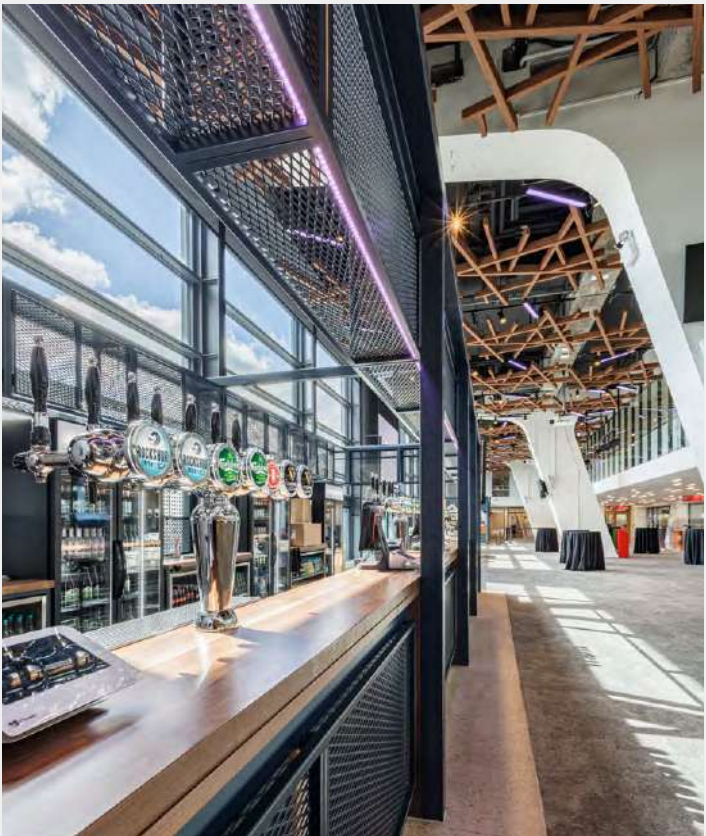
SIZE
63,615 sq.ft.

PROJECT TYPE
Private

DURATION
24 Weeks



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DUB10 Energy Centre | Live Project

Dublin



All CSA works for constructing an energy centre in the western part of the site, featuring 10 gas turbines, 2 steam turbines with 2 steam generator enclosure buildings, associated steam turbine generator distribution and control structure, and 2 no. steam turbine / air cooled condenser structures. Construction of 8 transformer bays (33/20kV) to the southeast and 12 gas/steam transformers to serve turbines to the west. Includes 3 high fuel storage tanks, a fuel oil enclosure, a fire pump enclosure, sprinkler tanks, a water tank, and a water treatment plant.

Provision of 6 black-start/emergency generators to the south of the energy centre, a single-storey powertrunk building to the southeast, a 3-storey medium/low voltage building to the southwest, and 2 transformers near the substation.

Provision of a Gas AGI (above-ground installation) in a fenced compound to the southwest with a control room, plant kiosk, and boiler house. Includes landscaping, parking (18 car spaces and bicycle parking within bicycle shelter), road layouts, lighting, drainage, ancillary works and all related works.

Client:	Echelon Data Centres
Start Date:	February 2023
End Date:	March 2025
Cost Consultant:	Arcadis
Architect:	Kavanagh Tuite & ARC MC
Structural Engineer:	Atkins Realis
Services Consultant:	PPS Services Group

KEY FEATURES

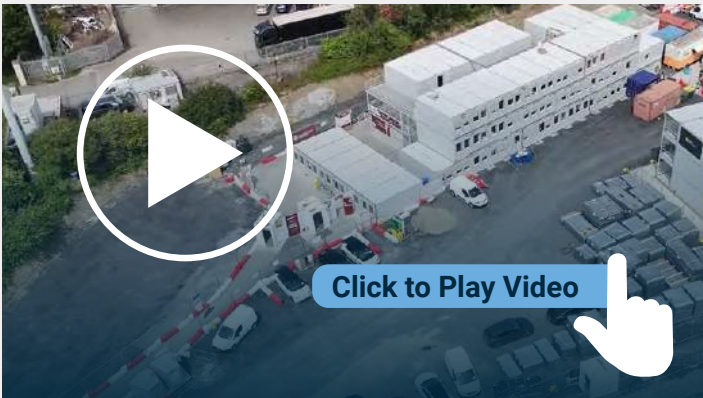
- 10 no. gas generation turbines
- 2 no. steam turbine generator enclosure buildings
- 2 no. steam turbine / air cooled condenser structures
- 8 no. 33/20kV transformer bays
- 12 no. gas / steam transformers
- 3 no. 13.6 m high fuel storage tanks
- Fuel oil enclosure building
- Fire pump enclosure building
- Single storey over basement level powertrunk building
- 3-storey over basement MV / LV building

VALUE
€50,000,000

SIZE
200MW

PROJECT TYPE
Private

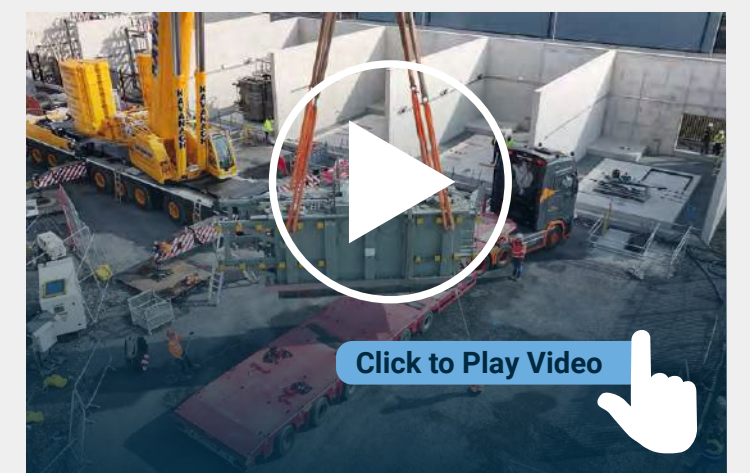
DURATION
105 Weeks



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DUB10 Energy Centre | Live Project

Dublin



Click to Play Video



Profile Park Power Plant | Live Project

Dublin

All CSA works associated with the construction of a gas fired power plant with an electrical output of up to 125MW with associated balance of plant, equipment and buildings including; an Engine Hall building comprising 6 gas engines and ancillary infrastructure; an Electrical Annex Building; a Workshop building; a Tank Farm building; a Security hut; an Exhaust Stack; a Gas AGI including a kiosk.

Radiator Coolers; 2 electrical transformers; Tanks including 2 x Diesel Oil Storage Tanks; SCR Urea Tank; Lube Oil Storage Tank; Lube Oil Maintenance Tank; Pilot Oil Tank; Fire Water Storage Tank; Effluent Collecting Tank (26m3); Underground Surface Water Attenuation Tank; 2 new access points onto the existing private road network with Athlone; 12 parking spaces, footpaths, landscaping; fencing and all other associated site development plant and equipment and other works including surface water and foul wastewater drainage.

Client:	GAMA
Start Date:	April 2023
End Date:	June 2024
Cost Consultant:	GAMA Ltd
Architect:	GAMA Ltd
Structural Engineer	GAMA Ltd
Services Consultant:	GAMA Ltd
Contract Type:	Nec4

KEY FEATURES

- Engine Hall
- Electrical Annex
- Tank Farm
- Gas AGI
- 2 no. Electrical Transformers
- Radiator Coolers
- Roads, paths & paving
- Underground utilities

Elliot Group Role on the Project:

Elliott Group acted as the Civil, Structural, Architectural (CSA) Specialist Package Contractor (SPC) on the project.

Management of Stakeholder Interfaces:

Elliott Group worked with GAMA who are the Project Management Consultancy (PMC) on the project.

Design & Build Responsibilities :

Our scope of works includes Contractor Design Portion (CDP) for all rebar detailing, temp works, product technical submittals and concrete mix design.

Positivite Contributions to Project:

We have ensured all CSA packages were delivered on time to compressed timeframes to the highest standards of safety and quality. We have also provided all logistics & site accommodation incl. contractors village to the project.

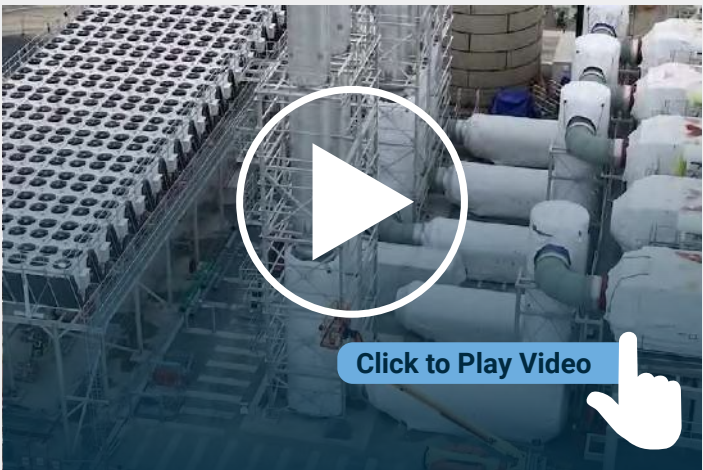


VALUE
€15,000,000

SIZE
100MV

PROJECT TYPE
Private

DURATION
69 Weeks



U Store It | Live Project

Liffey Valley, Dublin



U store it is a custom built storage facility. The project comprises several key components. This includes a basement section housing self-storage units, open car parking, and a designated area tailored for classic car storage. On the ground floor, there's a reception/office space, a café spanning 124.50 square meters, and additional self-storage provisions.

The first floor hosts supplementary office space covering 112 square meters along with further self-storage accommodations. Self-storage units continue on the 3rd, 4th, and 5th floors. The proposed building stands at a height of 21.9 meters from ground level and incorporates external parking facilities and landscaping.

KEY FEATURES

Café spanning 124.50 square meters

The first floor hosts supplementary office space covering 112 square meters

Self-storage units continue on the 3rd, 4th, and 5th floors

The UStore It project is a level 2 BIM project.



VALUE
€20,600,000

SIZE
8,620 sq. ft.

PROJECT TYPE
Private

DURATION
69 Weeks

Client: Dublin Self Storage LTD, T/A U Store It

Start Date: Jan 2024

End Date: March 2025

Cost Consultant: CBRE

Architect: Carew Kelly Architects

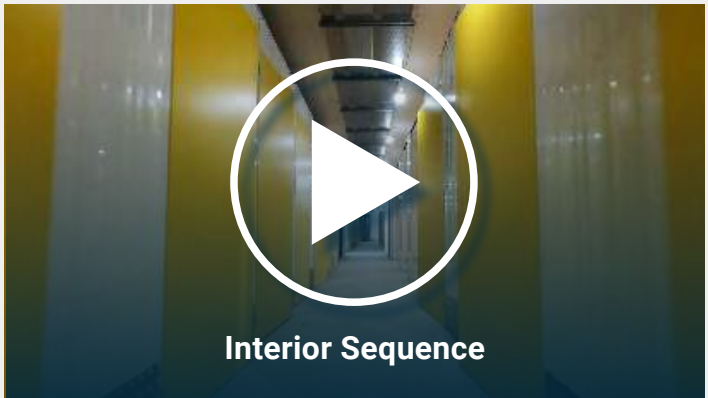
Structural Engineer: GDCL Consulting Engineers

Services Consultant: Axis Engineering

Contract Type: Design & Build



Exterior Sequence



Interior Sequence

Aintree Road, Perivale | Live Project

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.

This project is being constructed in an urban London location with restricted access and limited space. There are onerous party wall agreements in place.

Once complete the building will serve as a car storage facility for high value collector cars, it will have a dedicated car lift and a bespoke fire and security system including anti ram barriers

KEY FEATURES

This project is being constructed in an urban London location

Storage facility for high value collector cars

Dedicated car lift

Bespoke fire and security system

Installation of anti ram barriers



VALUE
£5,850,000

SIZE

PROJECT TYPE
Private

DURATION
53 Weeks

Client:	L&R
Start Date:	November 2022
End Date:	October 2024
Cost Consultant:	JL Construction Consultants
Architect:	Ashton Smith
Structural Engineer:	Pinnacle
Contract Type	JCT Standard Form of Contract



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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.

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.



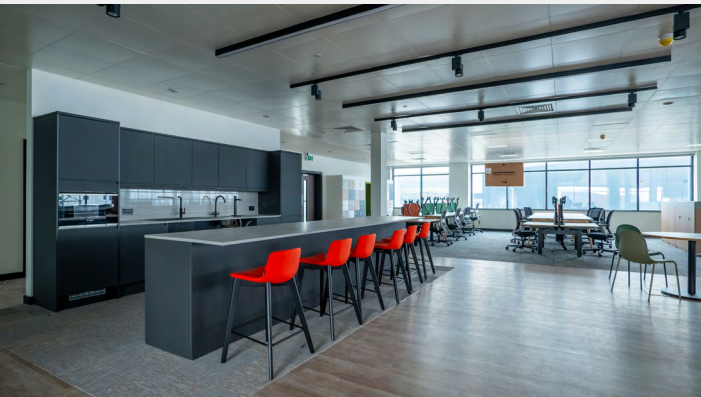
VALUE
£18,500,000

SIZE
3,588 m2

PROJECT TYPE
Private

DURATION
70 Weeks

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



Dairygold | Live Project

Mitchelstown, Co. Cork



The project entails a comprehensive upgrade and expansion of the existing milk processing facility at Castlefarm Site in Mitchelstown, County Cork. Key developments include the construction of a new Wet Casein Building, which will span two floors and feature an electrical room and an external tank-based area.

In addition, the project includes the construction of a three-story Dry Casein Building. This building will house MCC (Motor Control Center) and electrical rooms, along with an external tank-based area to support dry casein production processes. A new Milk Intake Covered Yard will be constructed to provide a sheltered area for raw milk intake, ensuring better quality control. Additionally, the [project involves the demolition and renovation works to Dairygold’s existing HGV workshop.

KEY FEATURES

Construction of a Wet Casein Building, comprises of 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

New Milk Intake Covered Yard

Upgrade works to the existing HGV Maintenance workshop



VALUE
€10,700,000

SIZE
8,000 m2

PROJECT TYPE
Private

DURATION
117 Weeks

Client:	Dairygold Food Ingredients Ltd.
Start Date:	November 22
End Date:	February 25
Cost Consultant:	ECP
Architect:	OLS
Structural Engineer	OLS Consultant Eng
Services Consultant:	EDC
Contract Type:	RIAI Contract



CF Unit Beaumont | Live Project

Beaumont Hospital

Beaumont Hospital have developed a new dedicated three storey, 20 Bed in-patient Cystic Fibrosis Unit which will form part of the National Clinical Care Programme for Cystic Fibrosis (NCPCF), providing specialised care tailored to the needs of cystic fibrosis patients. The Scott Tallon Walker led design team proposal is based on providing single occupancy high dependency PPVL bedroom accommodation. These rooms will be equipped and supported by state-of-the-art treatment facilities that will integrate with the Main Hospital to ensure seamless access to comprehensive medical care’.

The floor area consists of 553.05m2 on the lower ground floor, 729.32m2 on the upper ground floor, 728.85m2 on the first floor and 993m2 of refurbishment in the existing healthcare facility to which this new CFU connects giving an overall area of total of 3004m2.

KEY FEATURES
20 Bed in-patient Cystic Fibrosis Unit
Isolation Rooms



VALUE
€20,000,000

SIZE
32,335 sq. ft.

PROJECT TYPE
PWC 4

DURATION
65 Weeks

Client:	HSE
Start Date:	February 2024
End Date:	September 2025
Cost Consultant:	O'Reilly Hyland Tierney
Architect:	STW Architects
Structural Engineer:	Punch Consulting Eng
Services Consultant:	Homan O'Brien



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Adamstown Primary Care Centre | Live Project

Adamstown, Dublin

No. 1 Adamstown Boulevard is a four-story commercial block, constructed around 2007 by Castlethorn Construction. Originally serving as a marketing building for Adamstown, the interior of the structure is at various stages of completion and repair. The building offers approximately 2,962 sq. m (31,883 sq. ft) of usable floor space.

The site is situated just off Adamstown Boulevard and near Adamstown Town Centre (The Crossings), with residential housing to the north and east.

KEY FEATURES



VALUE
€8,905,000

SIZE
31,883 sq. ft.

PROJECT TYPE
Private

DURATION
45 Weeks

Client:	
Start Date:	August 2024
End Date:	June 2025
Cost Consultant	Edward Cotter Partnership
Architect:	Quinn Architects
Civils Engineer:	CS Consulting Group
Structural Engineer:	CS Consulting Group
Service Consultant:	Conlon Engineering Ltd
Contract Type	RIAI Contract



The Wyldewoods, Boughton Heath Retirement Village | Live Project

Chester, Cheshire

The Boughton Heath project comprises six new residential apartment blocks (Blocks A to F) and associated external works. The development’s retirement business model emphasizes community and the natural environment, featuring generous landscape design and amenity areas. It is located adjacent to Boughton Heath, Chester Park and Ride, off Whitchurch Rd A54.

Block A is a mixed-use block spanning four levels. Level 00 includes an amenity area, cycle and buggy store, plant room, and communal areas. There are 15 two-bedroom apartments on levels 01 to 03, with the roof level on Level 04 containing additional communal spaces.

Block B is a mixed-use block covering five levels. Level 00 features an amenity area, nurse care, two guest apartments, marketing area, refuse, garden store, office, housekeeping area, function room, plant room, and communal areas. The 19 two-bedroom apartments are distributed across levels 01 to 03, with Level 05 serving as the roof level with communal areas.

Client:	RVG Ltd.
Start Date:	January 2023
End Date:	March 2025
Architect:	RCKA
Civils Engineer:	QuadConsult
Structural Engineer:	QuadConsult

KEY FEATURES

Block A

Mixed-use block covering 4 levels.

15 apartments comprising of 15 No. 2 Beds.

Block B

Mixed-use block covering 5 levels

9 apartments comprising of 19 No. 2 Beds.

Blocks C to F

6 two Bedroom apartments and 6 one Bedroom apartments

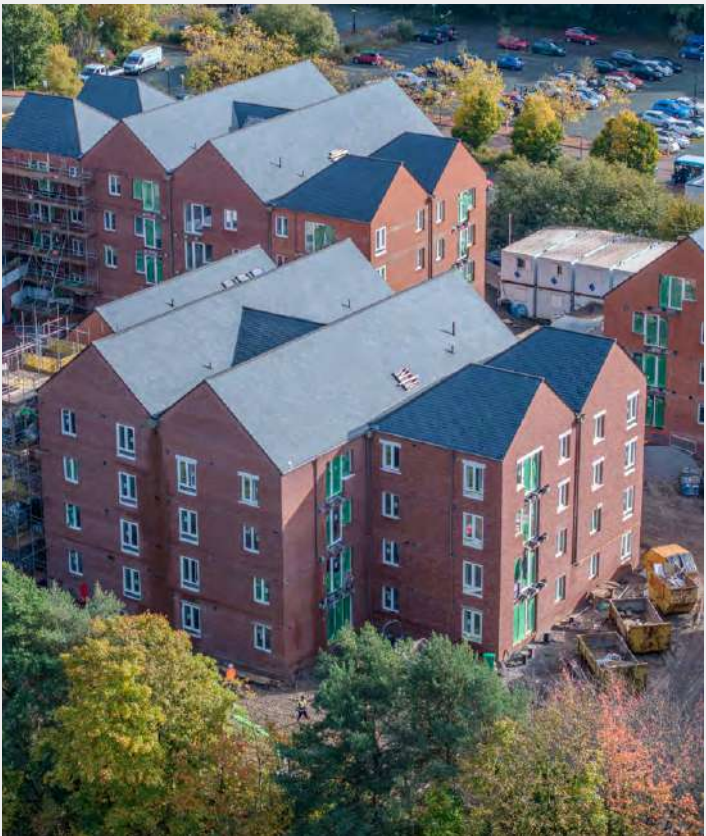
18 two Beds spread over levels 01 to level 03.

VALUE
€45,700,000

SIZE
155 Units

PROJECT TYPE
Private

DURATION
112 Weeks



St. John's Wood | Live Project

London



Nestled in the heart of St Johns Wood, North London, Lodge Road is a 121 bed care home with twelve private apartments including three duplex, which have been designed for Care Concern Group and Amazon Property.

The project at 38 Lodge Rd, is sighted on a brown field site having had previous commercial uses. The project includes remediation control of contaminant materials, protection to 3no TPO oak trees to the front of the project, Demolition of existing foundations/structures, CFA Pilling, construction of new single level basement, relocation of an existing S00kV A sub-station, additional 800kV A sub-station connection.

For the structure on the project we are using jump form construction with the RC Frame to provide the optimal programme and construction sequence. The facade on the project is designed with distinct precast features which run parallel with the working sequence of the project.

- KEY FEATURES
- Enabling Works

Power S278 Provision

Single Basement

121 Luxury care Beds

12 Luxury Apartments



VALUE
£43,000,000

SIZE
121 Beds & 12
Apartments

PROJECT TYPE
JCT Contract

DURATION
115 Weeks

Client:	Care Concern
Start Date:	November 2024
End Date:	March 2026
Cost Consultants:	AECOM
Architect:	Hunters
Structural Engineer:	CPS
Services Consultant:	Betton Consulting



Avonpark Village | Live Project

Limpley Stoke, Near Bath, Wiltshire

Avonpark is a well-established retirement village consisting of 92 properties, including apartment blocks, bungalows, and houses. Covering a total area of 79,364 square feet, the village was founded in the early 1990s on the historical site of the former Winsley Sanatorium, which originally opened in 1905.

Located just 5 miles from Bath, Avonpark is set within an expansive 30-acre estate that features formal gardens, meadows, and woodlands. Currently, the village is home to 69 residents, with 33 units remaining vacant.

- KEY FEATURES
- Existing Care Village

Extensive Logistics Challenges

Enabling Works

Demolition of two existing blocks

92 New Retirement Homes

Communal facilities

Restaurant and Dining Area



VALUE
£28,000,000

SIZE
92 Homes

PROJECT TYPE

DURATION
112 Weeks

Client:	Care Concern
Start Date:	PCSA January 2025
End Date:	April 2027
Cost Consultants:	Cumming Group
Architect:	PRP
Structural Engineer:	QuadConsult
Services Consultant:	Hoare Lea



Hornchurch | Live Project

Essex



The Hornchurch development is proposed to replace the existing car park with a much-needed, sustainable development comprising an 90-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.

KEY FEATURES

- 90 Bed Care Home
- Piled Foundations
- Traditional RC Frame
- Traditional Brick facade
- Hip Cut Roof with flat roof, plant areas
- High End Finishes



VALUE
£19,500,000

SIZE
90 Beds

PROJECT TYPE
Private

DURATION
84 Weeks

Client:	Signature Senior Lifestyle
Start Date:	July 2024
End Date:	March 2026
Cost Consultant:	FED 3
Architect:	PRP
Structural Engineer:	CSP
Services Consultant:	Mecserve





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