



- Terrakon Ltd is an Irish company formed in 2015 specializing in Design and Build contracts in Ireland and the UK
- The company has a track record of completing single homes, estate homes, apartments and nursing homes.
- The company utilizes Modern methods of construction and has used light gauge steel frame system since 2007 being one of the first companies to do so in Ireland and UK.
- The company is currently run by it's managing director Mark Farrelly.

OUR BUILDING SYSTEM CERTIFICATIONS





Completed UK Projects:

3 houses £1.5 million.
Client RMP Developments.
151,
Brighton Road,
Purley.

22 Houses and 6 apartments
£7.84 million
Client J Ollif and Son,
Davidson road
Croydon.
CR1,

1 house £650,000
Mr Butcher,
58 gravel road,
Keston.

6 houses £1.2 million
Client: J Ollif and Son,
Orpington
BR2 4BA

11 apartments and Sainsbury mini shop fitout £4.3 million
Client: Asra Housing Group
215 Field End Rd
Pinner
Greater London
HA5 1QZ

42 apartments £10.5 million.
Client: Hexagon Housing Association.
Springbank Road,
Hither Green,
Lewisham
SE13 6SS

12 houses. £2.4 million

Client: Kent Design

Lower Road,

Teynham,

Kent,

ME9 9EA

6 Houses £1.8 million

Client: Gardner Partnership,

Witham way,

Strood,

Rochester

14 houses and 24 apartments £15.2 million.

Client: J Ollif and Son.

408,

Chipstead Valley Road,

Coulsdon,

Surrey,

CR5 3BJ

11 flats £4.95 million,
Client: Amberely Homes,
11,
London Road,
Tunbridge Wells,
TN1

50 apartments, £12.5 million,
Client: J Ollif and Son.
Liberty Printers,
Willet road,
Croydon,
CR7 6AA

72 apartments, £18 million,
Client: J Ollif and Son.
Burlington road,
New malden,
KT3 4RP

11 apartments, £3.3 million,
Client: Elzathan,
13-15 High Street,
Epsom,
KT19 8DA.

11 apartments, £3.61 million.
Client: Elzathan,
69,
Lower road,
KENLEY,
SURREY,
CR8 5NH

11 apartments £2.75 million and 22 apartments £5.5 million
Client: Keepmoat.
38,
St leonards road,
Eastbourne.
BN21 3UT.

Fife Scotland KY8 5QS
6 passive standard apartments, £2.4 million
Client: Duncan Law,
Monturpie
Monturpie Guest House
Upper Largo

5 Industrial Show Rooms, £650,000.00

Client: Artisian Collective,
Barrs Yard,
Hungerford
RG17 0HD.

11 Apartments. £1.3 million

Client: Amberely Homes.
1 London Road,
Tunbridge Wells.
Kent

11 Apartments. £500,000.00

Client: J Chappel.
Walton On Naze,
Essex,
Kent.

3 houses, £900,000

Client: Hunters

Harte Dyke Road,

Orpington,

BR2.

11 apartments and 2 shops £4.3 million

Client: London and Quadrent Housing Trust.

London and Brighton Road,

139 Queens Road,

Peckham,

SE15 2

ND

11 apartments £2.2 million.

Client: BHD

300,

Lowfield street,

Dartford,

DA1 1LH

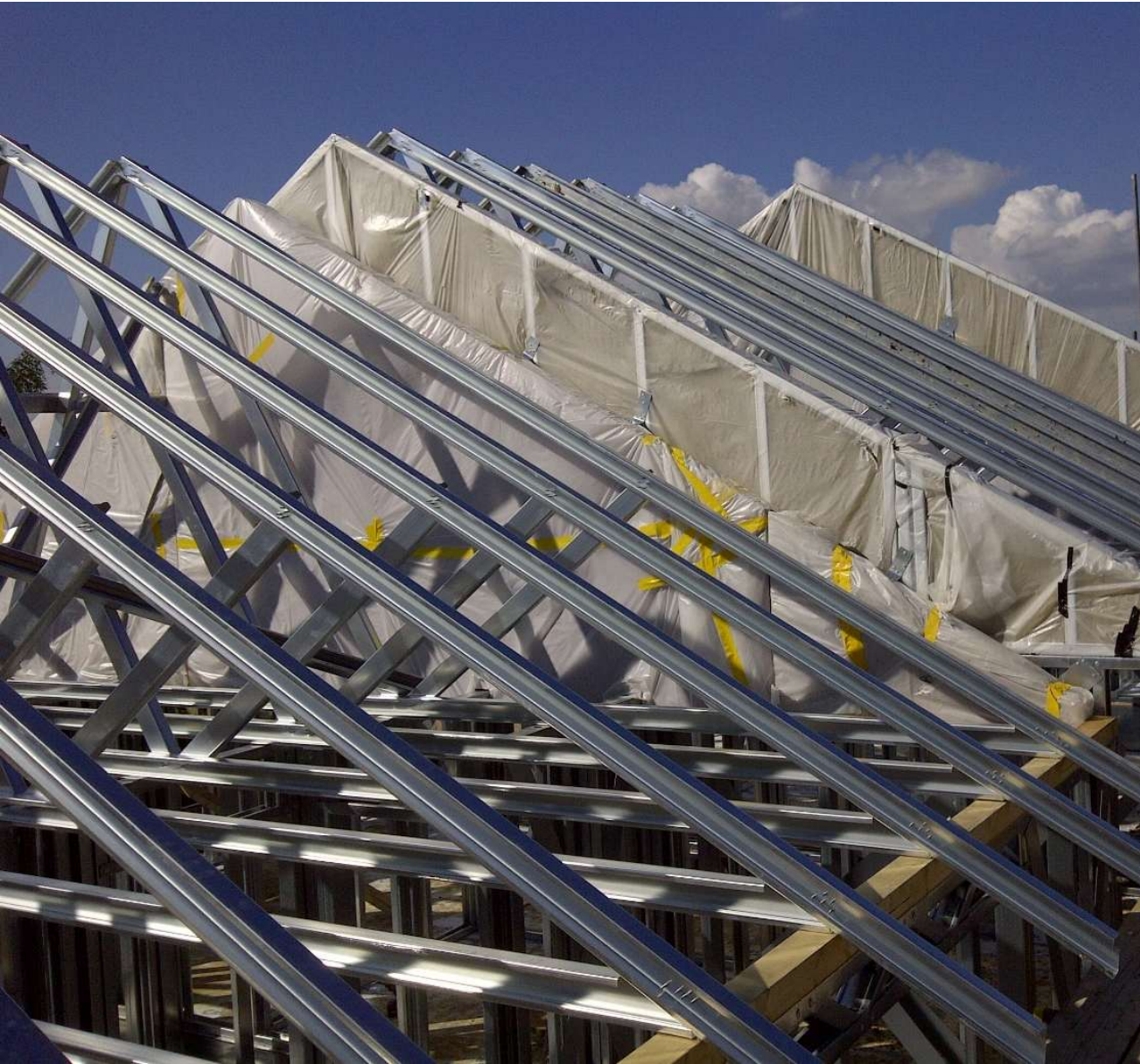








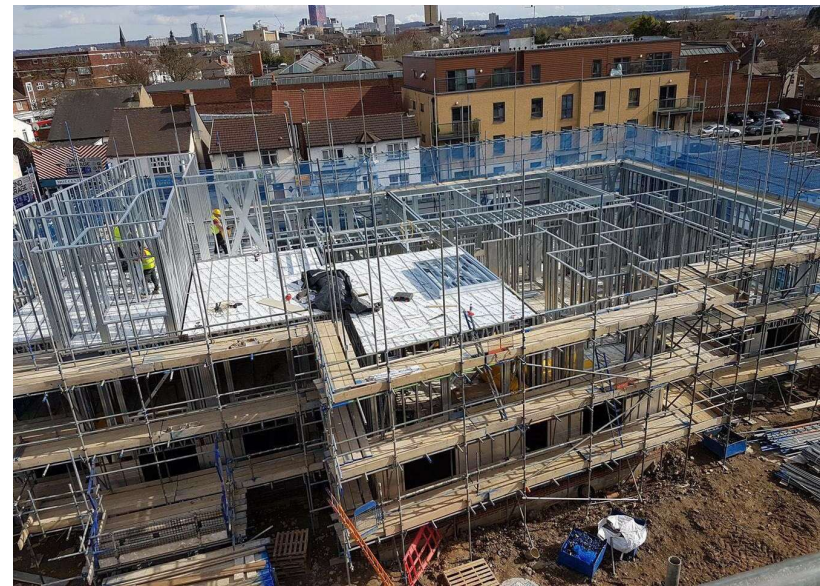
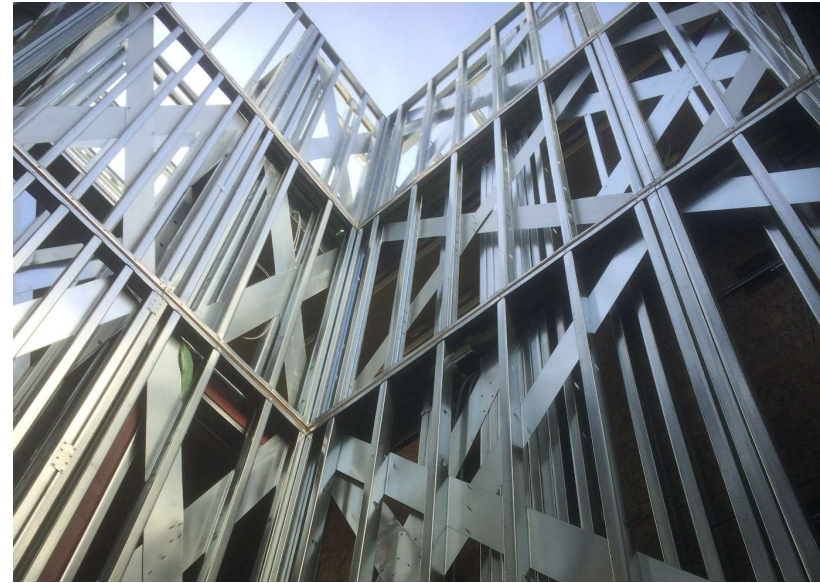












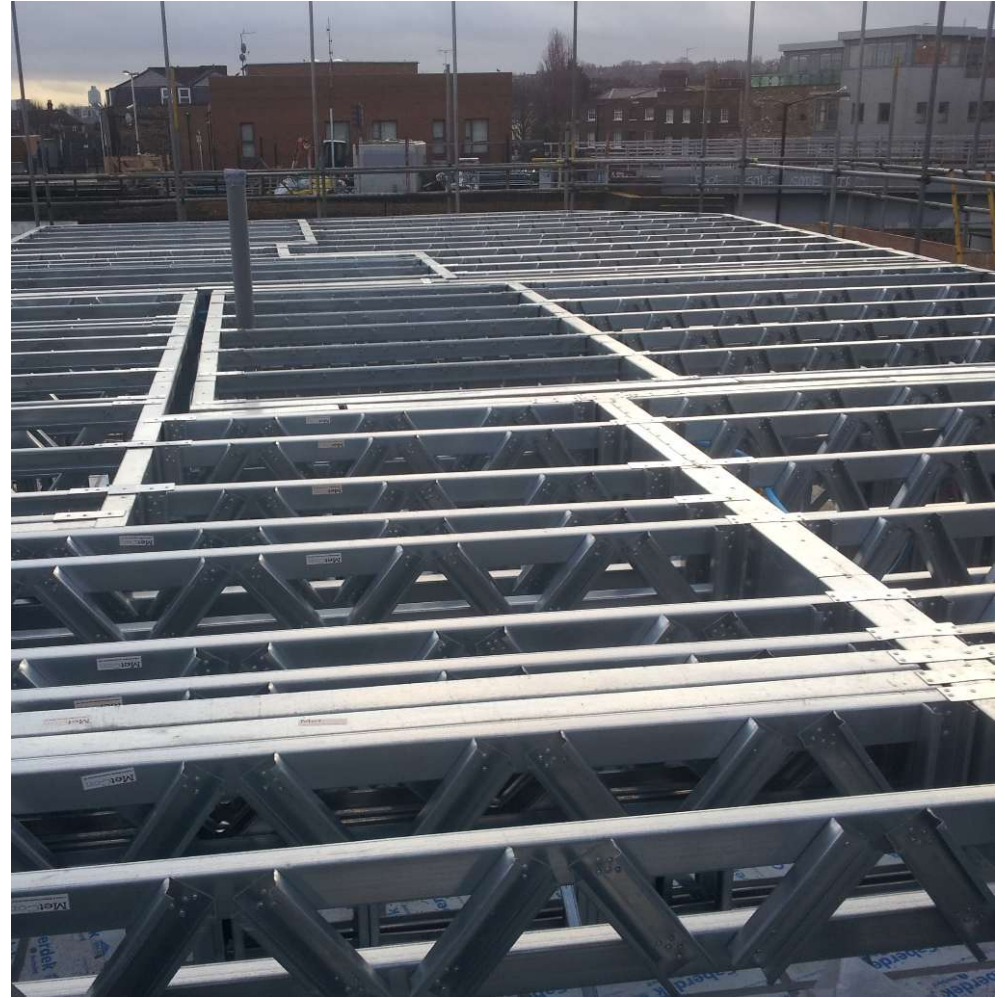


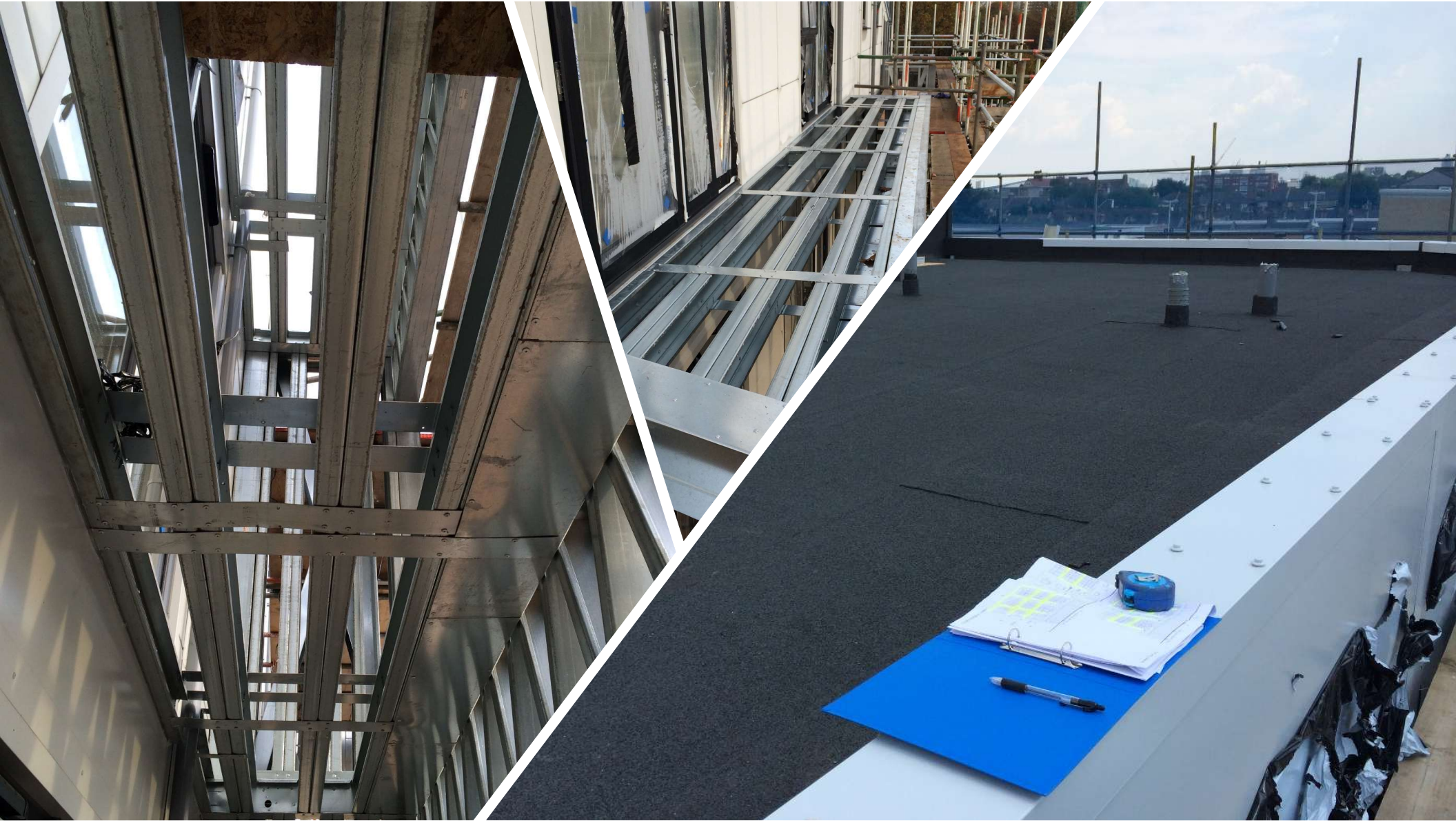


































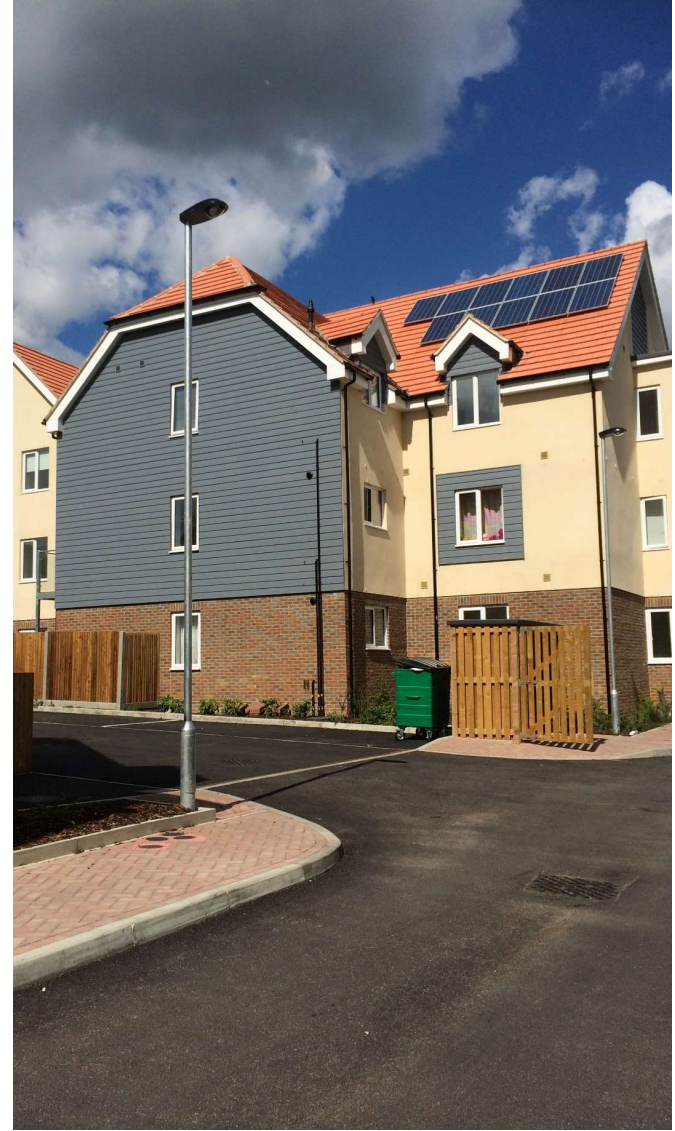


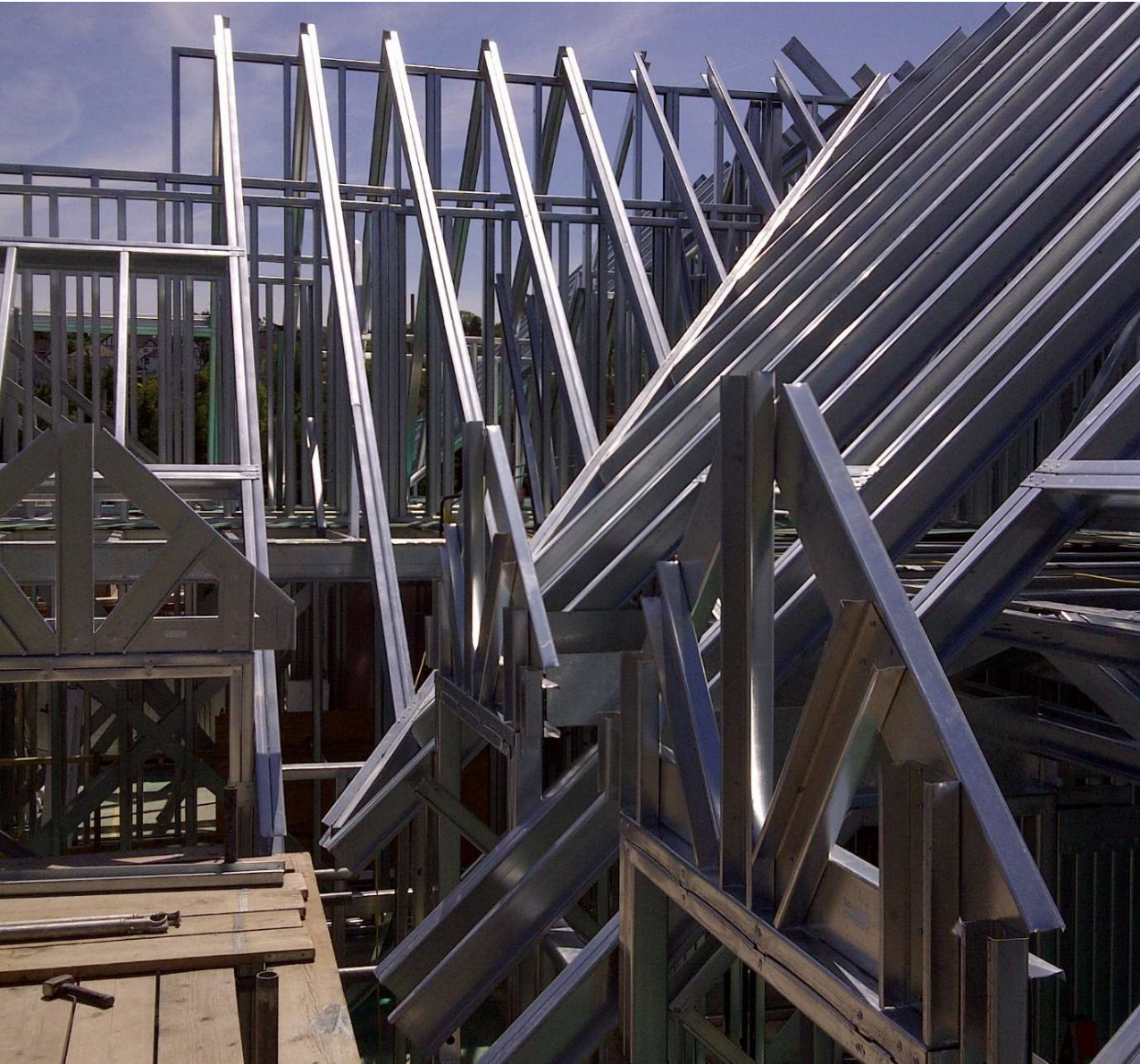






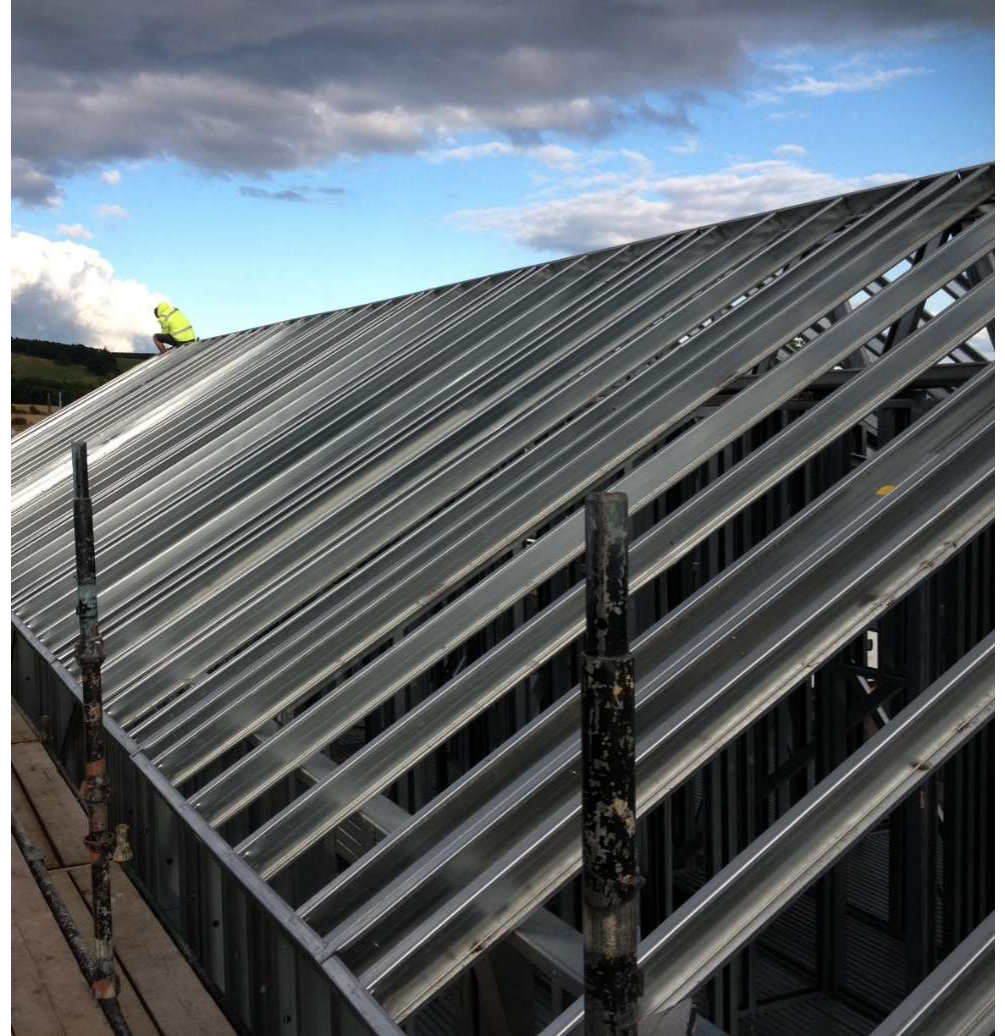












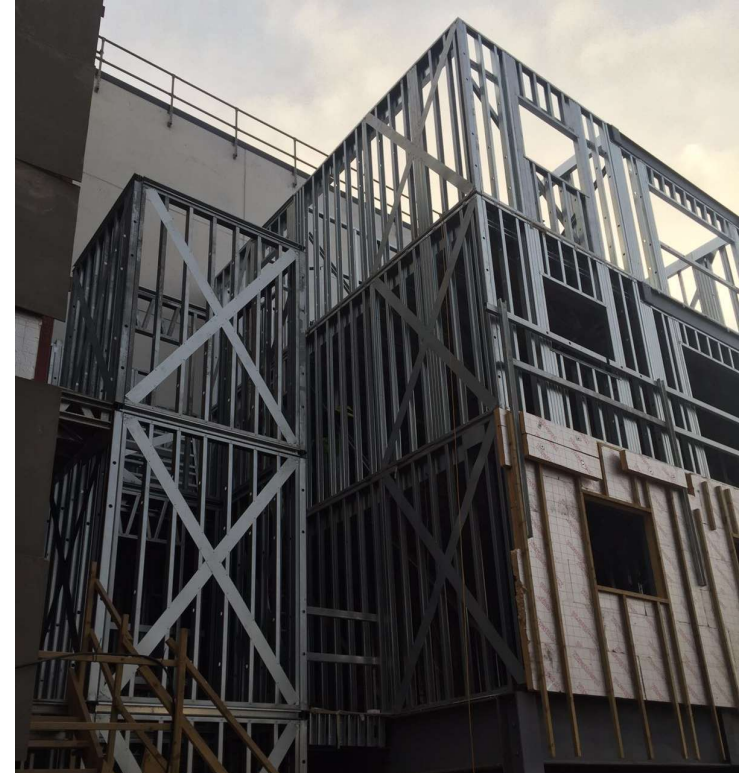




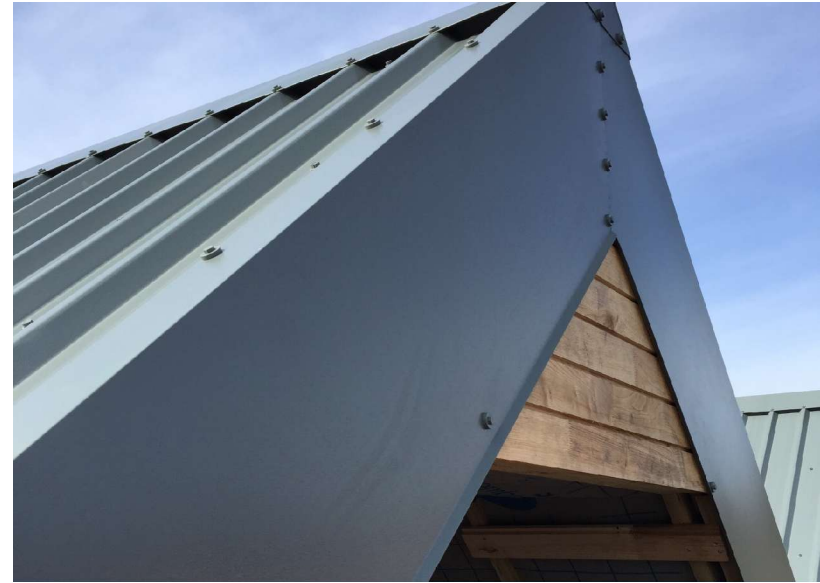














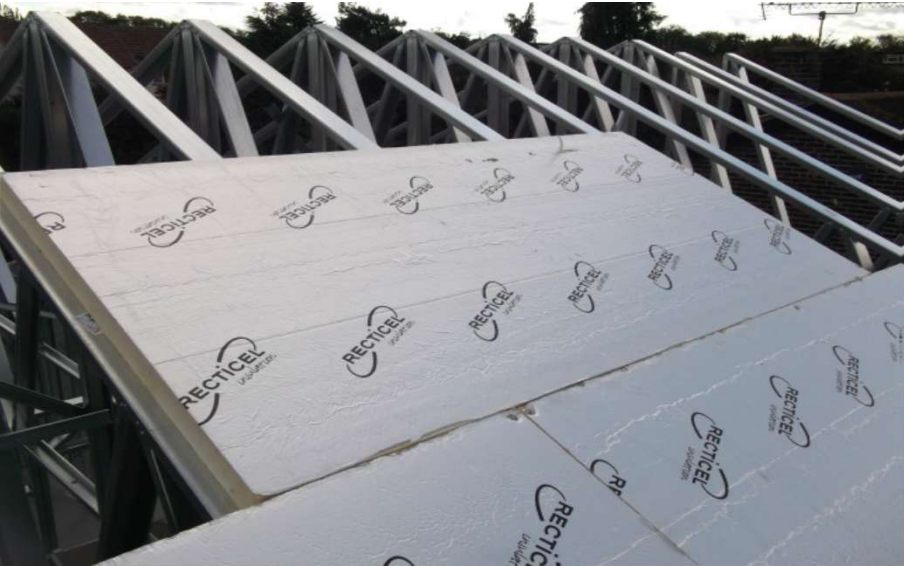


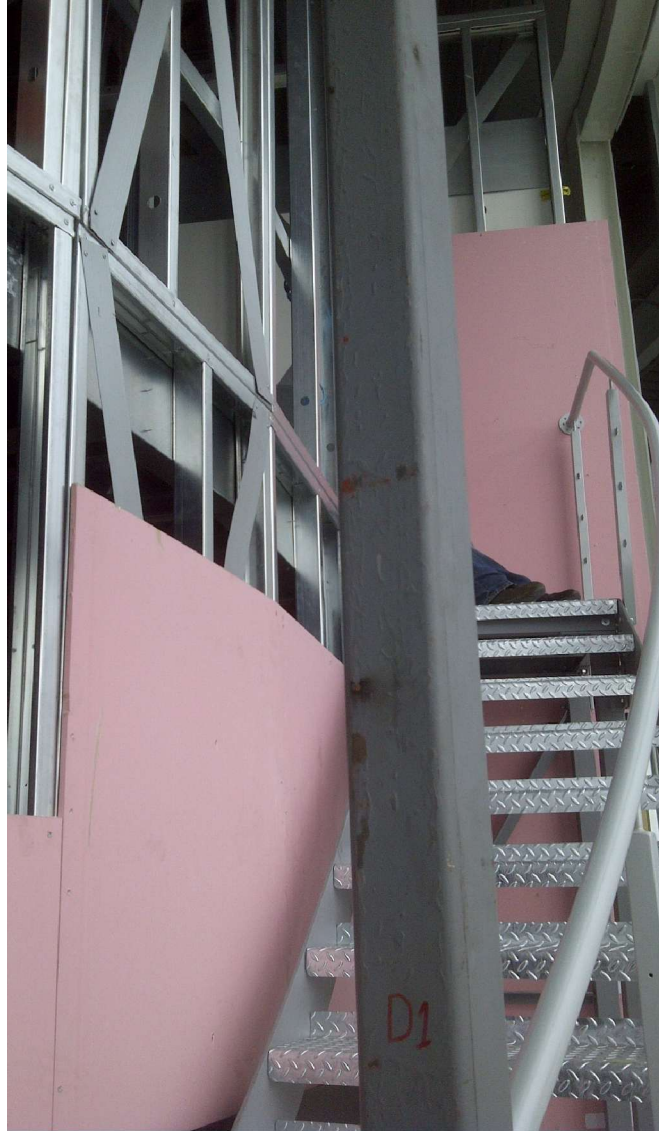












COMPLETED CAREHOMES

Portfolio of Carehomes

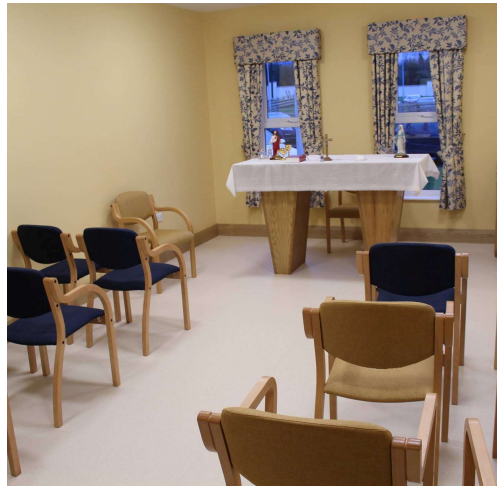


**MILLBROOK
MANOR
NURSING
HOME
(COMPLETED
2023)**

• MILLBROOK MANOR NURSING HOME

- Beyond the Dublin mountains, in South Dublin of gorse and the murmur of the Slade Road, lies a haven. Millbrook Manor.
- Providing an 85 bed Carehome with high end care facilities where cultivate not just well-being, but a sense of belonging, a continuation of their life's story woven into the fabric of the community and attentive care tailored to each unique spirit.





- **Care Services**
- 85 Beds.
- 24-Hour Nursing Care
- Respite Care Services
- Convalescent Care
- Dementia and Alzheimer's Care
- Palliative Care
- Physiotherapy
- Occupational Therapy
- Speech and Language Therapy
- GP Visits
- Nutritional Support and Dietary Planning



- **Facilities**
- En-Suite Bedrooms
- Secure and Accessible Gardens
- Bright and Comfortable Day Rooms
- Hairdressing Salon
- Visiting Chiropodist
- Library
- Religious Services
- Wi-Fi Access
- Activity Room
- Private Dining Area for Special Occasions



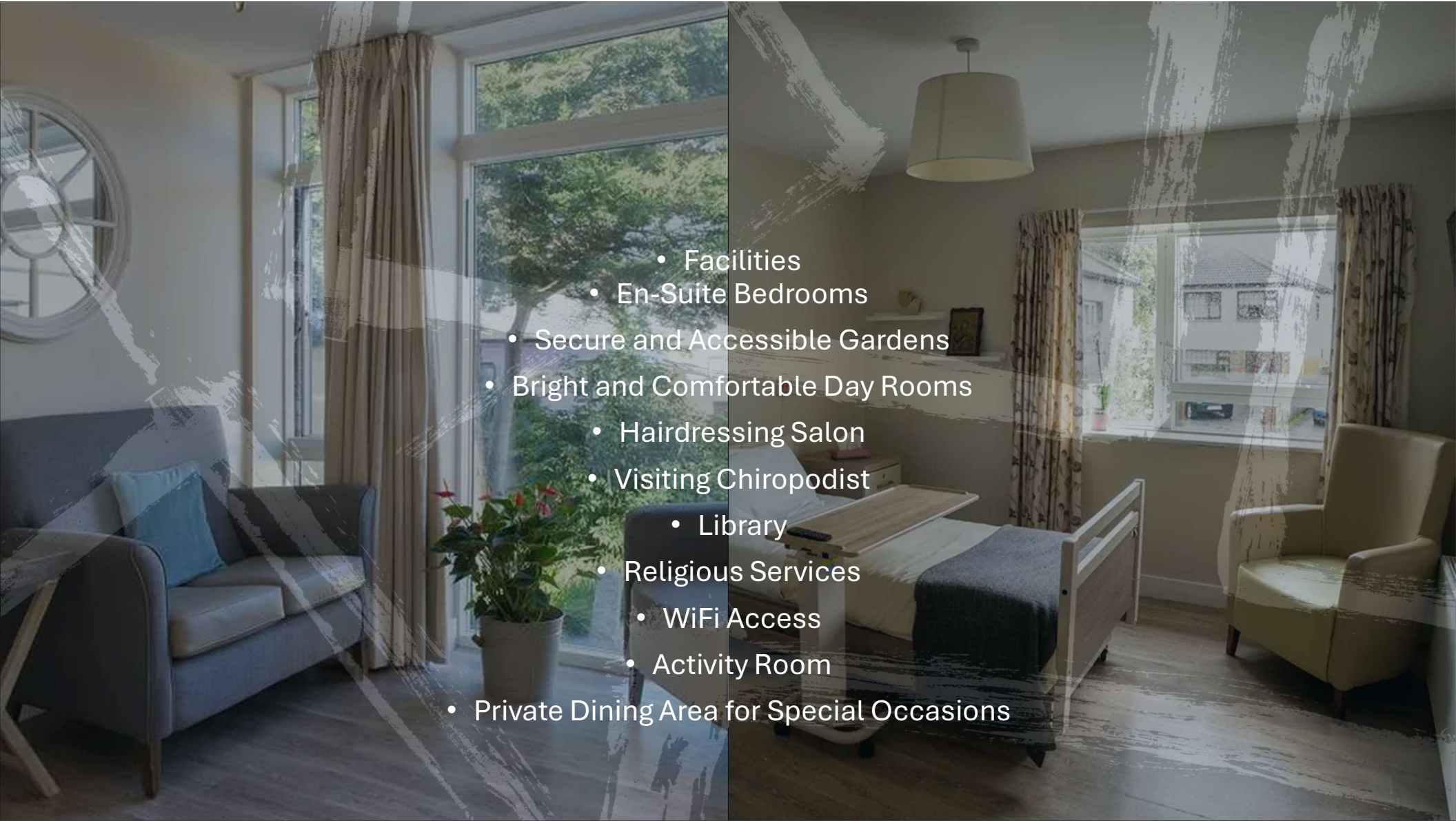
• St Ursullagh's Manor

- Nursing Home is a purpose-built designated center built in 2023 and is spread over three floors, including a basement level for laundry and catering services.
- It is located in a suburban village in North Dublin. They provide 24-hour nursing care to male and female residents over the age of 18 with low, medium, and high dependency needs.
- There are places for 96 residents, with 96 single en-suite bedrooms. The center has a range of communal areas inside, and enclosed garden area in the center of the building.





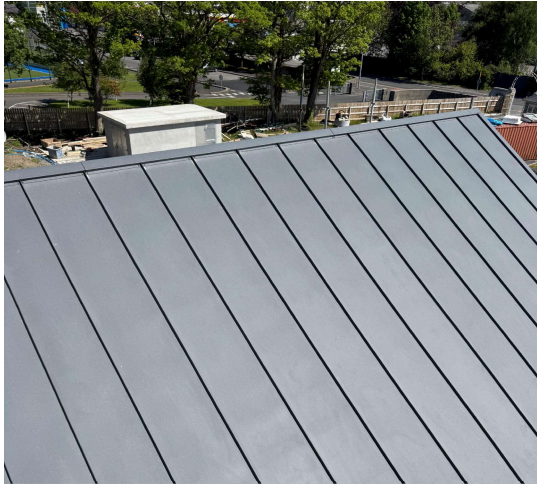
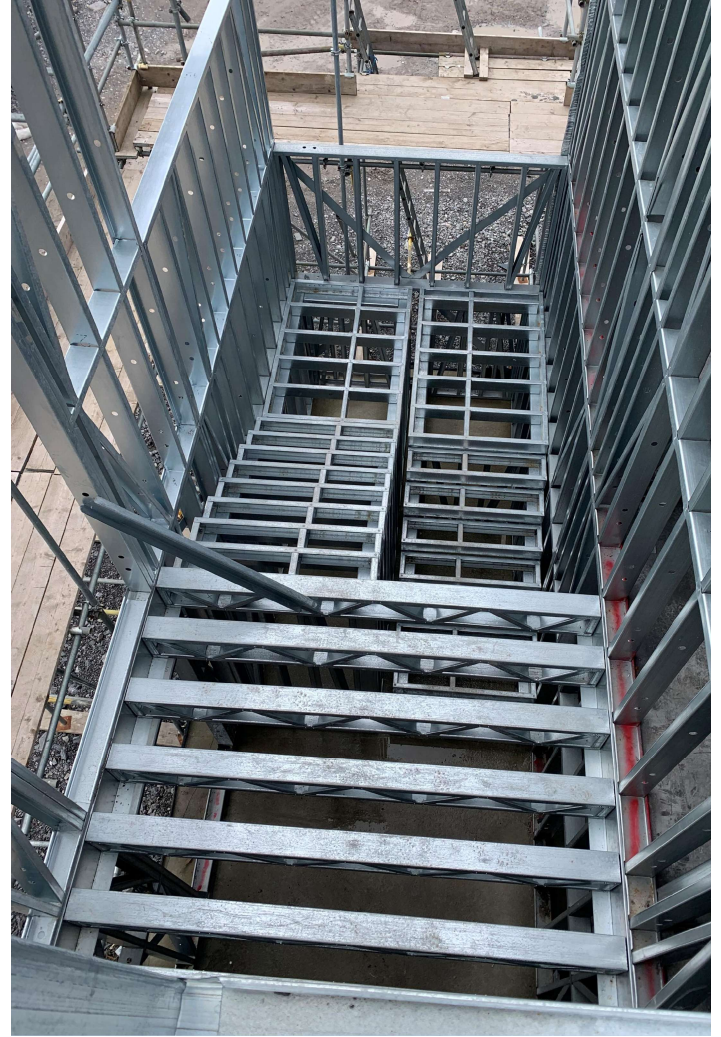
- **Care Services**
- 24-Hour Nursing Care
- Respite Care Services
- 97 Beds
- Convalescent Care
- Dementia and Alzheimer's Care
- Palliative Care
- Physiotherapy
- Occupational Therapy
- Speech and Language Therapy
- GP Visits
- Nutritional Support and Dietary Planning



- Facilities
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A photograph of a modern, multi-story building with a mix of tan and brick facades. The building has a dark roof and several windows. In the foreground, there is a paved road and a grassy area. A black and white striped fence runs along the road. The sky is overcast with grey clouds.

**St Ursilin College, Finisklin Road,
Sligo Town, Sligo.**





- **Care Services**

- 24-Hour Nursing Care
- Respite Care Services
- 120 Beds
- Convalescent Care
- Dementia and Alzheimer's Care
- Palliative Care
- Physiotherapy



- Occupational Therapy
- Speech and Language Therapy
- GP Visits
- Nutritional Support and Dietary Planning



- **Facilities**
- En-Suite Bedrooms
- Secure and Accessible Gardens
- Bright and Comfortable Day Rooms
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An architectural rendering of a courtyard at the Ratcoole Nursing Home. The scene shows a central rectangular lawn area bordered by a light-colored concrete path. To the left is a modern building with a facade of horizontal wooden slats and a series of windows. To the right is a white building with a covered walkway supported by white columns. In the background, a white house with a grey roof and two chimneys is visible under a clear blue sky.

RATCOOLE NURSING HOME, RATHCOOLE, COUNTY DUBLIN

ROISED VIEW FROM EASTERN COURTYARD TOWARD THE GLIERE HOUSE



- **Care Services**

- 24-Hour Nursing Care
- Respite Care Services
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OUR ONSITE ROLLFORMING SMARTPOD FACTORY

LIGHT GAUGE STEEL FRAMING MOBILE FACTORY LOCATED ONSITE

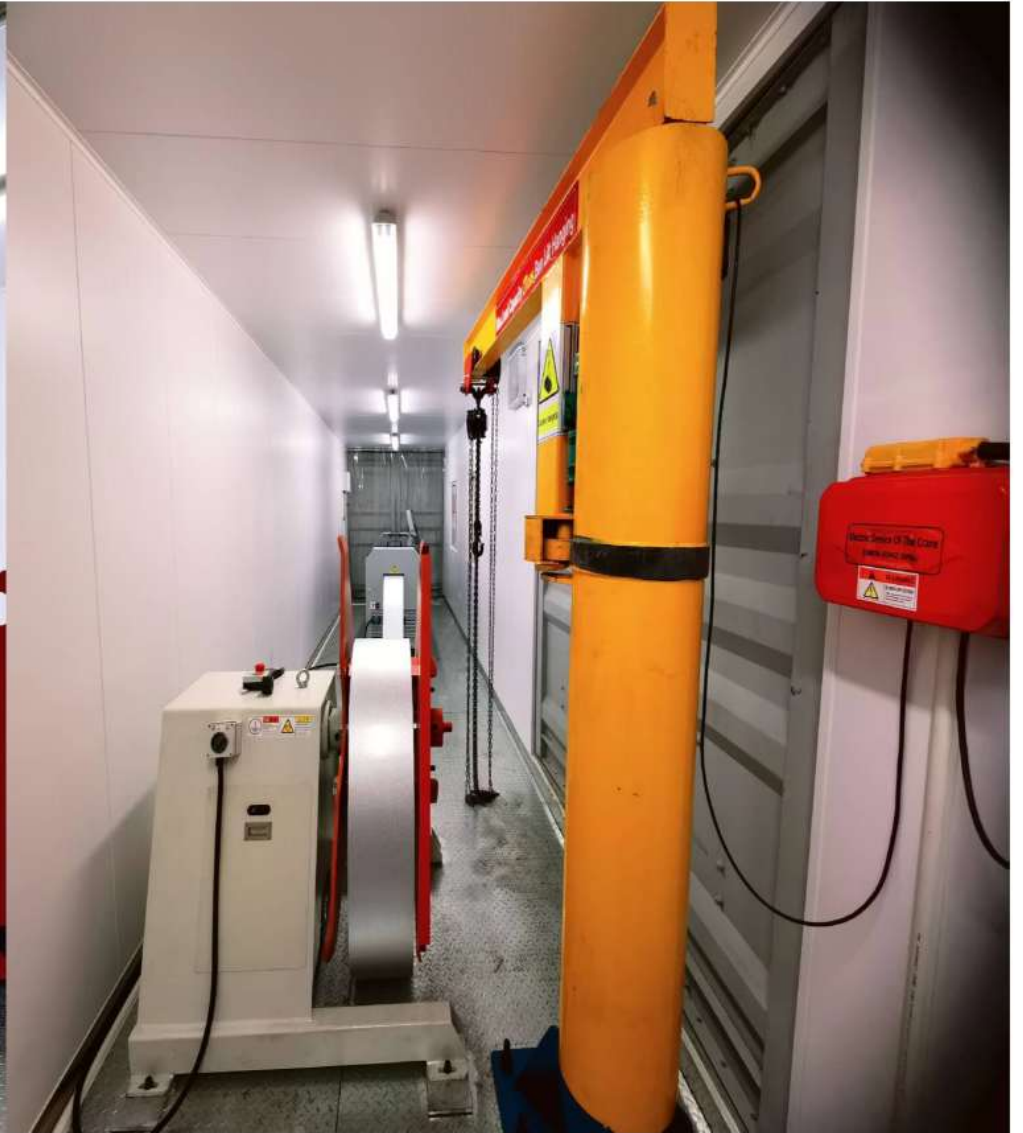


LGS Framing Mobile Factory Unit (Smart Pod)

Container Size :12.192 M(40') x 2.437 M(8') x 2.896(9.5')

Machine Installed : F2 C89/ 140 Double Profile
Specification







**“THE ARK” 3 BEDROOM
NZEB AFFORDABLE HOME**



ARK HOMES HAVE DEVELOPED A UNIQUE 3 BEDROOM AFFORDABLE LIFETIME HOME.

DESIGNED AND BUILT UTILISING OUR LIGHT GAUGE STEEL FRAME SYSTEM THAT IS MANUFACTURED AND BUILT ONSITE BY OUR EXPERT TEAMS.

HOMES FOR LIFE

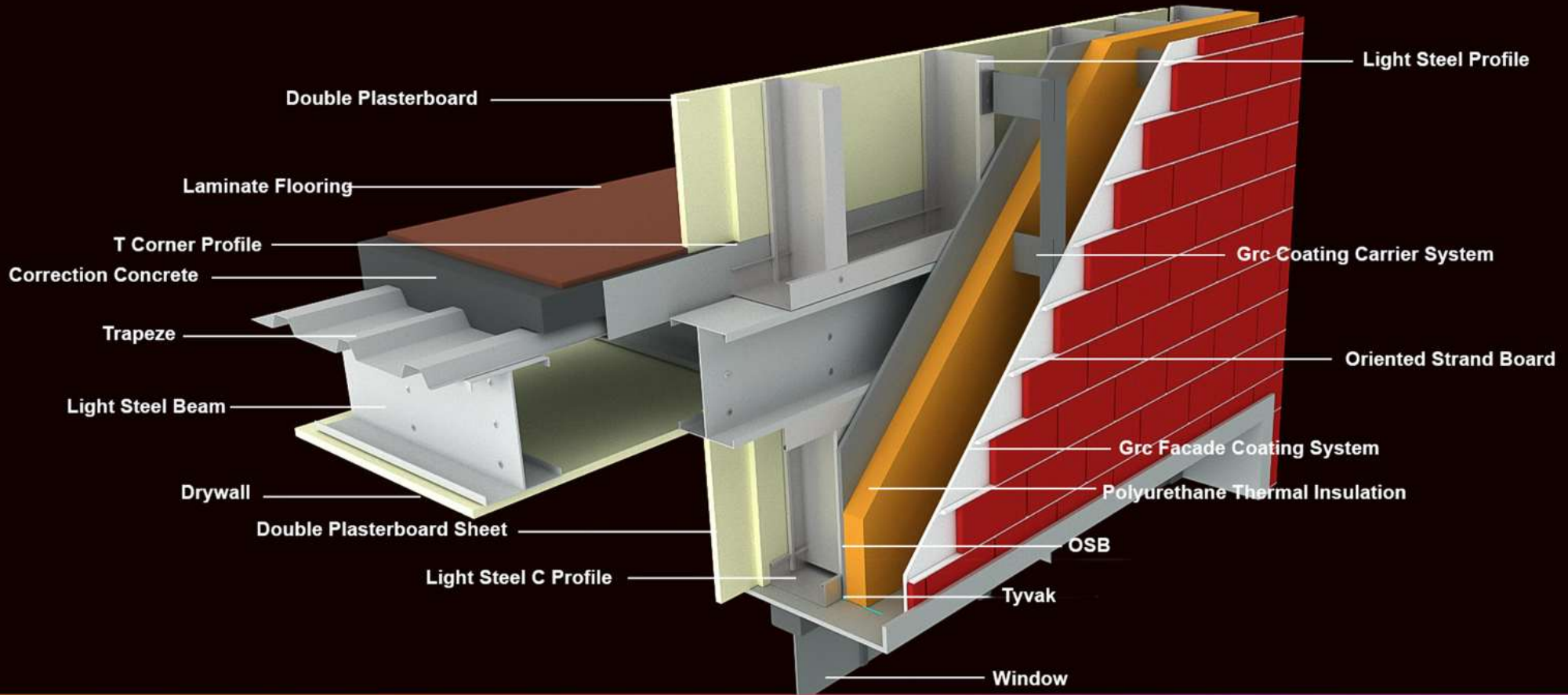


EACH ARK HOME IS POWERED BY OUR BIPV SOLAR PANELS AND BATTERY STORAGE SYSTEM.

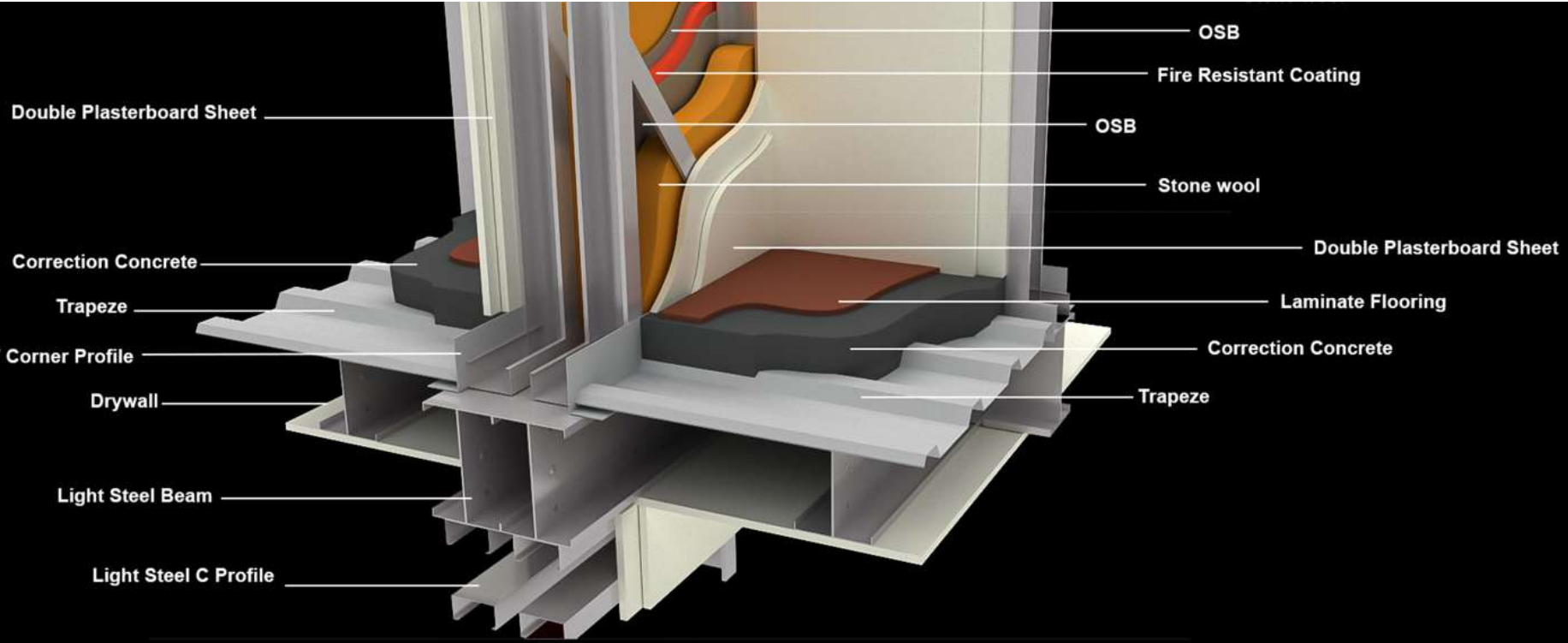
THIS PROVIDES NEAR ZERO RUNNING COSTS AND EXTREMELY LOW MAINTENANCE THROUGHOUT THE HOMES LIFECYCLE OF UP TO 250 YEARS.

WE BUILD USING CERTIFIED MATERIALS. WE ONLY USE GALVANISED STEEL AND ALUMINIUM.

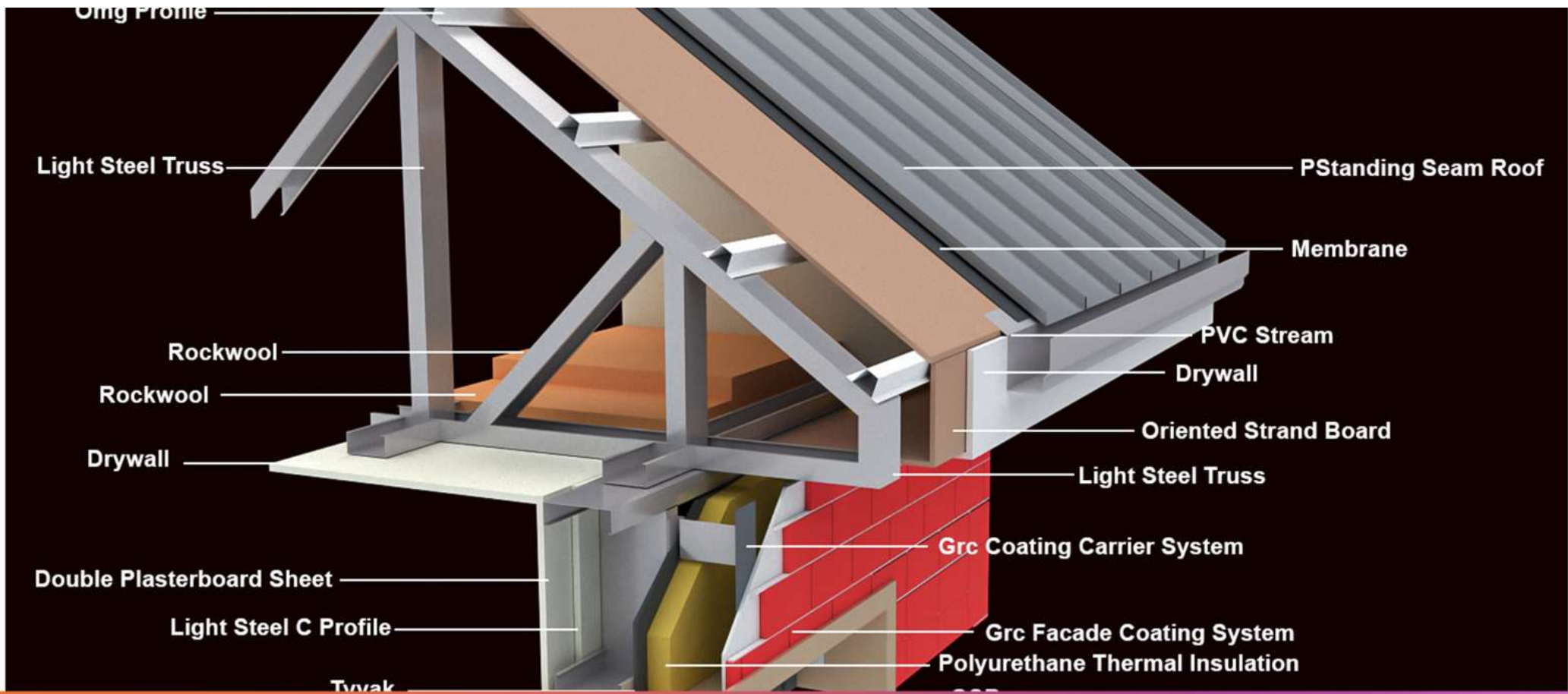
HOMES FOR LIFE



HOMES FOR LIFE



HOMES FOR LIFE



HOMES FOR LIFE



HOMES FOR LIFE



INSULATED RAFT FOUNDATION

- **Thermal Efficiency:** Continuous insulation wraps the concrete slab and edges, achieving U-values as low as 0.08–0.1 W/m²K, which meets passive house or nZEB standards
- **Reduced Thermal Bridging:** Encasing the slab in insulation eliminates weak points (cold bridges) that lead to heat loss and potential condensation
- **Structural Performance:** The raft distributes loads evenly, reducing the need for deeper foundations and mitigating differential settlement issues, which is beneficial on UK soil with variable bearing capacity



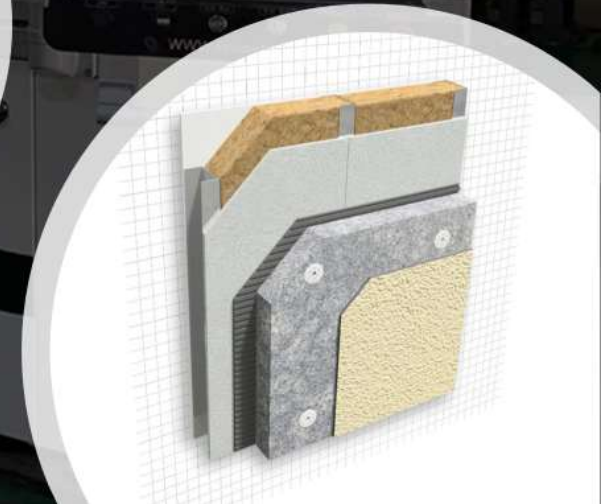
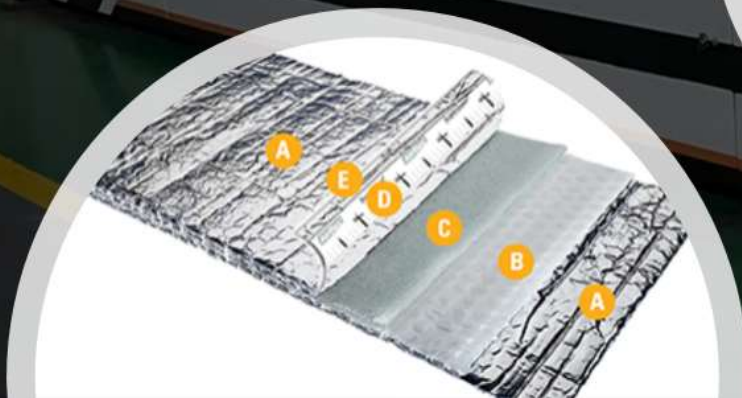
ONSITE LIGHT GAUGE STEEL FRAMING

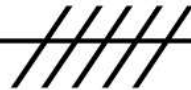
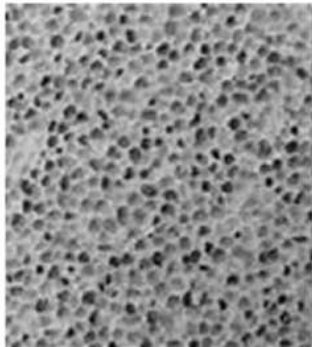
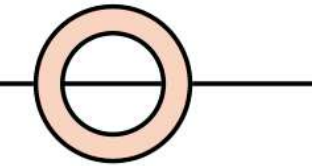
Onsite Manufacturing of Our Light Gauge Steel Frame ensures Speed, Accuracy, Quality and Lower Cost.

High Performance 100% recycled steel that last 250 years.

Non-combustible materials are used throughout with 100% recyclability.

With Low U-Values of 0.11 W/m²K for Walls and Roof achieving Nzeb Standards.





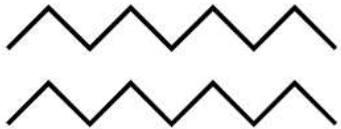
CARBON FREE CONCRETE PSA

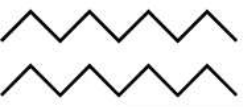
- We manufacture light weight monolithic foam concrete for the walls and floors of our Light Gauge Steel Framing System.
- Provides complete protection and a non-combustible building system sound and fire-proof.
- Our Partnership with UPSA providing a cement replacement additive reducing cement content by 40%.
- Low manufacturing cost and installation cost by our onsite teams.



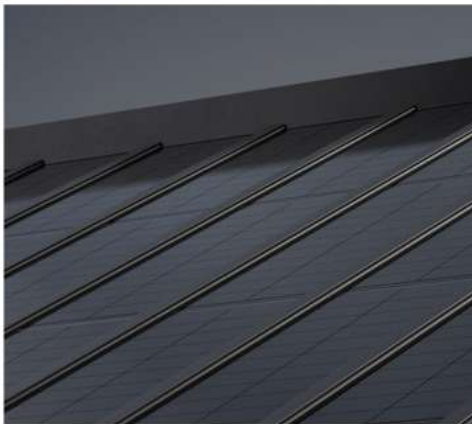
ALUMINIUM WINDOWS AND DOORS

- Aluminium is a 100% recycled metal that has a long life and maintains its quality without any degradation.
- Accommodates 24mm to 40mm glazing units, including double and triple glazing. With U-values from $1.4 \text{ W/m}^2\text{K}$, the system easily meets modern energy standards and supports comfortable, energy-efficient spaces





BIPV SOLAR AND BATTERY STORAGE



- Building Integrated Photovoltaics (BIPV) solutions for residential applications, including:
- Overlapping Ultra Energy Tile: A tile-hanging photovoltaic system that integrates seamlessly with traditional roof tiles, ensuring durability and aesthetic appeal.
- Flat-laid Ultra Energy Tile: A vertical tile photovoltaic system that guarantees stable power generation and is designed for dust-free surfaces.
- Single-curved Ultra Energy Tile: A traditional Chinese-style photovoltaic system that combines tubular tile design with double-glass modules, replicating traditional roof tiles.
- These systems not only provide energy generation but also enhance the architectural design of residential buildings, contributing to sustainability and low-carbon goals.

Sigenergy Sigen Battery 8.0KWh

- Maximum capacity: **8.06 kWh**
- Maximum charging power: **4 kW**
- Maximum discharge power: **4 kW**
- Operating temperature range: **-25°C - +55°C**
- IP rating: **IP66**

ALL IN ONE AIR SOURCE HOT WATER HEAT PUMP

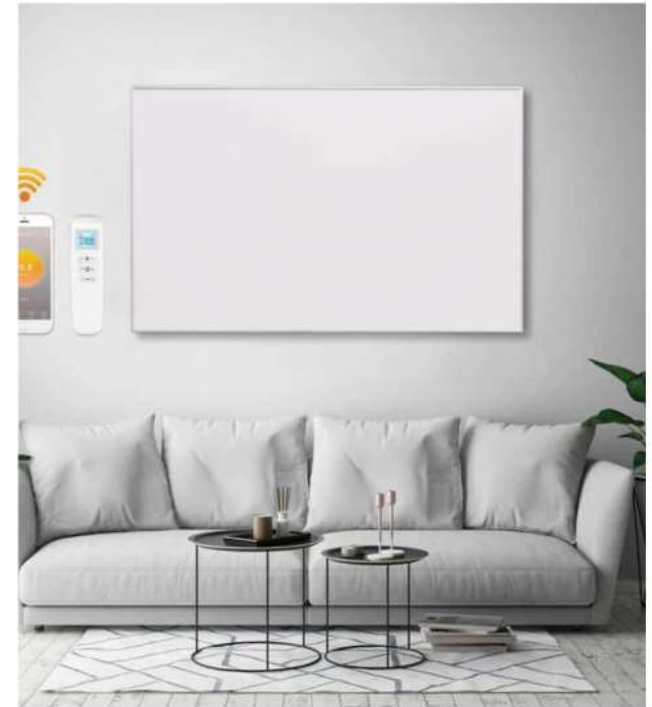
- Completely Separate from Heating System for simplicity and huge cost savings of installation.
- Energy Efficiency: Achieve high energy efficiency ratings (up to A+++), significantly reducing energy consumption and costs.
- Compact Design: These systems are designed to save space, with integrated hot water storage tanks and compact indoor units that can fit into smaller areas.
- Versatility: All-in-one systems can provide heating, cooling, and hot water, making them suitable for year-round use.
- Installation: requiring only a single-phase power supply and minimal external piping, which simplifies retrofitting in existing buildings.
- Controls: Advanced systems come with smart controls that allow users to manage heating and hot water production efficiently, optimizing energy use based on demand.

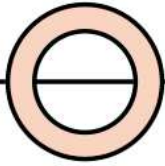




INFRARED HEATING THE FUTURE OF HEATING

- Infrared heating panels offer an efficient and comfortable heating solution, utilizing radiant heat to warm spaces directly, similar to the warmth of the sun.
- Infrared heating panels are devices that emit infrared radiation to heat objects and people directly in a room, rather than heating the air. This method of heating is highly efficient, as nearly 100% of the energy used is converted into heat, making it a cost-effective option for both residential and commercial spaces.
- **Benefits of Infrared Heating Panels**
- **Energy Efficiency:** Infrared panels are known for their energy-saving capabilities. They can reduce heating costs by up to 25% compared to traditional heating systems, as they heat objects directly rather than the air.
- **Quick Installation:** Unlike conventional heating systems that require extensive installation work, infrared panels are easy to install. They typically need only an electricity source and can be mounted on walls or ceilings without the need for ductwork or extensive renovations.
- **Health Benefits:** Infrared heating is considered health-friendly as it produces a gentle, natural warmth that can improve air quality by reducing dust circulation. This is particularly beneficial for individuals with allergies or respiratory issues.
- **Versatile Applications:** Infrared panels can be used in various settings, including homes, offices, and industrial spaces. They are effective in areas that are difficult to heat, such as rooms with high ceilings or large open spaces.
- **Aesthetic Options:** Infrared panels come in various designs, including sleek and modern styles that can blend seamlessly into contemporary decor. Some models even feature mirrors or artistic motifs, adding to the room's aesthetics while providing heat.



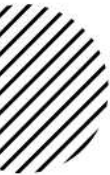
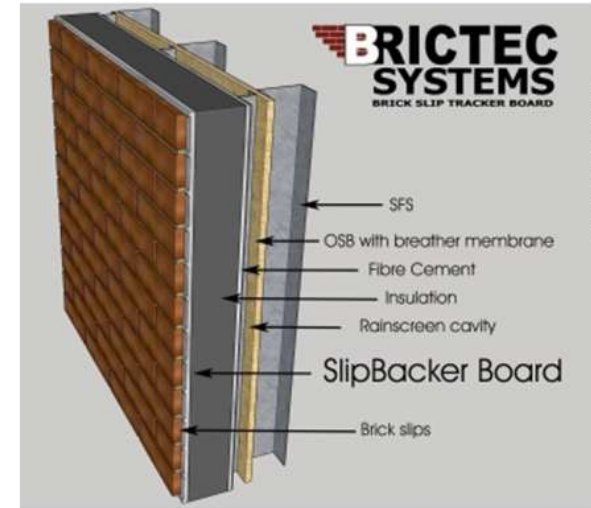


PLASTERING, PAINT AND RENDER TECHNOLOGY

- Providing the latest in Application Technology for Plastering, Painting and External Render Systems.
- 1000m² of Painting per 2 man team in 1 day.
- 500m² of Internal skim per 2 man team in 1 day.
- 500m² of external Render per 2 man team in 1 day.
- Machine technology ensures quality of application, speed and quicker drying periods. Also less snagging needed.

BRICK SLIP SYSTEM

- Real bricks cut into Slips.
- Lifetime Warranty as with traditional brick.
- Quicker and more cost effective than traditional Brick Laying.
- The Brick Slip Panel makes simple and easy installation of the Bricks meaning skilled and non-skilled labour can work together.
- A1 non-combustible, BOPAS-BRE Assurance, 3rd Party Accreditation, A1 Fire Certification fibre cement building fire board, with UL-UKAS-NHBC accredited going through testing,
- Fibre Cement (Portland Cement) building fire board is perfect for use as a A1 fire rated brick slip runner / tracker panel



PREASSEMBLED BATHROOM PODS

- high quality modular solution for our onsite manufacturing
- Time and cost saving benefits of on-site manufacturing and fit-out
- Flexible design and finishing options
- Quality control from concept to completion
- Delivery and installed just in time
- Robust steel frame
- Floor depths to suit individual projects
- Fully finished internally, including tiled and decorated
- Fully tested, ready to connect M&E service
- pods are delivered to site fully fitted and finished ready for installation by our experienced team, which can be completed in a matter of hours.

