

Aesthetic & Thermally Efficient Precast Concrete High-Rise Residential Construction

Seamus McKeague – CEO Creagh Concrete



CREAGH
INNOVATION IN CONCRETE



CREAGH CONCRETE

Operating across the UK
and Ireland.



IRELAND

Toomebridge,
Northern Ireland

SCOTLAND

Newbridge,
Edinburgh

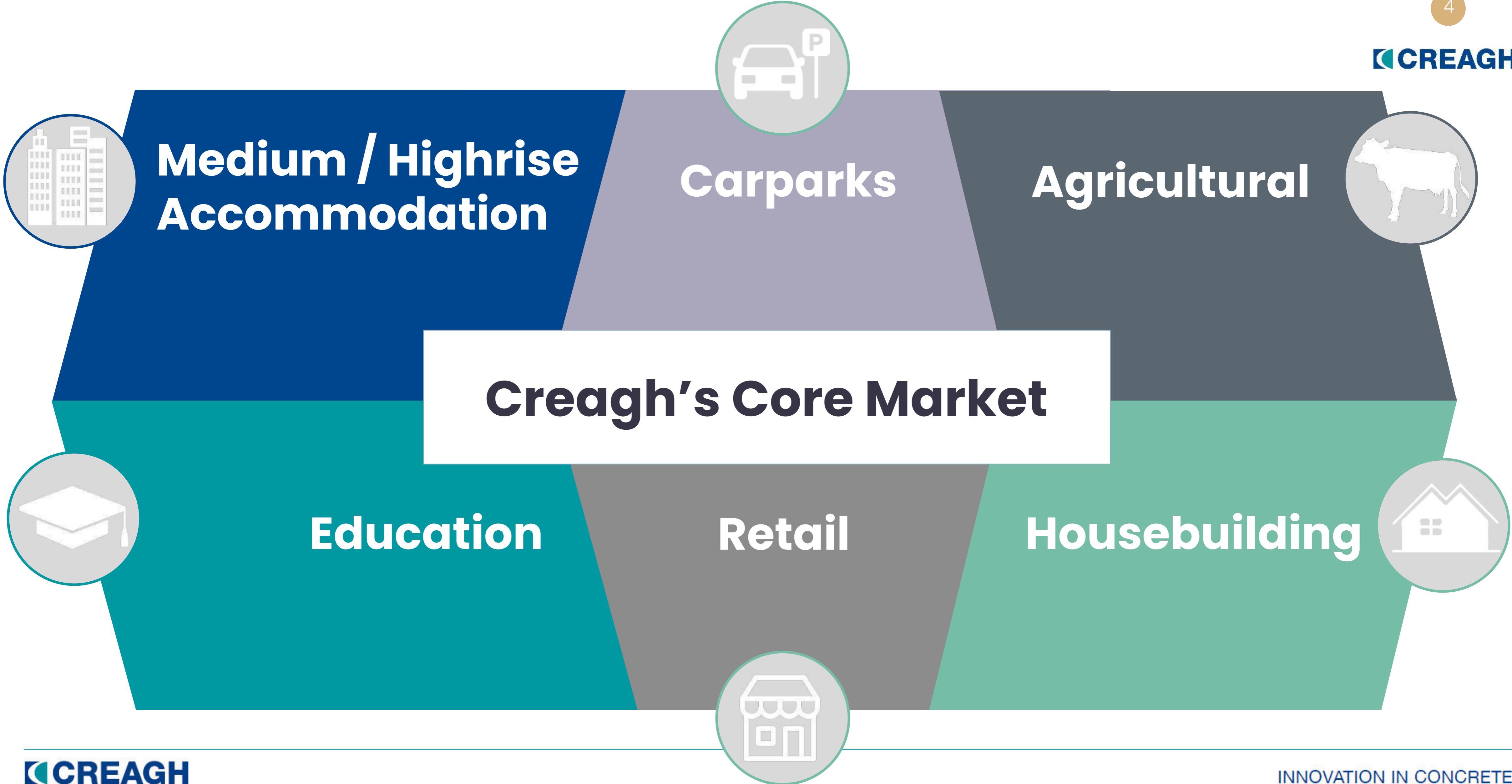
ENGLAND

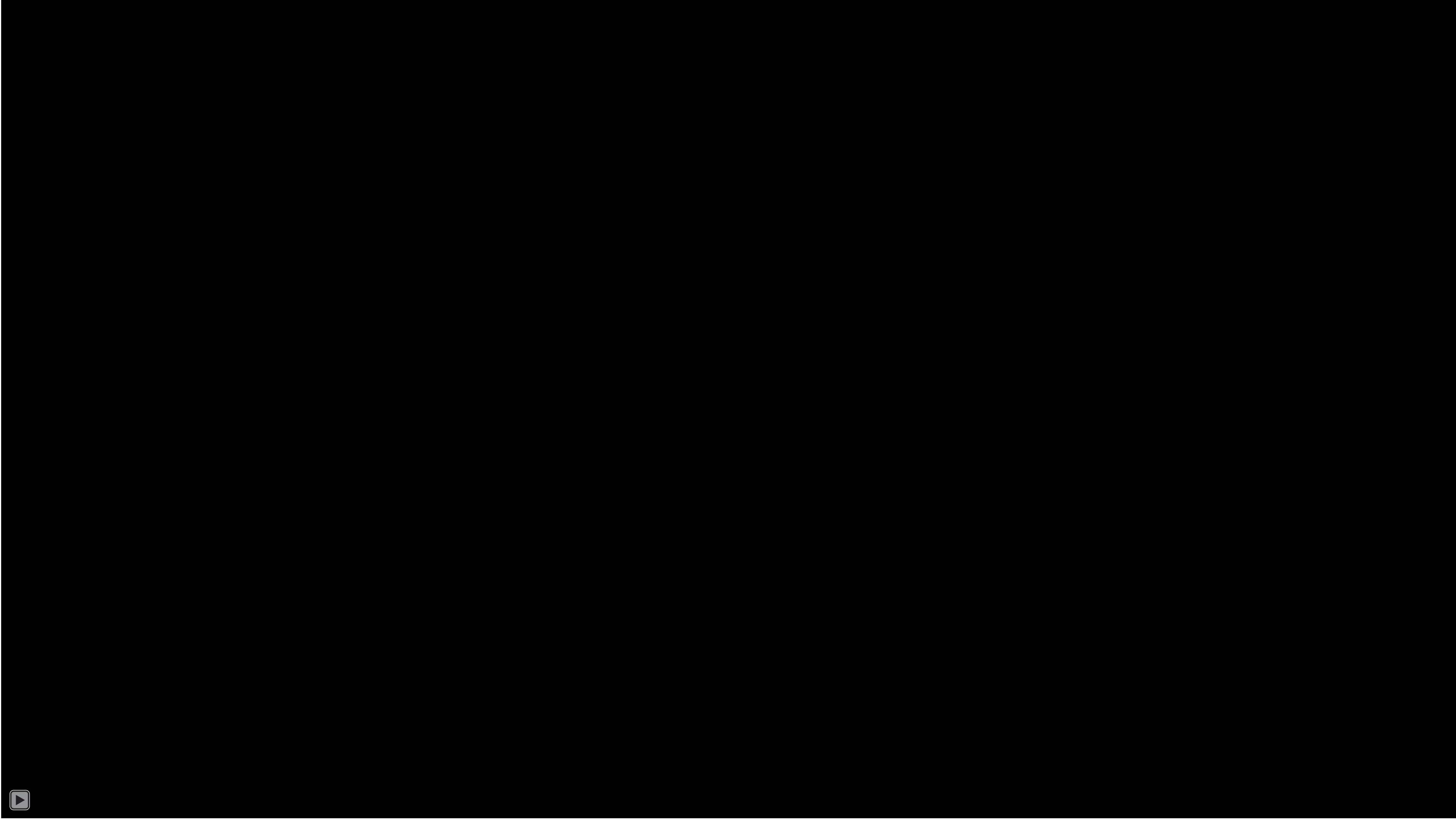
Hoveringham,
Nottinghamshire

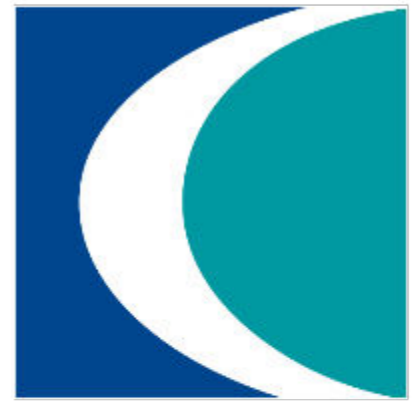
CREAGH

Established in 1976, Creagh Concrete has grown to become one of the largest and most innovative producers of concrete products for a diverse range of market sectors throughout Ireland and the UK.









CREAGH

OUR WORLD TODAY

Climate Change

Scarcity of building materials & labour

5G / Digital Transformation

MMC & DFMA



Global Pandemic

Vast increase in commodity costs

Construction / Residential Demand

BREXIT

How Creagh adapted to Global & Industry Changes

Provide a holistic package & Widening our offering

Designer



Engineer



= Confidence in making it happen

Manufacturer



Installation & Builder





➤ New type of Ownership / Equity Funded Clients

➤ Long Term Value

➤ High Quality

➤ Building Longevity

➤ Excellent Fire & Acoustic Ratings

➤ Minimal Maintenance Costs

Creagh do it



- Seized the opportunity
- Excess of £1b schemes quoted in the last 3 years
- Typical job size 200-400 Apartments
- Strong Order Book
- £200m Sales Funnel

Jobs Completed in last 5 Years



Jobs Currently Onsite



gh₂₀

GH20- 342 Apartments



Bath Road - 152 Apartments



Woking- 1,382 Spaces



Enterprise Wharf- Birmingham

Jobs Due Onsite Soon



Market Share



300,000 Units

20% 60,000 Med-High Rise

25% 15,000 Precast Apartments

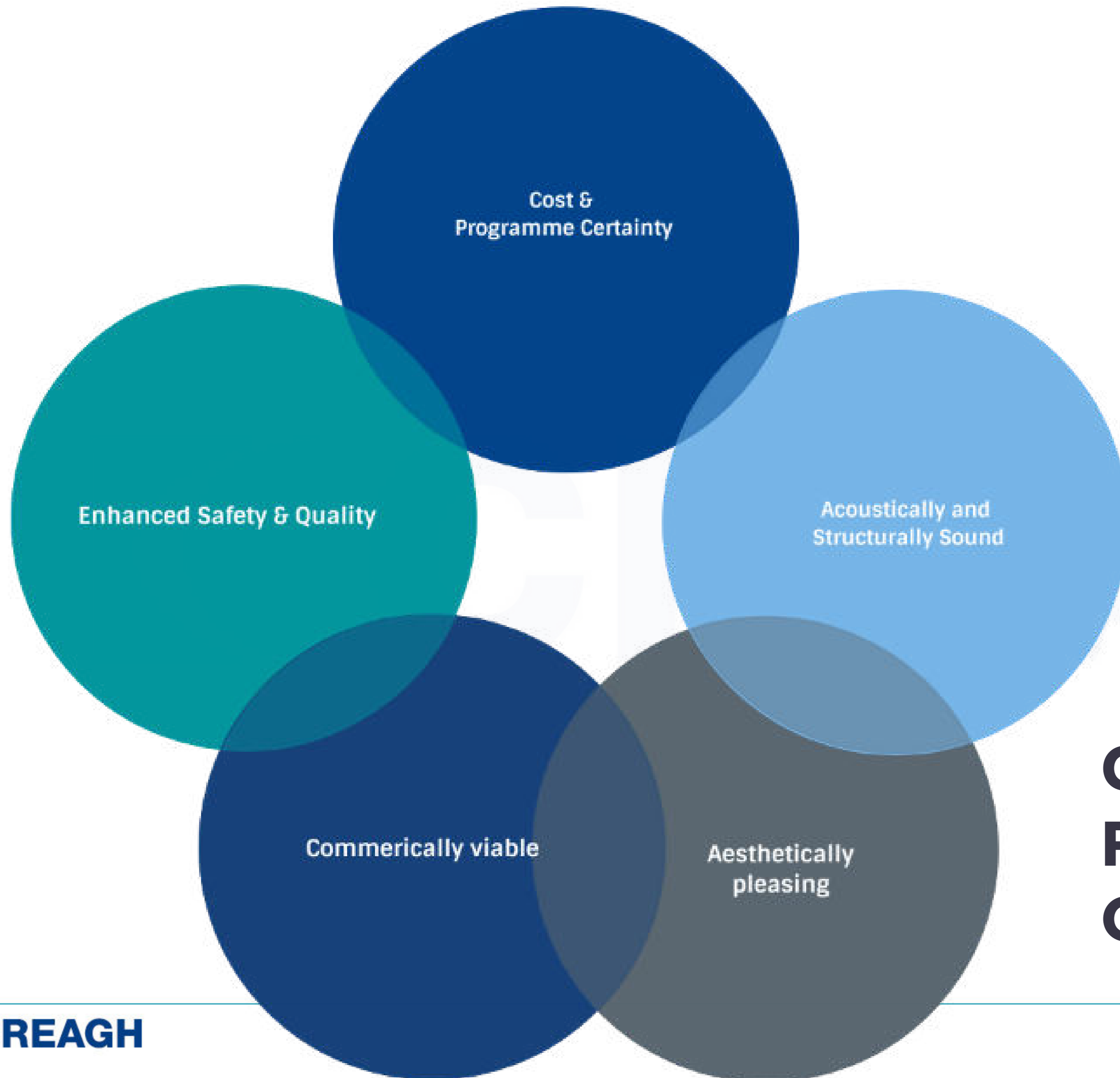
€50,000 / Apartment = €750m

Market Demand



CREAGH Target Market Share 15%

2,250 Med-High Rise Apts
€112,500,000



CREAGH

Creagh MMC & Offsite Products & Service Offer



Production

Continuity of manufacturing:

Lean Production
Cost Effective
Efficient
Higher Quality

“Better People, Better Quality, Better Industry”

PRECAST INDUSTRY CHANGES OVER LAST 20 YEARS

Uncertain market growth

Precast industry lacks profitability

Automation / Digital / Products

Changing ownership / other forms of construction

Lifestyle changes and needs

Lack of apprentices and new skills



CONSTRUCTION INDUSTRY TODAY

17

Supply of trades diminishing

Modern methods of construction (MMC)

More clients and investors bringing equity funding

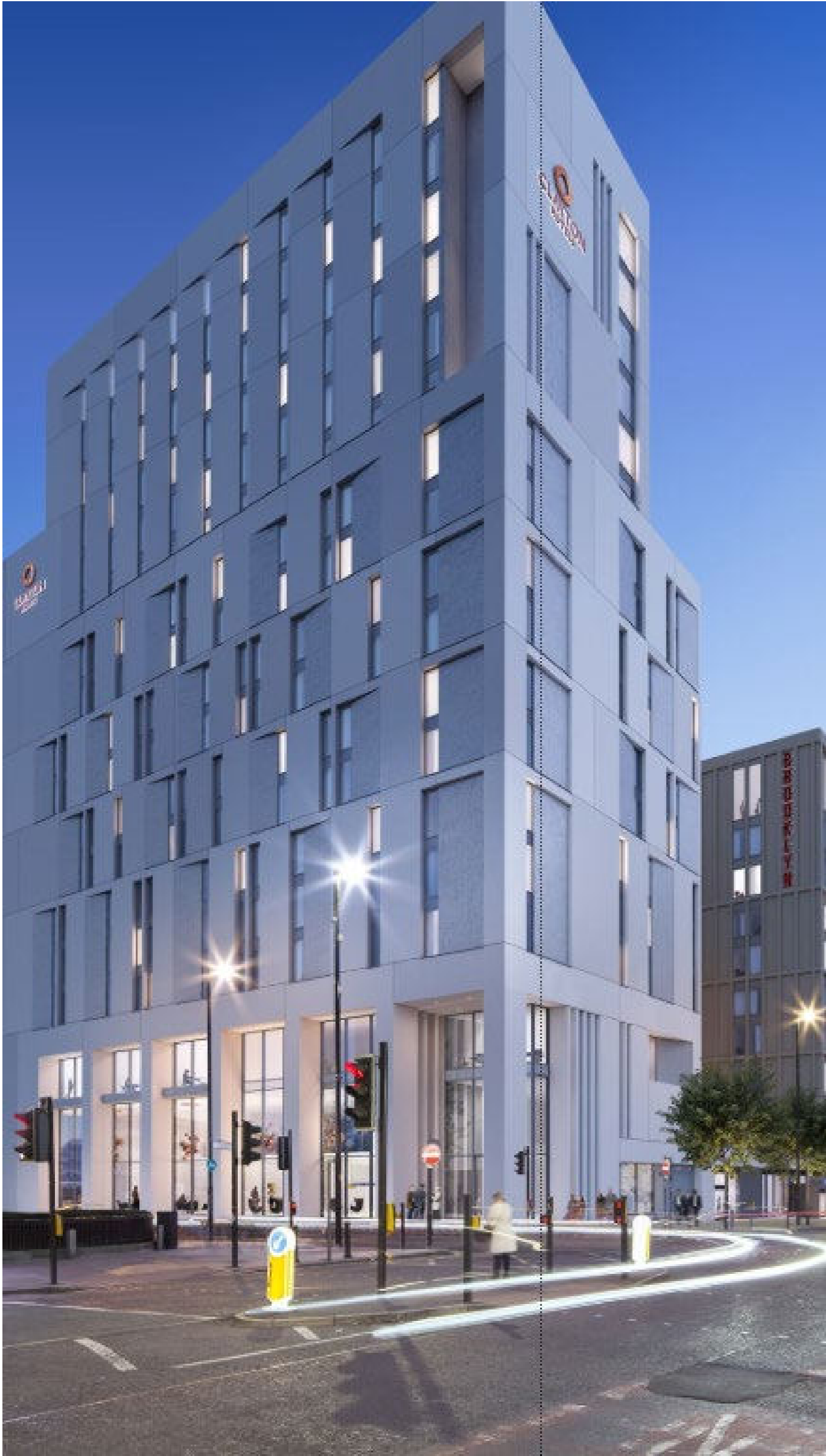
Cost and program certainty; consistent high quality

Building, thermal, acoustic, regulations; sustainability & environmental concerns

ADDING VALUE

- Design, Engineer, Manufacturer, Logistics, Contracts, Installation
- Holistic approach in overall projects
- Façades
- Finished Wall Panels





Offsite Innovations

rapidres™
Fastrack Build System

rapidcore®
Precast Offsite Cores

spantherm®
Insulated Concrete Floors from Creagh



Growing our business requires a holistic mindset

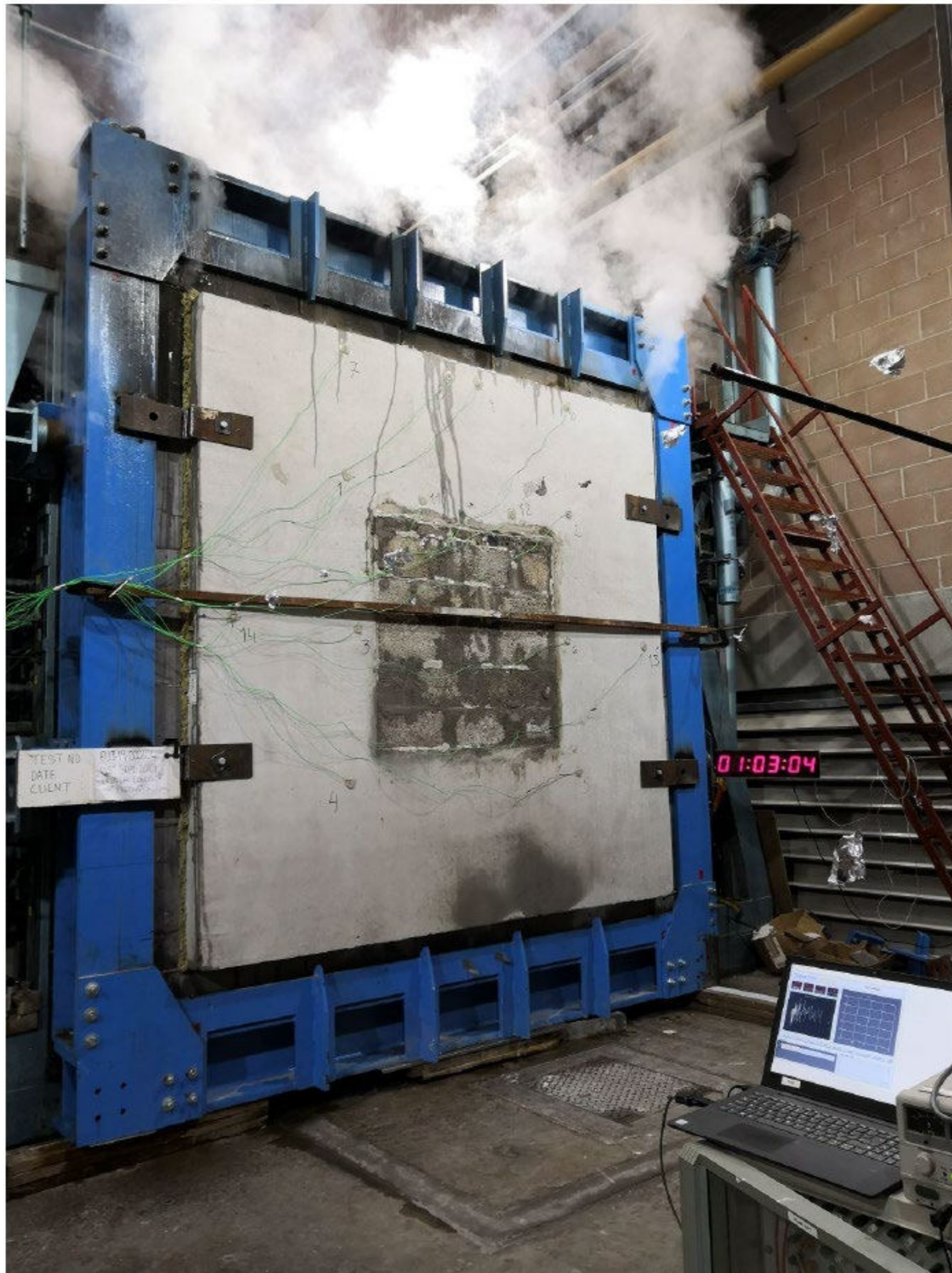
Holistic service; design,
logistics, manufacturing &
build onsite

Early
Involvement in
design process



Interfacing with
other trades, M&E,
architects &
consultants

rapidresTM
Fastrack Build System



FIRE SAFETY

Creagh manufacture precast wall panels use components that comply with the most demanding European fire classification rating of A1- the highest rating available, meaning **'no contribution to fire growth'** in accordance with BS EN 13501:2018, BS 476-20: 1987 & BS 476-21: 1987.

EXAMPLE U-VALUES

Option 1	
Depth (mm)	Component
160	Concrete
200	Rockwall Insulation
80	Concrete
15	Brick Slip
Total Depth	455mm
Overall U Value	0.180 W/m²K

Option 2	
Depth (mm)	Component
160	Concrete
130	Rockwall Insulation
80	Concrete
15	Brick Slip
Total Depth	385mm
Overall U Value	0.270 W/m²K

Option 3	
Depth (mm)	Component
160	Concrete
200	Rockwall Insulation
80	Concrete
Total Depth	440mm
Overall U Value	0.180 W/m²K

Option 4	
Depth (mm)	Component
160	Concrete
185	Rockwall Insulation
80	Concrete
15	Brick Slip
Total Depth	440mm
Overall U Value	0.190 W/m²K



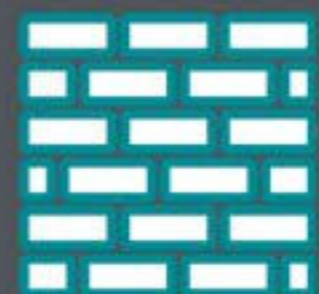
Elliott's Yard – Gulson Road

COVENTRY



No. of apartments:

107



Specialist Precast: (T)

5,000



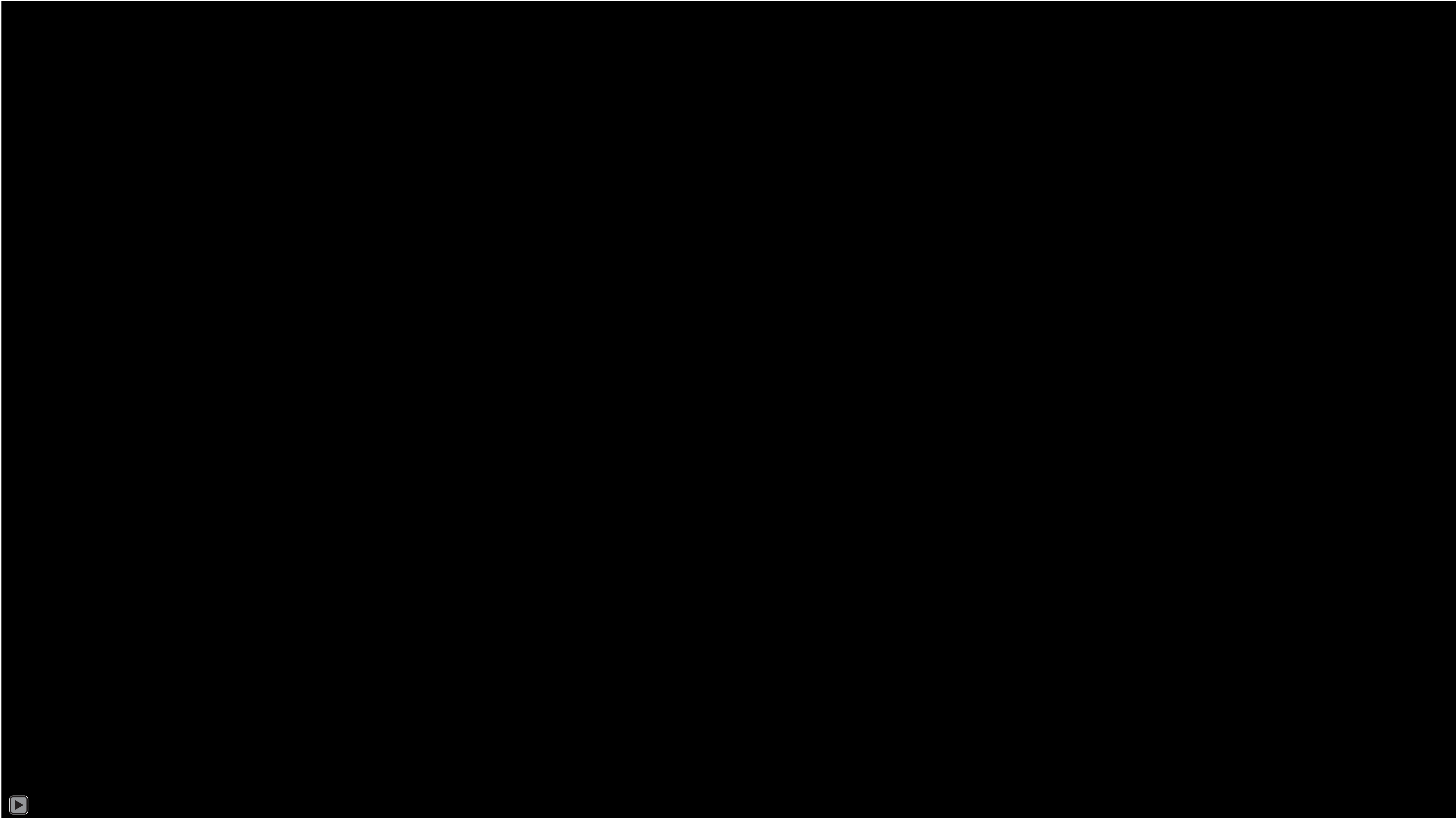
Precast Stairs & landings: (T)

180T



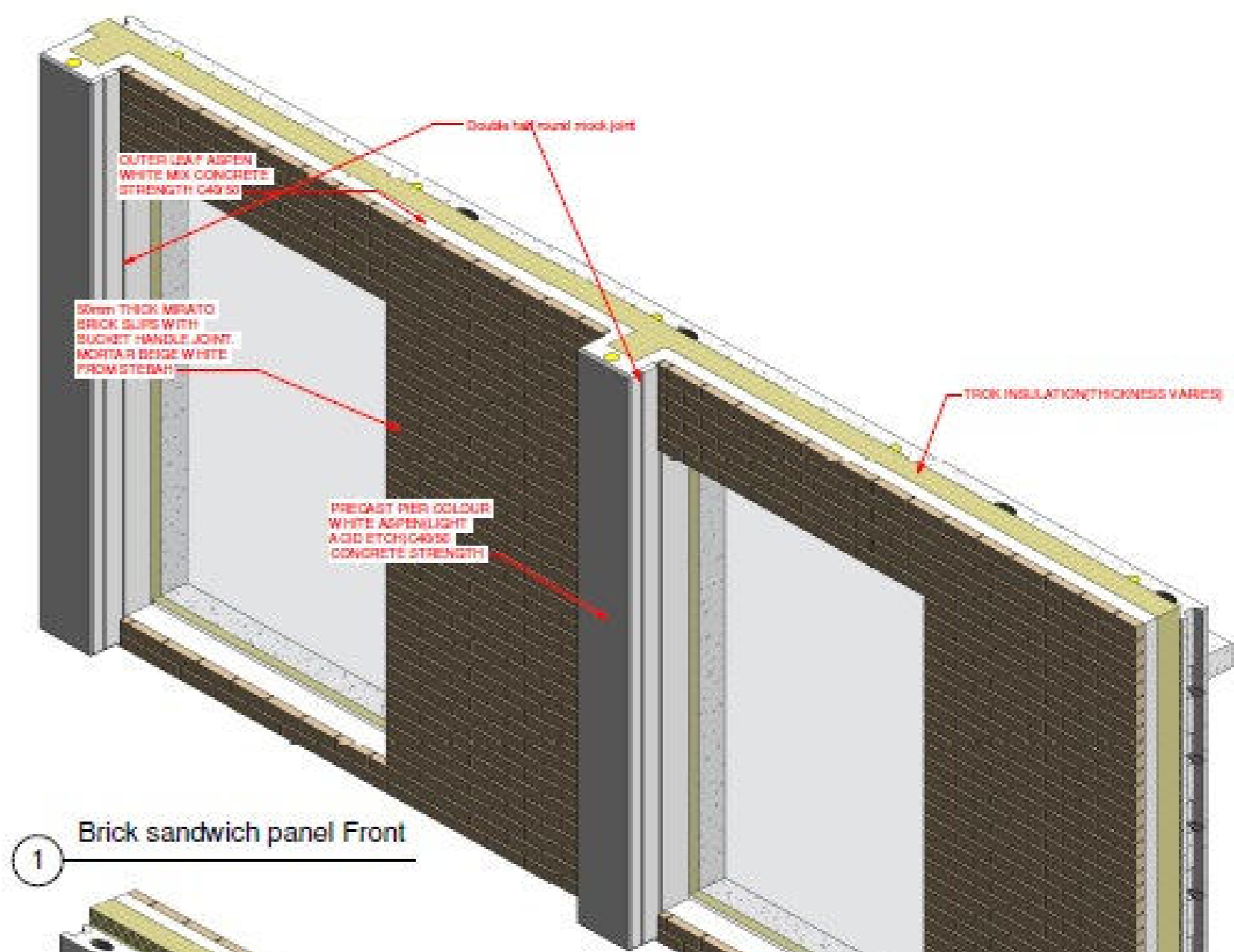
M² of Floors:

6,400

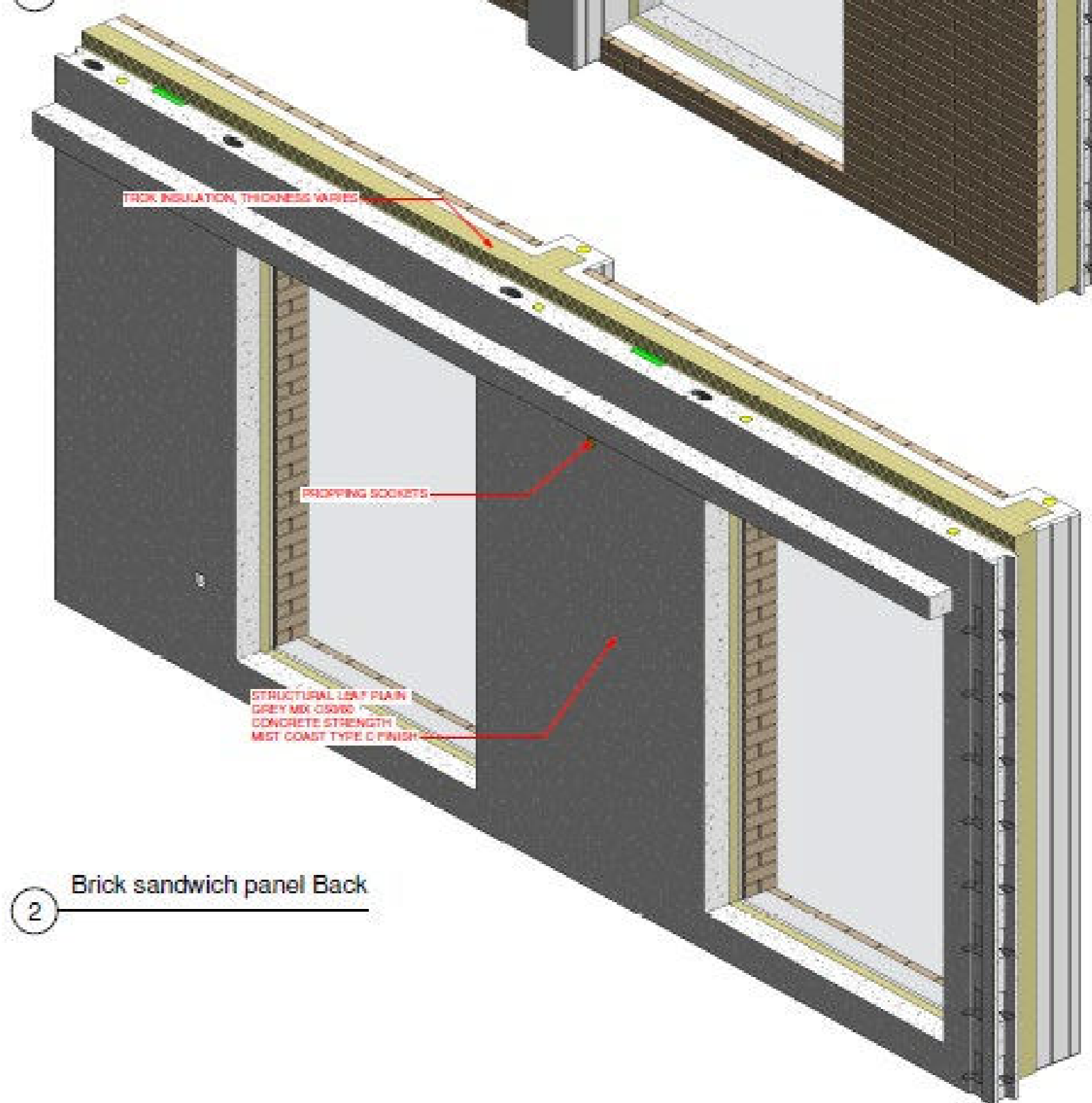




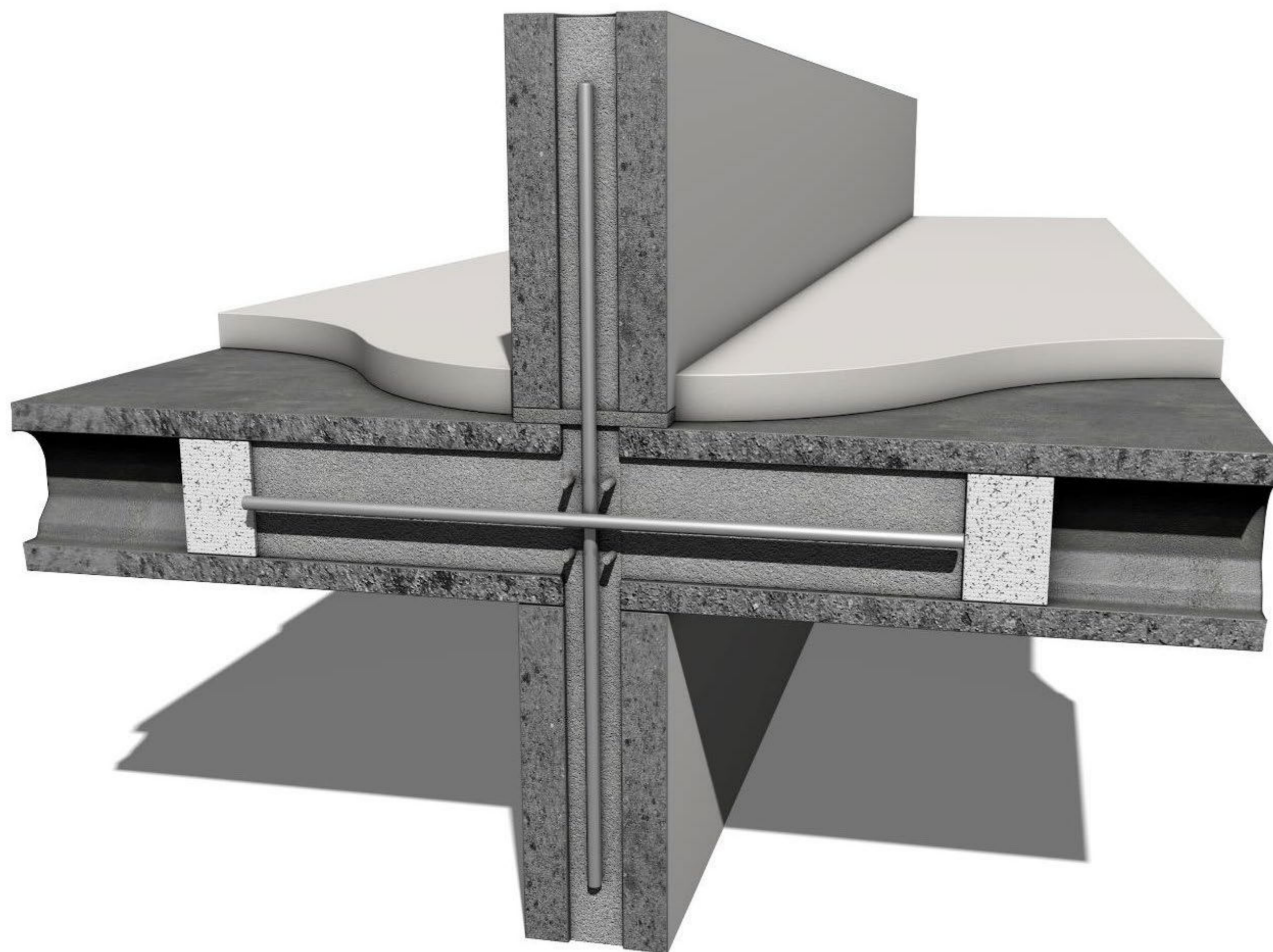




1 Brick sandwich panel Front

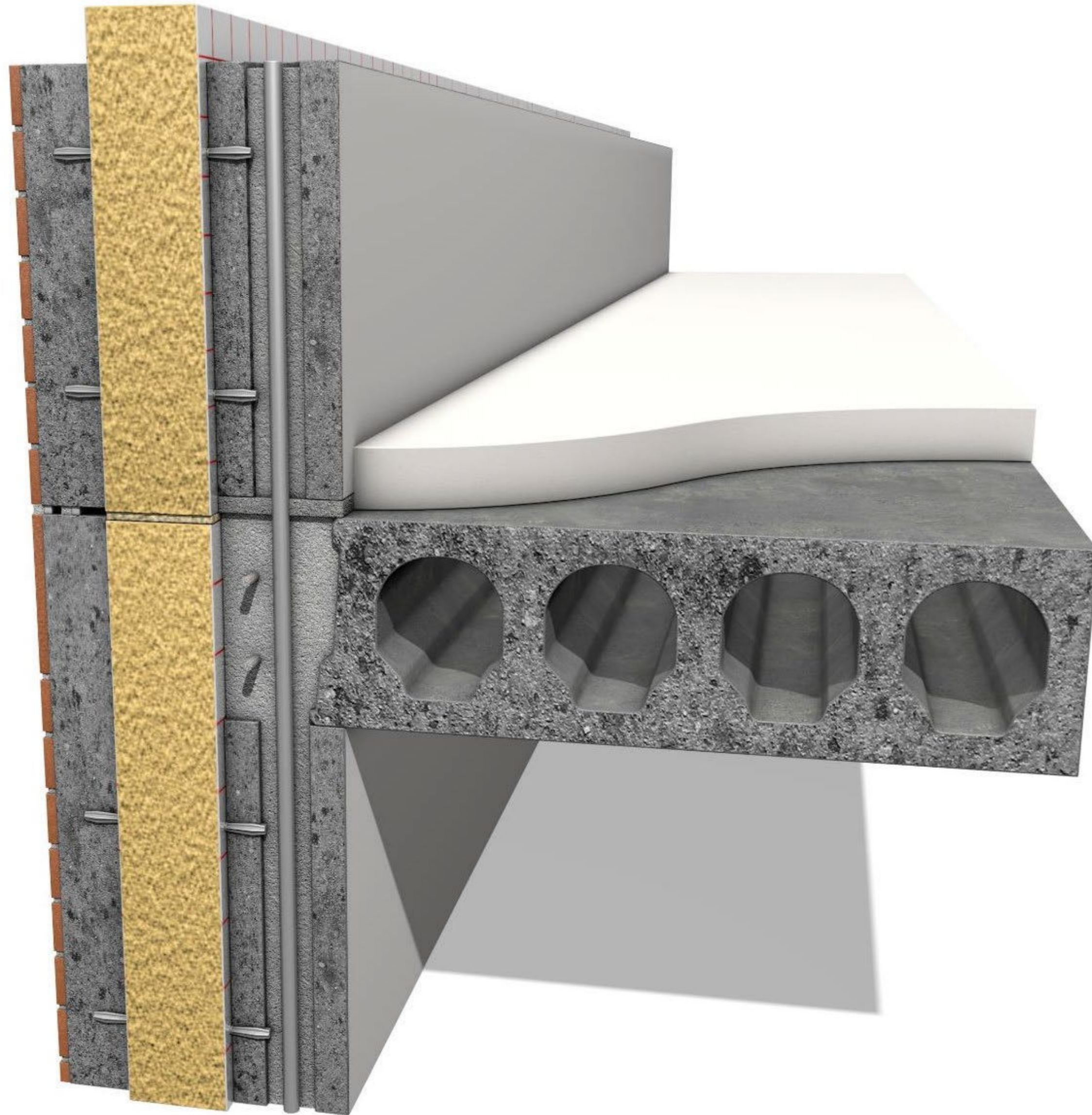


2 Brick sandwich panel Back



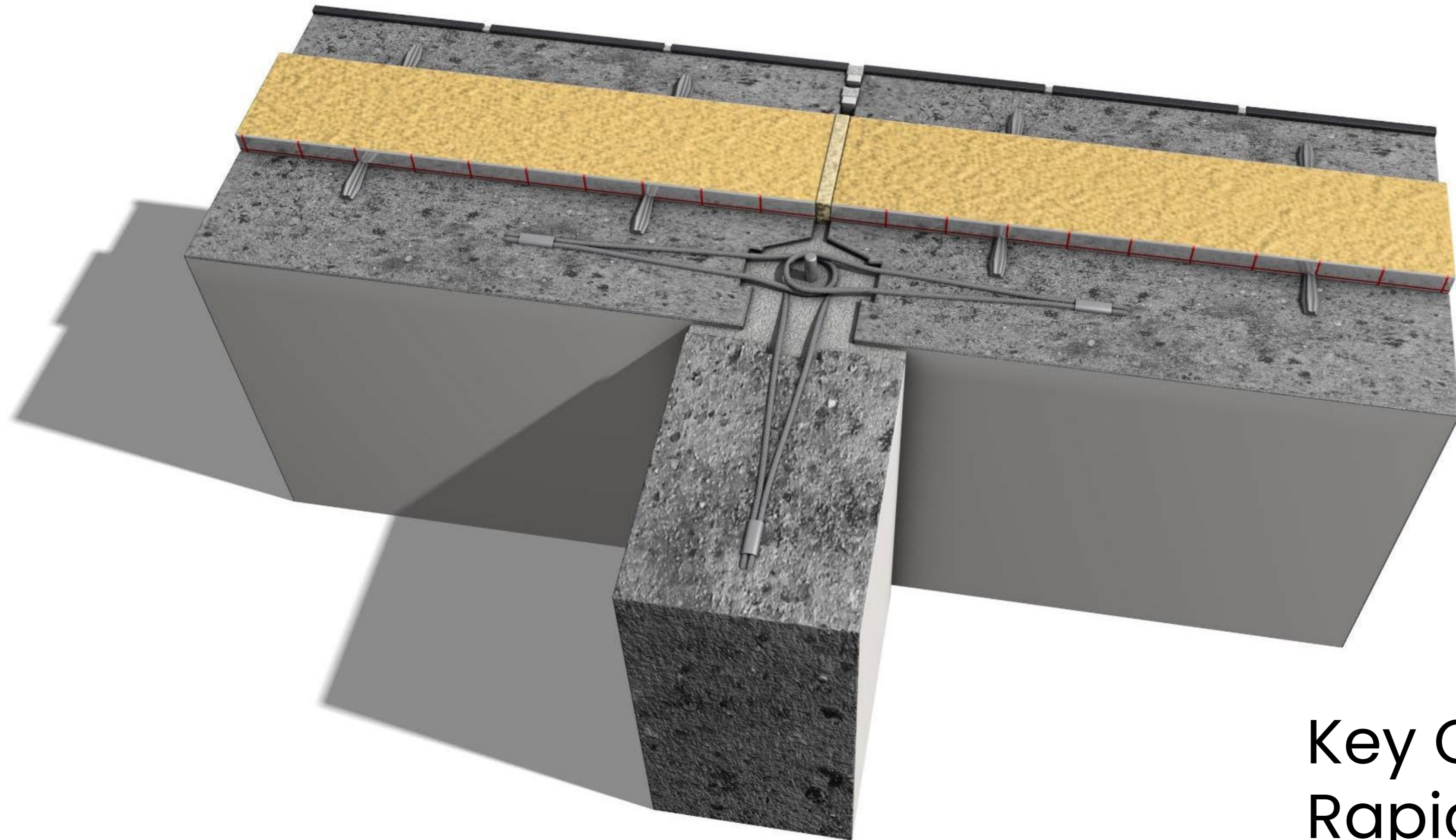
Key Components in Rapidres®

- Crosswall Junctions



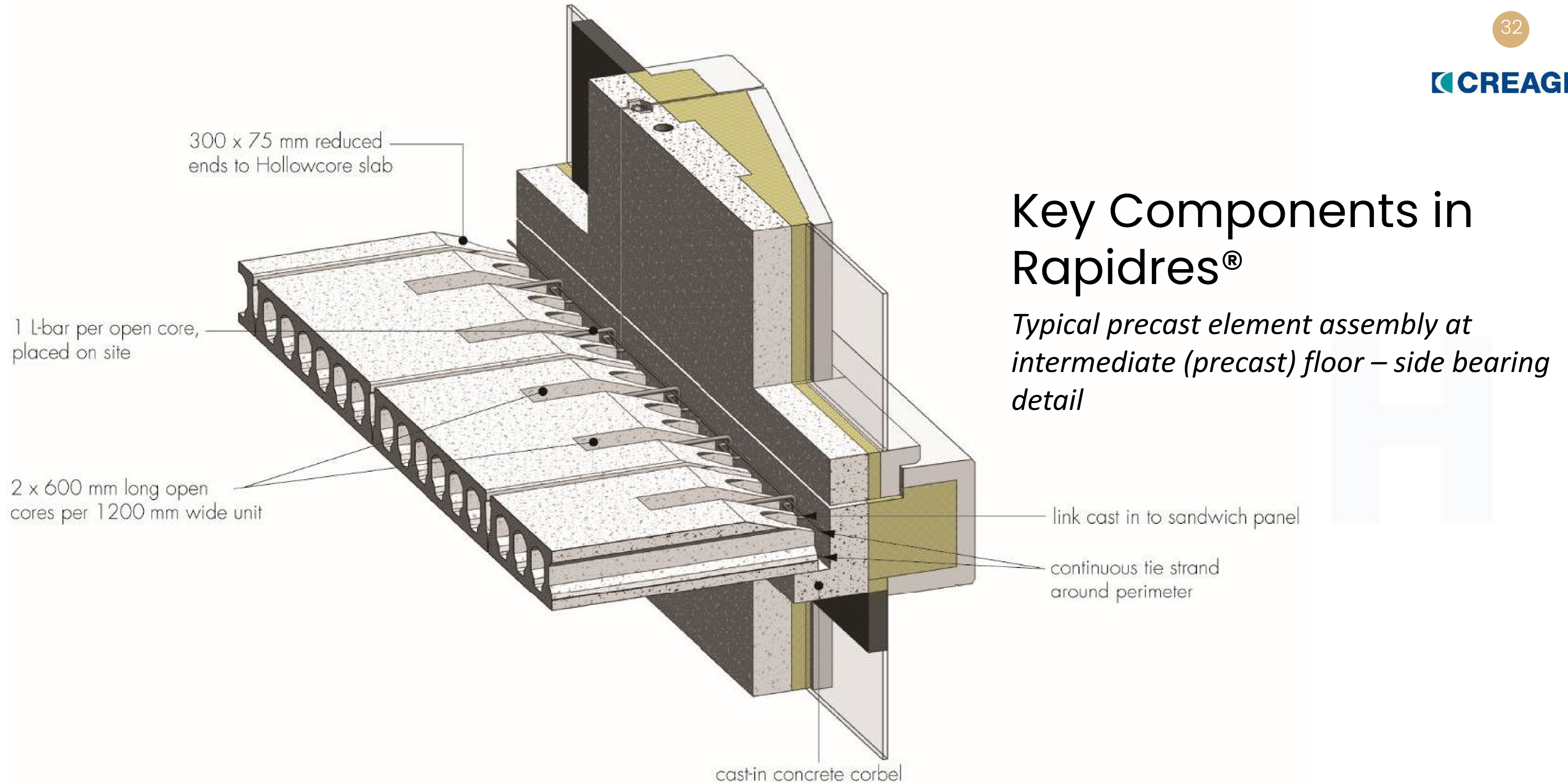
Key Components in Rapidres®

- Wall Bearing



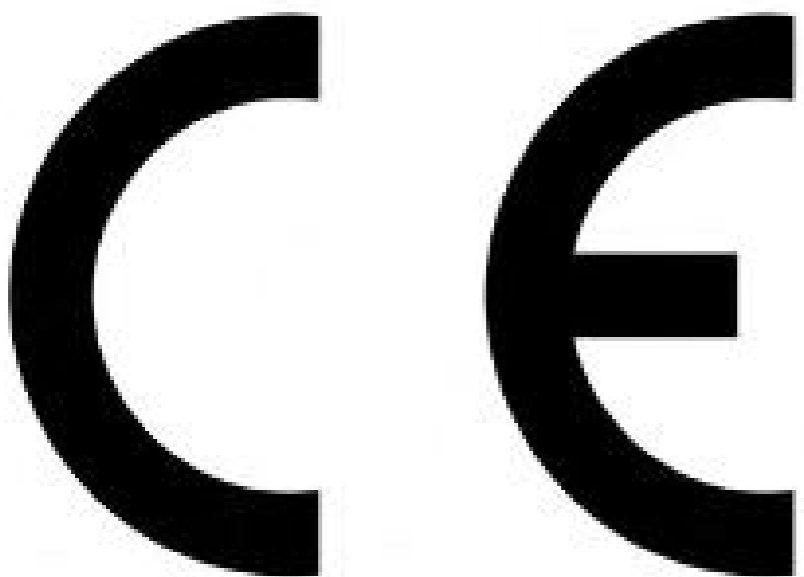
Key Components in Rapidres®

- Sandwich Wall T Joint





Structural stitched and grouted in-situ connections



CREAGH

Internal Finishes





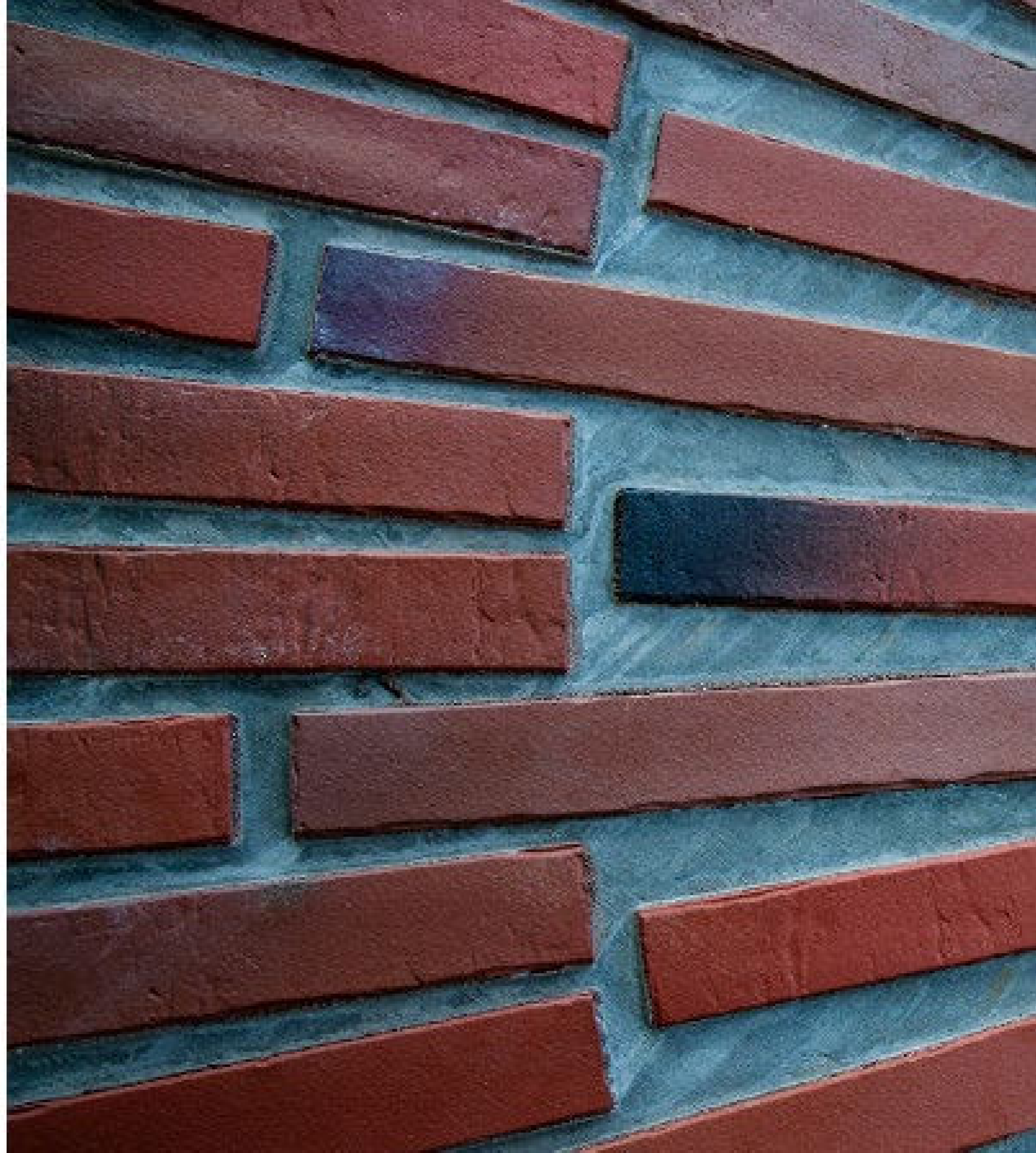
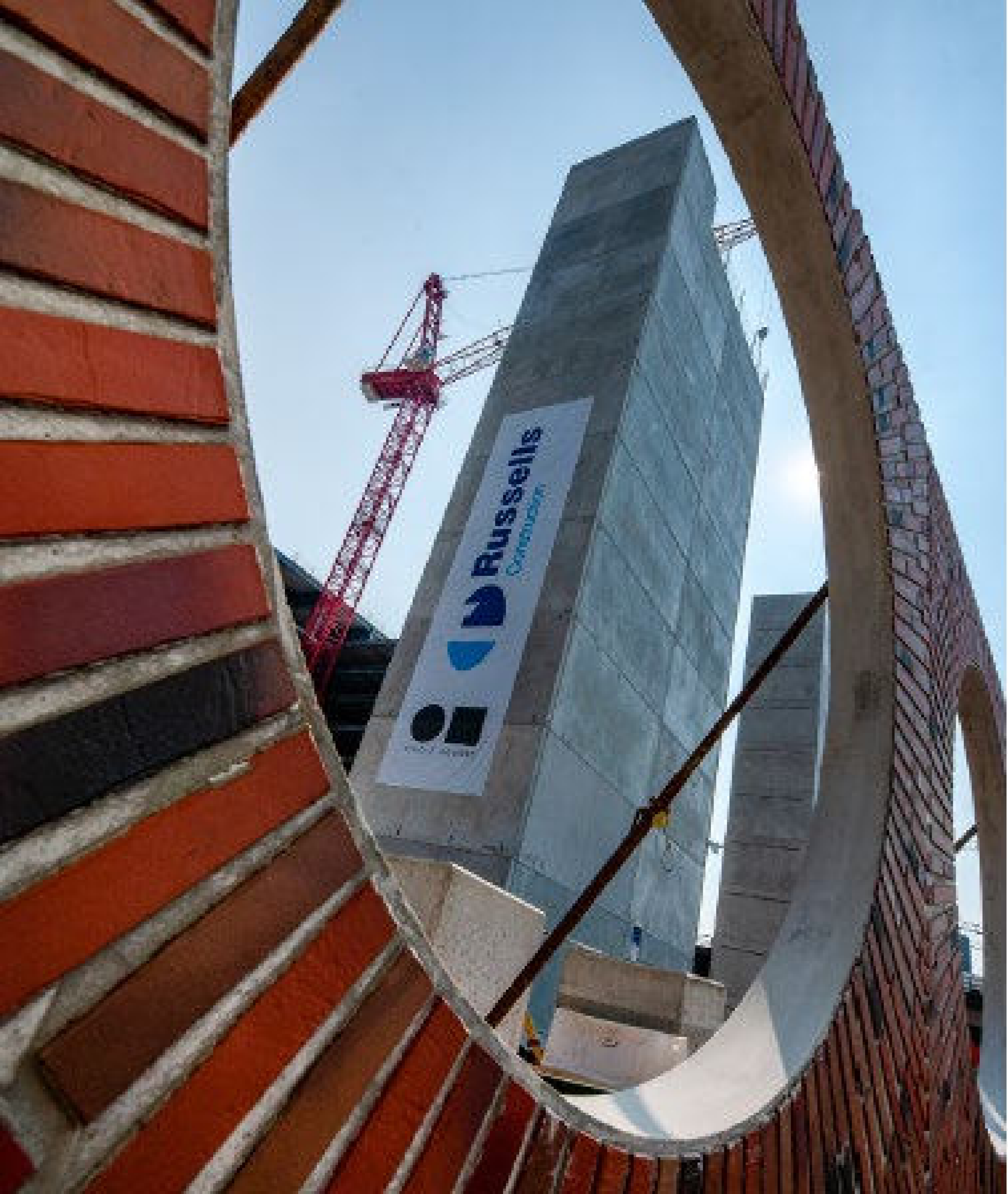




CREAGH

External Finishes















ARCHITECTURAL CONCRETE COLOURS

The range allows architects to widen their scope and unleash their creative flair when designing prestigious buildings that require a superior finish.



Aspen



Azure



Charcoal*



Copper



Pearl



Porcelain



Signal*



Stone



Terracotta



Lunar Steel



Barley

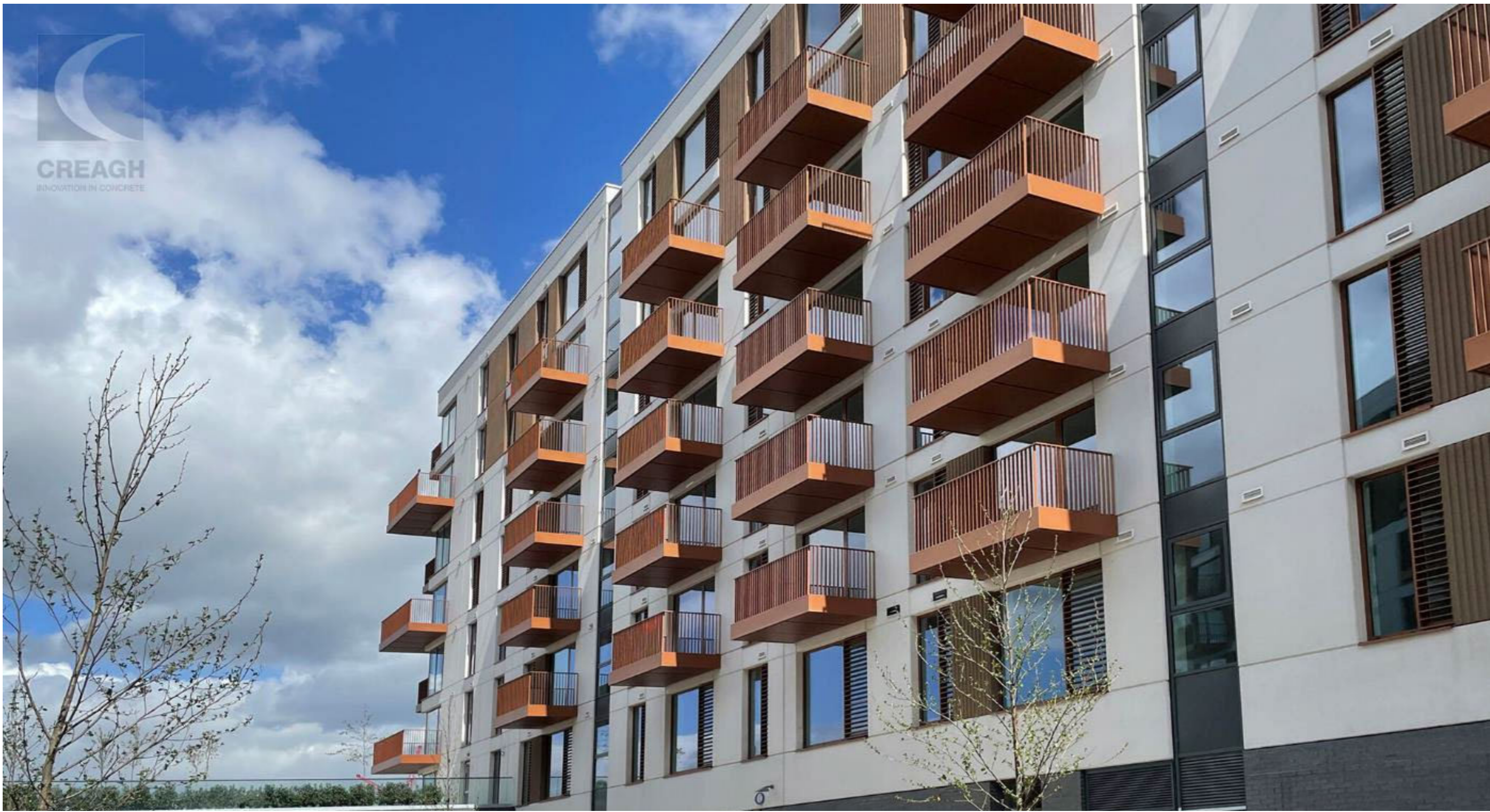


Camel

Timelapse

St Martin's Place

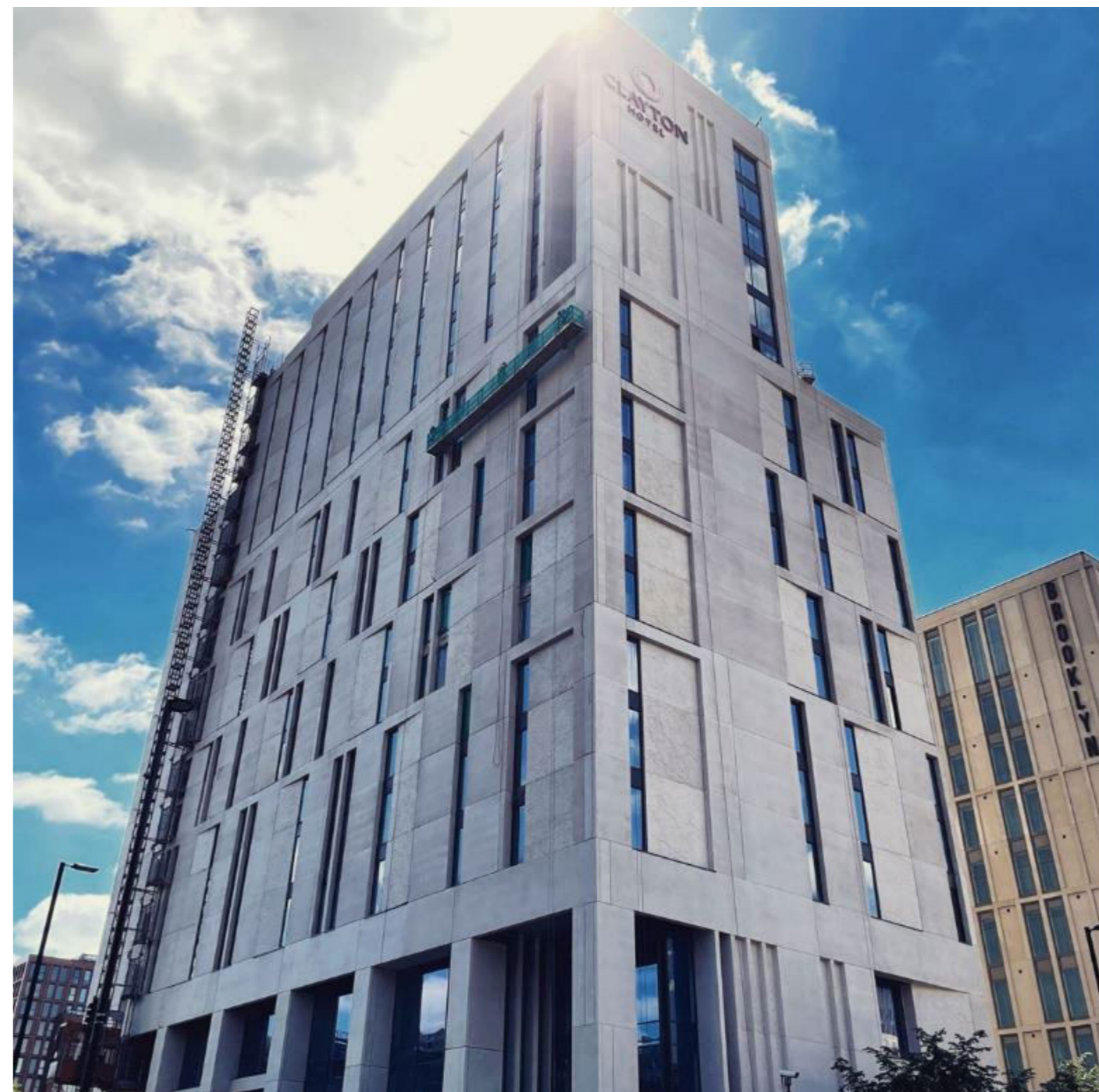




CHATHAM WATERS, Kent



- Residential Apartments
- 2 Blocks
- 200 Apartments
- Sandwich Panels
Porcelain and Copper finish
- 6 Month Project onsite March 20' to October 20'



PORTLAND STREET, Manchester



- 1 Block – 18 Floors
- 315 Bedroom Hotel
- Finish Recklin Liner-Earth Finish



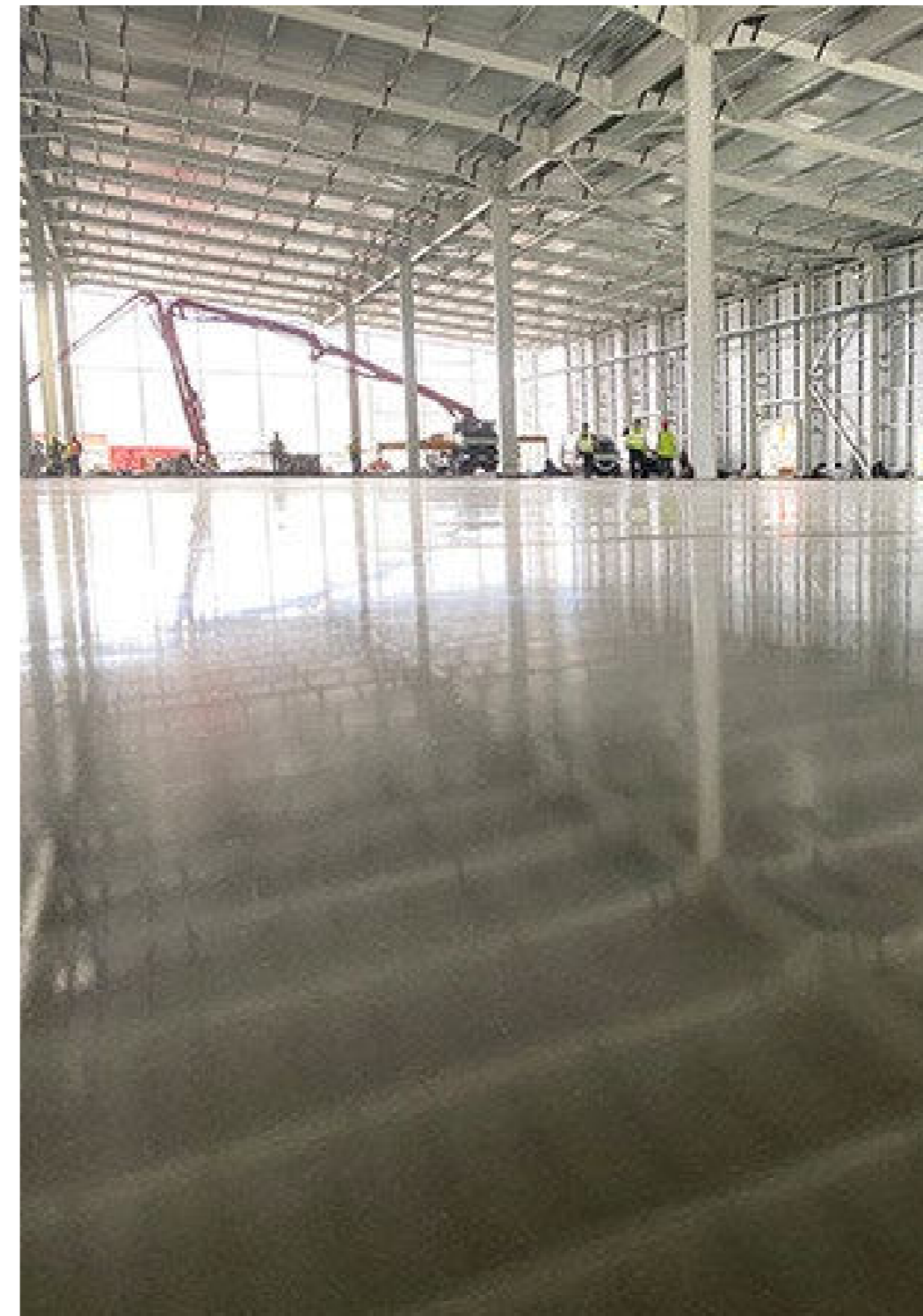
SUTTON COURT, London



- 1 Block – 400 Bed Residential Apartments
- Finish – 2 Types of Acid Etched Concrete & Brick
- Fin Wall arrangement
- Balconies & Balustrade installed in factory



© PUBLICITY PICTURE

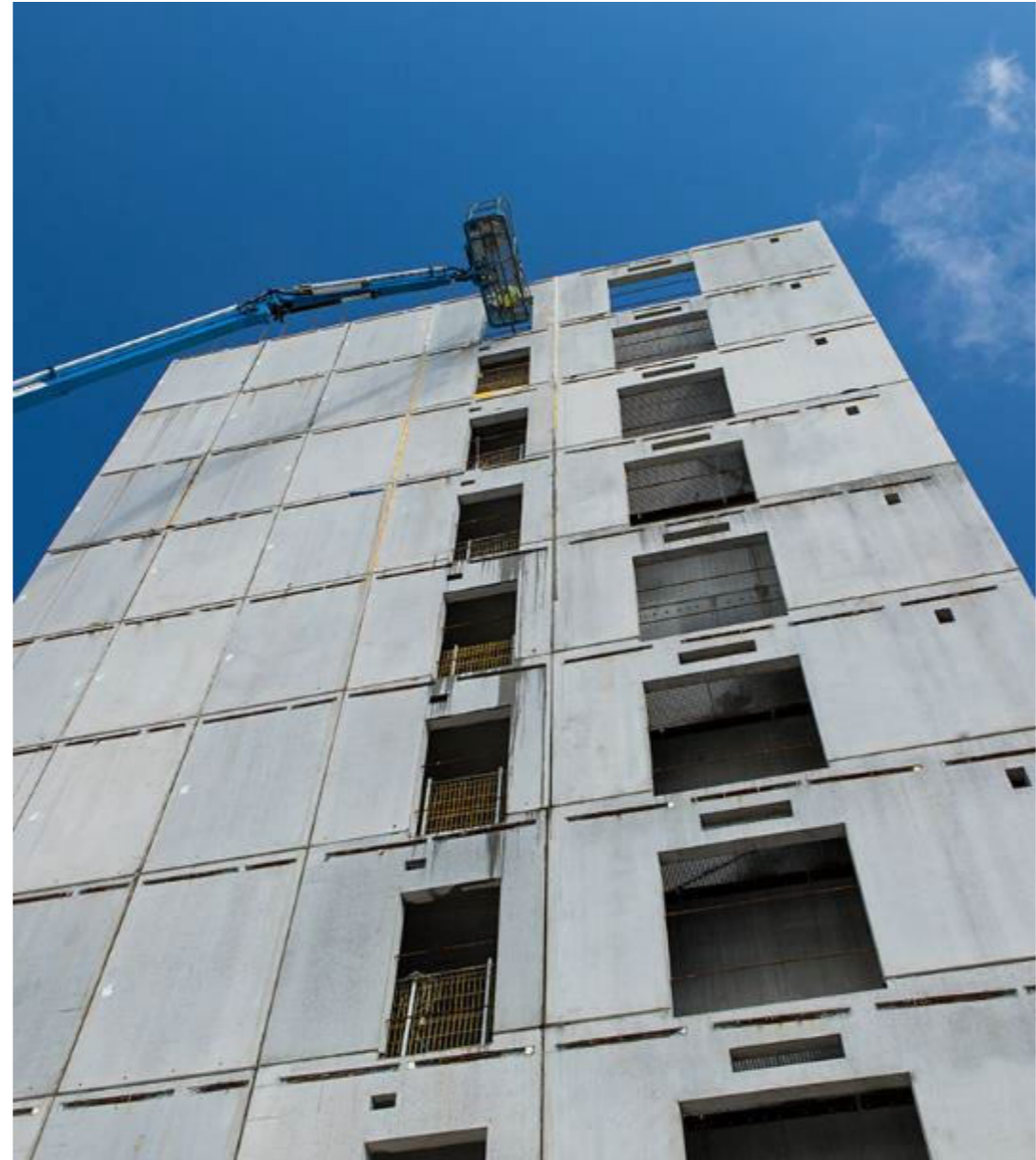


Amazon Warehouse, Belfast

Summer 2020



- 20,000m2 insitu floorslab
- Cladding Wall Panels to lower level

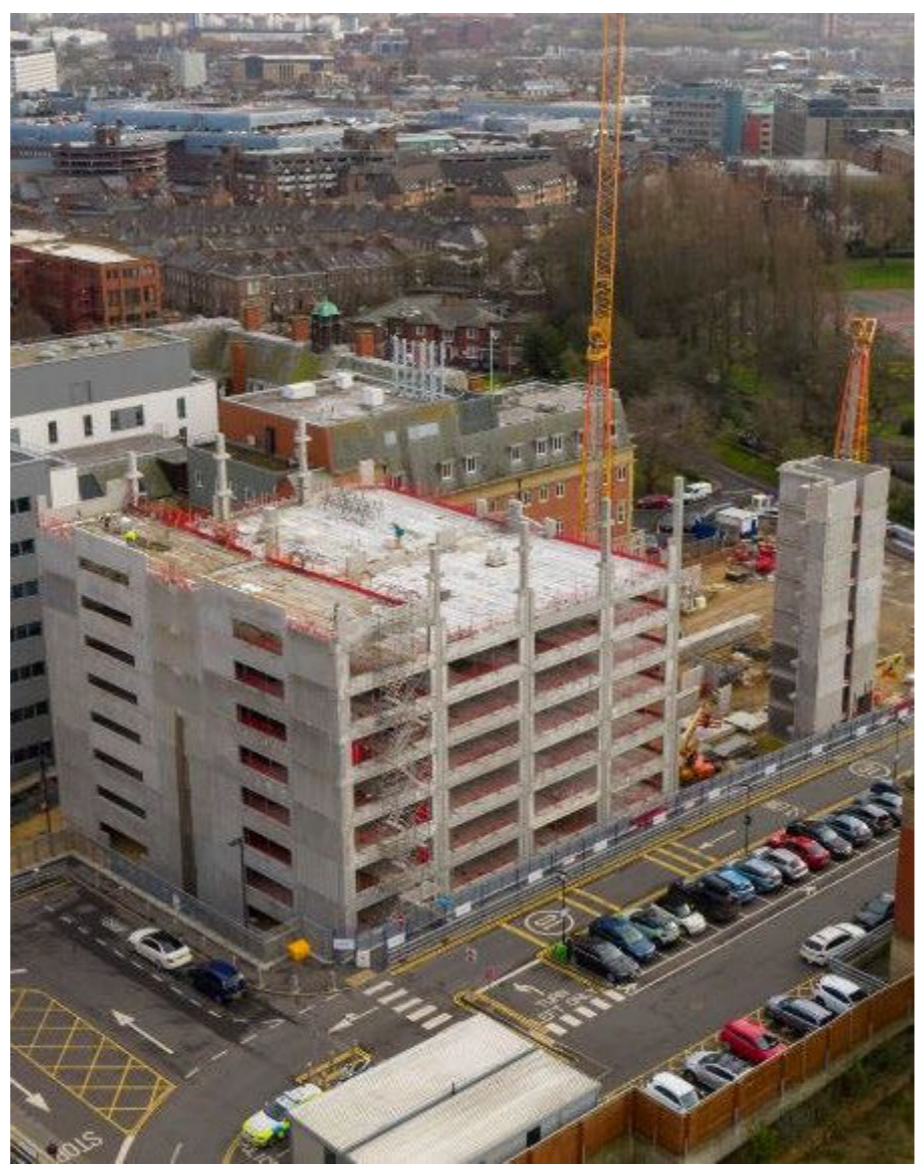


Paddington MSCP, Liverpool

- 2 Cores providing structural stability for steel frame
- Landings and stairs installed within cores
- 20 Storeys



Royal Victoria Infirmary, Newcastle



- Holistic Package by Creagh
- Creagh Design & Build
- Concrete columns, beams, floors, stairs and landings supplied and fitted

CHANGE WITHIN CREAGH

Upskilling Our People

Investing in Technology
To facilitate design

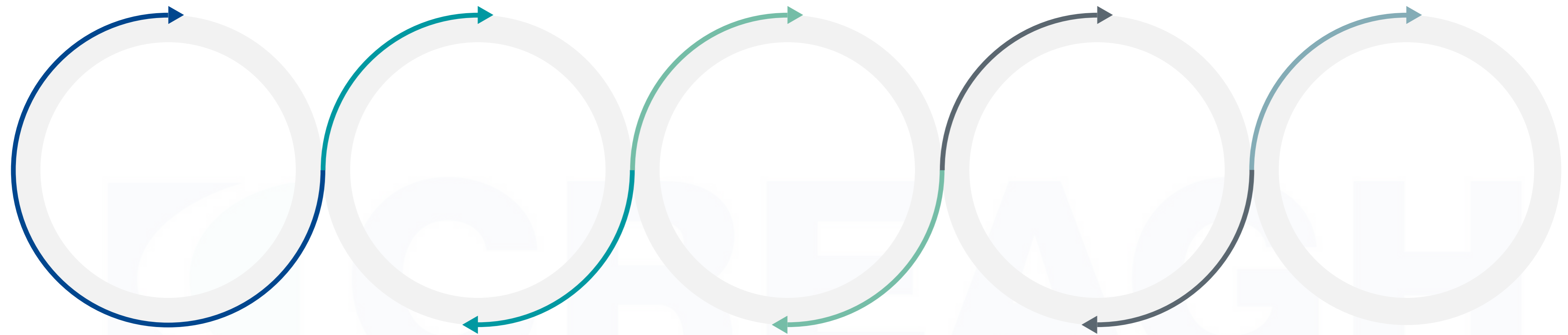
Automation in the
Production facilities

Attracting new talent
To our team

Leadership at all levels
within our company

Adding to our product
& service offering

CULTURE CHANGES WITHIN CREAGH



Attune
our
Business
acumen

Hone
our
Leadership
skills

Can-Do
attitude
In all
people

Experts

Risk
Management

Clarity & Vision Strategy



Up-skilling our workforce

CREAGH
NEWCASTLE
MSCP
MAY 2020





Great Relationships with our Customer



Training & Development



CREAGH Information Point

Production Target	H&S Audit	Improvements
Production Target W/C	Weekly Audit H&S	1. 2. 3. 4. 5. 6. 7. 8. 9. 10.
Monday Tuesday Wednesday Thursday Friday	Comments: % Monthly Audit Comments	

Job Security



Career Progression



Teamwork

CREAGH VALUES

C

Customer Focus

Strive to provide total customer satisfaction at all levels of our business.

R

Respect

Act with integrity, transparency and respectability to all.

E

Expertise

Provide you with relevant, insightful information based upon our years of experience.

A

Accountability

Deliver our very best in all we do, holding ourselves accountable for results.

G

Genuine

Genuine in our approach to delivering innovative, durable, cost effective solutions for our customers.

H

Helpful

Professional technical support, before, during and after your construction project.