



Oifig Fiontair Áitiúil

Local Enterprise Office

An Longfort • Longford

Sustainable Property Solutions from County Longford

Why Longford? Longford is the strategic location for your business with easy access to all four corners of the island of Ireland.

County Longford is served with excellent road and rail links to the urban hubs of Dublin, Limerick, Galway, Cork and Belfast. Its strategic location is matched with a lower cost of doing business, with development land and industrial premises more affordable when compared to the larger urban centres. **County Longford** has always had a strong construction sector with firms like GEM and McLoughlins among some of the most reputable building firms in the country. The last while has seen the emergence of a significant cluster in off-site construction with several firms establishing or expanding operations into **County Longford** to take advantage of the significant skills-set available in this catchment area.

Offsite construction is becoming more prevalent in the construction industry, as it brings many advantages over traditional on-site construction methods. Offsite construction usually occurs in controlled conditions, like factories specifically designed for this type of process where standardised individual components of the building structure are constructed and then transported to the site and put together. This revolutionary approach to construction is being used in various sectors, including but not limited to housing, healthcare, offices, retail, and leisure. Pressure to build houses quickly and efficiently in Ireland to meet a massive under supply is intense in Ireland at present.

The firms featured here will be an important part of the solution. Please feel free to contact the **Local Enterprise Office** in **Longford County Council** if any of them look interesting to you as an investor, partner, or agent.

Contact:

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Framespace

Framespace Solutions specialise in the Design & Manufacture of Light Gauge Steel (LGS) structures for use in the residential construction sector throughout Ireland and the UK. They utilise a combination of Structural Panels (2D) and full form Volumetric Modular (3D) solutions to provide a more sustainable alternative to traditional forms of construction. Their system is anywhere from 20% to 40% faster when compared to traditional building methods and significantly reduces the dependency on 'wet-trade' labour resources.

Framespace focusses its energy on maximising efficiencies throughout the lifecycle of a project, thereby reducing costs and increasing the sustainability of our buildings and products. Each project is broken into four distinct phases: design & engineering using Building Information Modelling (BIM), precision manufacturing, installation & assembly, fit-out and handover. A rigorous internal review and approval process ensures that their prescribed quality standards are achieved, and all their houses meet the highest energy efficiency ratings before a project moves onto the next phase in the process.

Framespace can deliver one-off units or full housing schemes, full turn-key solutions or weather tight building envelopes.

Employee Numbers >60

Contact:

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Porteus

Porteus is an Irish-owned manufacturing company specialising in the manufacture of Bathroom Pods crafted off-site to their customer's unique specifications and installed in a single day.

Porteus pods are the perfect solution for any project, from five-star hotels to high rise apartment blocks or modern student accommodation. Each pod is delivered as one single unit, greatly reducing the carbon footprint compared to traditional build processes. All pods can be manufactured to BREEAM and Code for Sustainable Home Standards. Each pod is fitted with a 6-8 mm steel plate upon which the final finish is applied. Floors can also be fitted with 25mm to 150mm insulation, fireproofing, and acoustic dampening properties. Pods consist of a rigid 60 x 60 x 3mm top and bottom steel frame that ensures the structure is not damaged in transport or installation. Insulated hot and cold plumbing is compatible with every sanitaryware system, and all exterior plumbing is mechanically attached to the metal stud to ensure complete durability. Once completed, all pods undergo a rigorous testing procedure with a 5-bar pressure air flush system. The pod structure allows lifting from the top for faster installation, and a user-friendly Caster System allows quick and efficient moving of pods while on-site. Bespoke pods are tailored specifically to client requirements and budget – whether you need elegant basins for luxurious hotel rooms or efficient solutions for modern multi-residential buildings, the control is in your hands.

Employee Numbers >50

Contact:

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Procon

Procon is an Irish-owned operation that has expanded out of its Dublin base to establish a dedicated manufacturing unit in County Longford. Procon specialises in the off-site construction of Modular Buildings, the refurbishment of existing premises, and a range of other services, all geared towards creating working environments of the highest quality.

Procon Modular Buildings are manufactured with a wide variety of internal and external finishes. All of their buildings are equipped with Galvanised Steel Frames and are compliant with all current building regulations.

Procon Modular Buildings are manufactured in a controlled factory environment, offering reliable lead times and protection against inclement weather conditions. Its buildings are delivered substantially complete and can be installed and finished to meet short programme times. Already a veteran in off-site construction with over 3 years' experience in the Modular Building industry, you can be assured of reliable professional service, with a company that is dedicated to quality and strives to exceed customer expectations.

Employee Numbers >20

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Amvic

Amvic is an Irish-owned operation that has expanded out of its Dublin base to establish a dedicated manufacturing unit in County Longford. The **Amvic** Insulating Concrete Formwork (ICF) system can be used to construct almost any kind of building. A building constructed with the **Amvic** ICF system has advantages over traditional construction methods such as block or timber frame. It achieves a far higher thermal, sound, and fire performance standard. A much lower cost for comparable performance than any other building system available today and will easily meet the building regulation's requirements for airtightness, junction thermal bridging minimization and U-Value needed for an A3 rated home, as standard.

Amvic ICFs consist of high-density polystyrene panels 1200 mm long, 400 mm high, and 65 mm wide, spaced apart by high strength polypropylene webs. The forms provide a fully insulating, permanent shuttering system into which concrete is poured.

Once cast, the solid concrete core not only provides the necessary structural integrity for the building, but also excellent sound insulation, fire safety, thermal mass and durability for the structure's lifetime. The polystyrene panels of each block provide the thermal insulation to the structure, with U-values between 0.24 W/m²K and 0.13 W/m²K being easily achievable. The forms, being extremely light (only 3.5 kg each), are simple and easy to build, with all of the attendant handling and safety benefits. So, if you're looking to construct bespoke new builds, then let **Amvic** ICF be the solution for your construction needs.

Employee Numbers >10

Contact:

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Tuff House

Tuff House is a timber framing company established in County Longford by brothers Alan and John Rowan who are natives of the County.

The team at **Tuff House** design, manufacture & erect passive standard buildings. The company is focused on quality & all their timber frames are 100% certified. They manufacture in their factory and can deliver and erect.

Tuff House build bespoke houses and while they are specialists in Scandinavian design, final design choices are agreed to meet client expectations. All builds are built to passive home standard.

Employee Numbers <10

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