



Your Guide To Gleoite Homes LTD



GLEOITE HOMES LTD

Sustainable - Affordable living



Welc o m e .

At Gleoite Homes, we believe that building a home is about more than just construction , it's about bringing your vision to life. As a proudly Irish-owned company, we are committed to redefining what it means to own a home in Ireland.

Led by directors Paul Uniacke and Brian Keane, our experienced team delivers a first-class building experience, supporting you from your initial enquiry right through to the final handover. Every project we undertake is guided by clear communication, transparency, and attention to detail, values that ensure a smooth and rewarding journey for every client. We use only trusted construction methods and high-quality materials, ensuring that each home we build is finished to the highest standard, built to last, and designed for lasting comfort and efficiency.

Whether you're planning a new build, extension, or renovation, we would be delighted to partner with you on your next project. Discover the difference with Gleoite Homes, where craftsmanship meets care.

Brian

Managing Director | Gleoite Homes LTD



GLEOITE HOMES LTD

About Us

At Gleoite Homes, we believe your home should be more than just a place to live, it should be a lasting reflection of your vision, values, and lifestyle. Proudly Irish-owned, we are passionate about shaping the future of Ireland's housing through beautiful, high-quality homes built to stand the test of time.

By blending modern construction techniques with time-honoured craftsmanship, we deliver homes that combine innovation, durability, and attention to every detail.

Whether you are considering a modular build, a bespoke new home, or a carefully planned extension or renovation, Gleoite Homes offers a tailored, client-focused approach to every project. With extensive experience across residential developments, our team is committed to creating spaces that offer lasting comfort, superior energy efficiency, and exceptional value.

If you're ready to start your journey to a better home, we're here to help you bring your vision to life.



Your Future Build Team



PAUL UNIACKE

Founder & Operations
Manager

Experience: Business Studies Graduate and 10+ years in the construction industry.

Expertise: Specialises in construction management and modular home innovation.

Focus: Ensures high quality craftsmanship and smooth project management.

Passion: Dedicated to creating sustainable, high-quality homes.

Fun Fact: Has a podcast playlist longer than his to-do list, and that's saying something.



BRIAN KEANE

Founder & Client Relations
Manager

Experience: Qualified Plumber and extensive background in client relations.

Skills: Combines technical know-how with strong client communication to keep projects running smoothly.

Strengths: Building strong client relationships while coordinating teams effectively.

Commitment: Aligns technical excellence with client goals on every project.

Fun Fact: Said "I do" a few weeks ago and now says yes to everything just to be safe.



NIGEL FLAHERTY

Construction
Manager

Experience: 10+ years as a Foreman and project manager.

Specialty: Concrete and foundation systems.

Strengths: Known for creativity, precision, and attention to detail.

Approach: Delivers high standards and turns ideas into reality.

Fun Fact: Occasionally swaps the hard hat for a camera, Nigel's often the mastermind behind Gleoite Homes' photos and videos.



Great buildings start with great teams, and we believe in combining craftsmanship, creativity, and collaboration to deliver exceptional results.



Our Services

At Gleoite Homes, we offer a full spectrum of expert building services tailored to meet your unique needs. Whether you're embarking on a new build, expanding your current home, revitalising an existing space, or require specialised foundation or roofing work, our dedicated team combines quality craftsmanship, innovative techniques, and a client-focused approach to deliver exceptional results across Ireland.

OUR SERVICES INCLUDE

NEW BUILDS:

Dreaming of a bespoke home built to the highest standards? We specialise in constructing beautiful, sustainable, and energy-efficient new homes, including modern modular builds using advanced Structural Insulated Panels (SIPs).



EXTENSIONS:

Expand your living space seamlessly with a thoughtfully designed and expertly constructed extension. We work closely with you to ensure the new addition perfectly complements your existing home's architecture and enhances its functionality, providing the extra room you need with minimal disruption.



RENOVATIONS:

Transform your property with our comprehensive renovation services. Whether it's updating interiors, improving energy efficiency, or undertaking a complete overhaul, our team brings precision, care, and high-quality materials to revitalise your space and add lasting value.





Our Services



FLAT ROOFING (FATRA SYSTEM):

We ensure durable and reliable protection with expertly installed flat roofing solutions. Our in-house team is fully trained and certified in the high-performance Fatra flat roofing system, providing a waterproof, long-lasting, and aesthetically pleasing finish for modern building designs.

FOUNDATIONS & KORE INSULATED FOUNDATIONS:

A solid start is essential. We provide expert foundation work, including the installation of KORE Insulated Foundation systems. As KORE-approved installers, we leverage this innovative technology to create highly energy-efficient foundations that minimise heat loss, reduce long-term energy costs, and contribute significantly to the overall comfort and sustainability of your home. Our Construction Manager, Nigel Flaherty, brings specialist expertise to all concrete and foundation systems.





Project Stages

01

GROUNDWORKS STAGE

This includes preparing the site ready for excavation, setting up the formwork and pouring the concrete slab, followed by drying time.

02

STRUCTURE AND WINDOW STAGE

This includes constructing the main framework and installing windows to secure the building.

03

FIRST FIXING STAGE

This includes installing the electrical wiring and plumbing systems within the structure.

04

INTERNAL & EXTERNAL FINISHES STAGE

This includes internal slabbing, skimming, and applying external render to give the structure its finished appearance.

05

FLOOR INSULATION & SCREED STAGE

This includes laying floor insulation followed by pouring screed to prepare the base for the final floor finish.

06

SECOND FIXING STAGE

This includes installing electrical outlets, switches, and plumbing fixtures to complete the final stages of the build.

07

FINAL INSPECTION STAGE


After a final walkthrough, any last minute adjustments are made before moving in.



Communication


CONTACT DETAILS

 Gleoitehomesltd@gmail.com

 090 968 0245

 www.gleoitehomesltd.ie

OFFICE HOURS

 M-F 8:00am - 4:30pm

RESPONSE TIME

 24-48 hours except weekends

At Gleoite Homes, we believe great projects start with great communication. From your first enquiry to the final handover, we make it a priority to keep you informed, supported, and confident at every stage of your journey.

PERSONALISED CONSULTATION

From your very first enquiry, we take the time to understand your vision, needs, and budget. Our experienced team will offer honest advice and guide you through the possibilities — no pressure, just support.

CLEAR AND DETAILED PLANNING

Before any work begins, we'll work closely with you to finalise design choices, review specifications, and outline the project timeline and costs. We ensure you have all the information you need, with no hidden surprises.

OPEN COMMUNICATION

You choose how you prefer to stay in touch, calls, emails, or meetings, and we'll keep you updated regularly throughout the project. We're committed to being clear, responsive, and approachable at every stage.

COMPREHENSIVE CONTRACT REVIEW

We take the time to walk you through your contract, making sure you fully understand all terms and conditions. Your comfort and confidence in every detail is our priority.

SEAMLESS SITE PREPARATION

If needed, we'll guide you through preparing your site, ensuring access and utilities are ready for a smooth project start. We help make the setup as easy and stress-free as possible.

RESPECTFUL PROJECT LAUNCH

When construction begins, you'll experience our commitment to professionalism, craftsmanship, and care. We also assist in notifying neighbours to minimise disruptions and maintain good community relations.



What's In Our Builders Finish

Our Builder's Finish offers a solid, ready-to-customise foundation for your new home. It covers all essential construction and service elements, ensuring your home is structurally complete and fully compliant with building regulations, ready for your personal touch. This section outlines exactly what's included, giving you peace of mind and a clear path forward.

1. KORE INSULATED FOUNDATION
2. EXTERNAL WINDOWS AND DOORS
3. FULLY RENDERED EXTERIOR
4. ROOF OF CHOICE
5. ALL ELECTRICAL WIRING FULLY COMPLETE
6. PLUMBING FIRST FIXED
7. INTERIOR SKIMMED AND READY FOR CHOSEN FINISH



Our in House Capabilities'

At Gleoite Homes, we take pride in the skill and certification of our in-house teams. By keeping key expertise within the company, we maintain greater control over quality, timelines, and innovation on every build. Our teams are fully trained and certified in the following areas:



FATRA FLAT ROOFING SYSTEM

Our team is trained in the installation of the high-performance Fatra flat roof system, offering durable, waterproof protection with modern finishes.



SIP ENERGY PANEL SYSTEMS

We are approved installers of SIP Energy's Structural Insulated Panels, ensuring precision and performance in every installation.



NSAI-APPROVED EXTERNAL WRAP INSULATION

We are certified installers of external wrap insulation, approved by the National Standards Authority of Ireland (NSAI) for quality and compliance.



CERTIFIED AIRTIGHTNESS TESTING

Our team holds certified airtightness accreditation to help ensure all our homes meet and exceed energy efficiency standards.



KORE INSULATED FOUNDATIONS

Our crew is Kore-approved, with specialist knowledge in installing these innovative, energy-efficient foundation systems.

This range of in-house capabilities reflects our commitment to excellence, self-sufficiency, and building homes that last.



Our Trusted Partners

At Gleoite Homes, we are proud to collaborate with industry-leading partners who share our commitment to quality, innovation, and sustainability. Together, we ensure that every project meets the highest standards and delivers long-lasting value to our clients.

SIP ENERGY

SIP Energy is a key partner in our commitment to energy-efficient construction. Specialising in Structural Insulated Panels (SIPs), they provide us with top-quality materials that help create energy-efficient homes with superior thermal performance. Their advanced manufacturing techniques align perfectly with our focus on sustainability.

JFW RENEWABLES

JFW Renewables is our go-to partner for sustainable energy solutions. They offer cutting-edge renewable energy systems, including solar and heat pump technology, that complement our homes' energy-efficient design. With JFW, we ensure that each Gleoite home can harness renewable energy for long-term savings and environmental impact reduction.

KORE INSULATION

As the approved installer of Kore Insulated Foundations, Kore Insulation helps us deliver homes with enhanced thermal performance right from the foundation up. Their innovative products provide outstanding energy efficiency, reduce heating costs, and create comfortable living spaces that are built to last.

 [/SipEnergy.](https://www.sipenergy.com)

 [/JFWrenewables](https://www.jfwrenewables.com)

 [/Koresystems](https://www.koresystems.com)



Our Trusted Partners

GALWAY CONSTRUCTION AND CARPENTRY SERVICES

Galway Construction & Carpentry Services Ltd is a trusted partner in delivering high-quality building and renovation work across County Galway. Based in Lissalondoon, Craughwell, they bring hands-on expertise to new home builds, extensions, office fit-outs, and repair work. Their commitment to reliable service, solid workmanship, and staying on schedule makes them a valued part of our extended team.

SHERWOOD KITCHENS

Galway-based joinery and cabinetry specialist offering bespoke kitchen and wardrobe solutions. With a focus on tailored design and quality craftsmanship, they handle projects from concept to completion, ensuring each installation suits the client's unique space and requirements. Their portfolio showcases a range of custom-built kitchens and wardrobes, reflecting a commitment to detail and functionality.

 [/GalwayccsLTD](#)

 [/SherwoodKitchens](#)



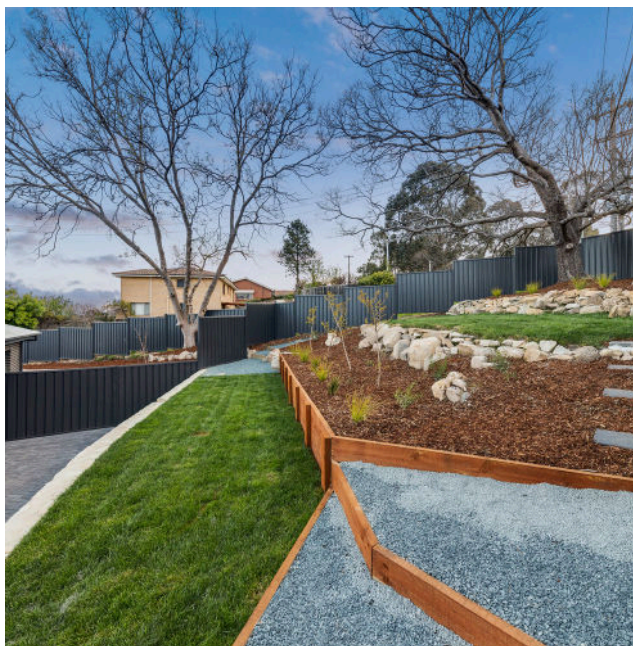


Sustainable Practices

At Gleoite Homes, we are committed to sustainable building practices that reduce our environmental impact. We use eco-friendly materials, including Structural Insulated Panels (SIPs), which require up to 50% less raw timber than conventional timber frame houses, helping to minimise waste and material consumption. Our SIP panels are manufactured locally in Athenry by SIP Energy, supporting both our sustainability goals and the local economy.

We also incorporate Kore insulated foundations, which play a key role in reducing heat loss from the ground up. These foundations offer superior thermal performance, helping to maintain comfortable indoor temperatures while reducing the energy needed for heating. This results in lower carbon emissions and long-term energy savings for homeowners.

Our construction methods include high-performance insulation, heat pumps, and water-saving fixtures, all designed to optimise energy use and reduce utility costs. In addition, our modular building techniques help to lower emissions, minimise site waste, and increase material reusability. By prioritising these practices, we aim to create homes that are not only high-quality and energy-efficient but also designed with the future of our environment in mind.



MATERIALS

We prioritise sourcing materials locally, our SIP panels, for example, are manufactured just down the road in Athenry by SIP Energy.



ENERGY EFFICIENCY

Our building practices prioritise energy efficiency through advanced insulation, airtight construction, and thoughtful design—helping to reduce energy use and enhance long-term comfort.



WASTE MANAGEMENT

We work to reduce all construction waste by recycling materials like concrete, clean fill and steel across all our projects.



F A Q

WHAT ARE SIP PANES AND WHY DO WE USE THEM?

SIP stands for Structural Insulated Panels. These are strong, pre-insulated building panels that form the core structure of our modular homes. SIPs provide excellent thermal performance, airtightness, and strength, while also allowing for faster build times. They're precision-cut in the factory, which reduces waste and ensures a higher standard of quality control compared to traditional timber framing.

WHAT IS A KORE INSULATED FOUNDATION AND HOW IS IT DIFFERENT?

A Kore insulated foundation is a high-performance system that combines insulation and structural support into one integrated solution. It forms the base of the home and includes a layer of continuous insulation that helps prevent heat loss through the ground. This method is more energy-efficient than traditional strip foundations and contributes to a warmer, more airtight home.

ARE MODULAR HOMES ENERGY EFFICIENT?

Yes, modular homes built with SIP panels and Kore insulated foundations are highly energy-efficient. These materials minimise heat loss and improve airtightness, which means less reliance on heating systems and lower energy bills. Many of our clients achieve A-rated homes under the Irish BER (Building Energy Rating) system.

DO YOU PROVIDE WARRANTIES FOR YOUR HOMES?

Yes. Every Gleoite Homes build includes a 20-year structural warranty, along with warranties for components like heat pumps, ventilation systems, and other specialist elements. These guarantees are backed by our trusted suppliers. Should anything arise, our team is on hand to resolve issues promptly and professionally.

CAN I CUSTOMISE THE LAYOUT AND FINISHES?

Absolutely. Each home is built to meet your specific needs, and we offer a range of internal layouts, exterior finishes, and system upgrades. From kitchen layouts to heating options, we'll work closely with you to ensure your home suits your lifestyle and budget.

HOW DO THE COSTS OF MODULAR HOMES COMPARE TO TRADITIONAL BUILDS?

Modular homes are generally more cost-effective than traditional builds due to streamlined factory construction, reduced on-site labour, and faster project timelines. While the final cost will depend on your design choices, site preparation, and custom features, modular builds tend to offer better value in terms of energy efficiency and long-term performance.

What to Expect Next

Whether you're exploring a new build, extension, or renovation, here's how we typically move forward:

- 1. INITIAL CHAT**
We'll start with a friendly conversation to understand your project goals, site details, and timeline
- 2. SITE VISIT & ASSESSMENT**
If suitable, we'll carry out a site visit to assess access, ground conditions, and overall feasibility.
- 3. REVIEW OF PLANS**
We'll review your architectural drawings and planning documents to ensure everything is in place for construction.
- 4. PROPOSAL & ESTIMATE**
Based on your plans and site requirements, we'll provide a tailored estimate and outline the proposed works.
- 5. SCHEDULING & START DATE**
Once you're happy to proceed, we'll agree on a timeline and start date, coordinate the groundwork, and prepare to get started on-site—subject to deposit payment and availability.



Your Next Steps

Thinking about starting your project with Gleoite Homes Ltd? Here's how to take the next step:

- Review this Welcome Pack: Take a moment to go over all the steps and details in this document to get a clear idea of what working with us looks like.
- Communication Preferences: Let us know your preferred method of contact so we can keep in touch and provide updates at every stage.
- Explore Your Options: Consider your design choices, materials, and any additional preferences, our team is here to help with guidance if needed.
- Reserve Your Project Start Date: A deposit will secure your preferred commencement date, key materials, and PC items.
- Stay Connected: Follow us on social media for updates & inspiration.


We'd love the opportunity to bring your vision to life.

If you have any questions, feel free to reach out via email or phone.

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