

**RAM** | BUILDING  
CONSULTANCY

# Your Healthcare Consultant

Refurbishment  
Experts





# Partner with Confidence.

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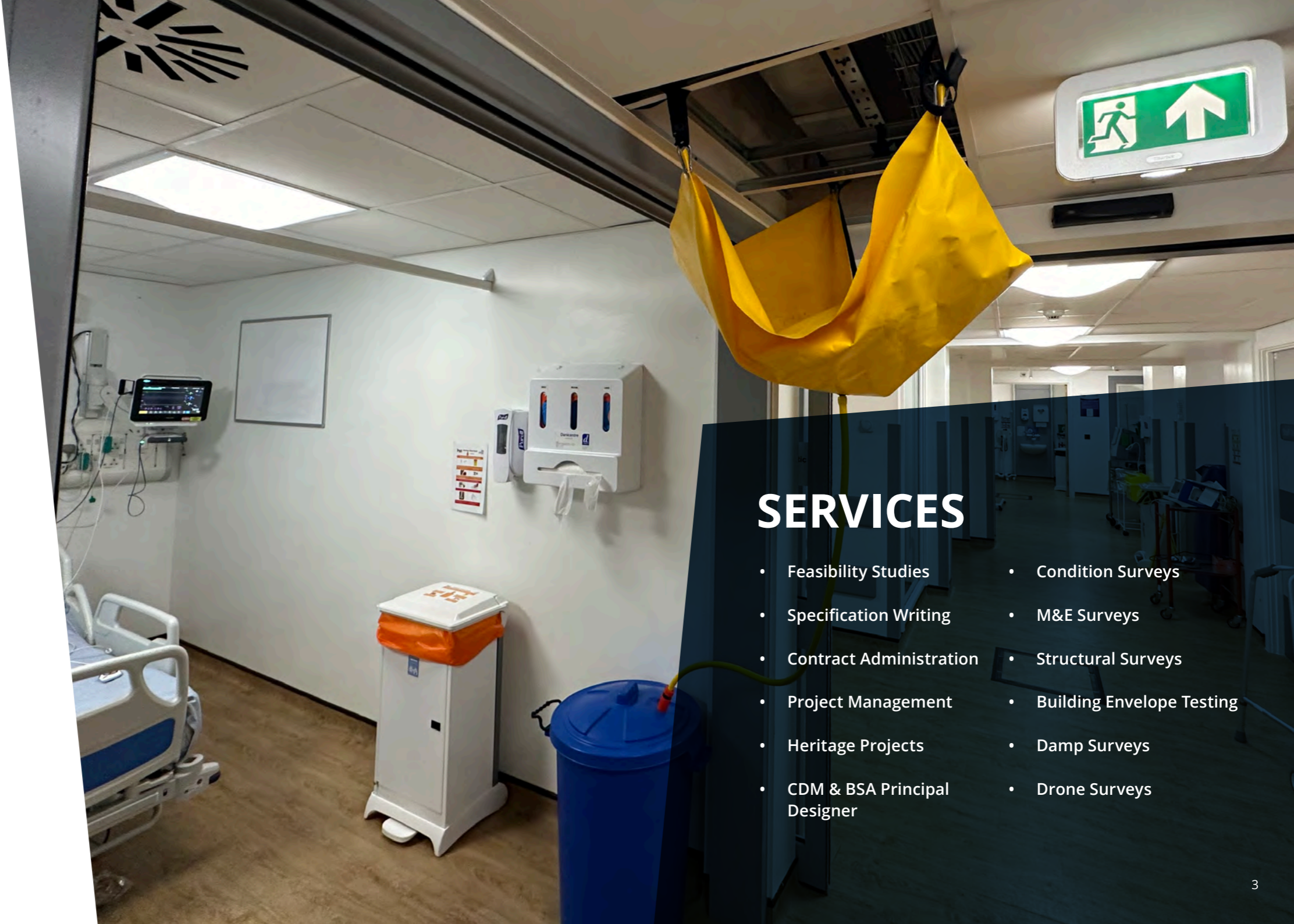
# YOUR BUILDING CONSULTANT

We are a leading specialist in healthcare estate management, using our extensive knowledge to deliver a range of services, from feasibility to completion, to the healthcare sector.

Our team of proactive Chartered Building Surveyors are here to support your facility's needs, from design and specification, tendering and project management, to general advice on getting the most out of your estate and reducing your carbon footprint.

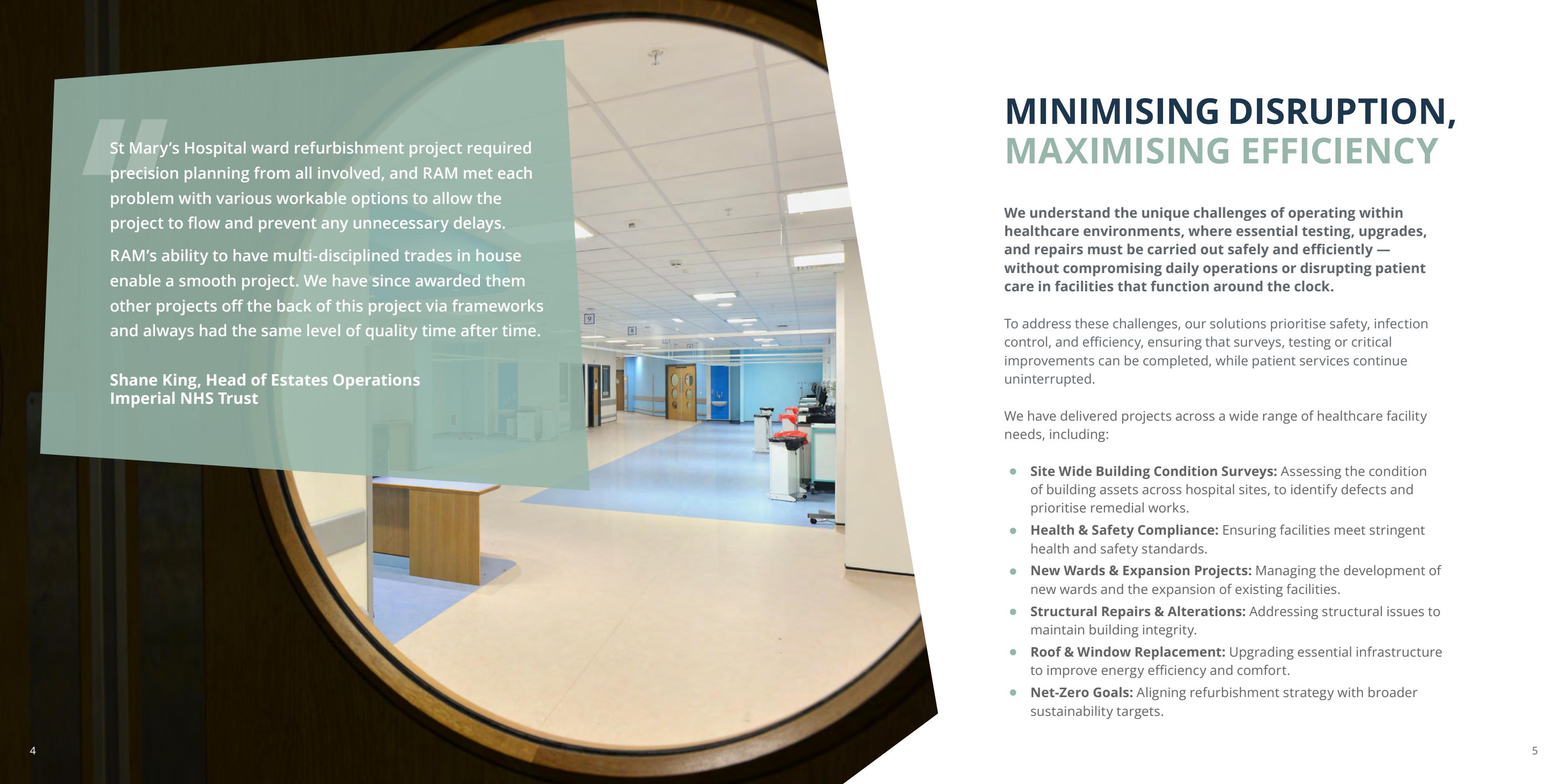
## HEALTHCARE CLIENTS WE SUPPORT

- Hospitals
- Pharmacies
- Doctor's Surgeries
- Rehabilitation Centres
- Clinics & Medical Offices
- Birth Centres
- Laboratories
- Hospices



## SERVICES

- Feasibility Studies
- Condition Surveys
- Specification Writing
- M&E Surveys
- Contract Administration
- Structural Surveys
- Project Management
- Building Envelope Testing
- Heritage Projects
- Damp Surveys
- CDM & BSA Principal Designer
- Drone Surveys



St Mary's Hospital ward refurbishment project required precision planning from all involved, and RAM met each problem with various workable options to allow the project to flow and prevent any unnecessary delays.

RAM's ability to have multi-disciplined trades in house enable a smooth project. We have since awarded them other projects off the back of this project via frameworks and always had the same level of quality time after time.

**Shane King, Head of Estates Operations  
Imperial NHS Trust**

## MINIMISING DISRUPTION, MAXIMISING EFFICIENCY

**We understand the unique challenges of operating within healthcare environments, where essential testing, upgrades, and repairs must be carried out safely and efficiently — without compromising daily operations or disrupting patient care in facilities that function around the clock.**

To address these challenges, our solutions prioritise safety, infection control, and efficiency, ensuring that surveys, testing or critical improvements can be completed, while patient services continue uninterrupted.

We have delivered projects across a wide range of healthcare facility needs, including:

- **Site Wide Building Condition Surveys:** Assessing the condition of building assets across hospital sites, to identify defects and prioritise remedial works.
- **Health & Safety Compliance:** Ensuring facilities meet stringent health and safety standards.
- **New Wards & Expansion Projects:** Managing the development of new wards and the expansion of existing facilities.
- **Structural Repairs & Alterations:** Addressing structural issues to maintain building integrity.
- **Roof & Window Replacement:** Upgrading essential infrastructure to improve energy efficiency and comfort.
- **Net-Zero Goals:** Aligning refurbishment strategy with broader sustainability targets.

# REFURBISHMENT SPECIALISTS

At RAM, we have extensive experience delivering refurbishment projects across healthcare estates. From essential works on hospital roofs and façades to the highly specialised environments of wards and theatres, we understand the unique demands of working within live clinical settings.

We know that every refurbishment project must balance strict healthcare standards with the practical needs of patients, staff, and visitors. Our team ensures that all works are carried out safely, efficiently, and with minimal disruption to daily operations, while achieving the highest quality outcomes.

Over the years, we have supported both NHS trusts and private healthcare providers in extending the life of their estates, modernising facilities, and creating safer, more effective environments for care. Whether it's a targeted upgrade or a full-scale refurbishment programme, we provide a tailored service that supports you at every stage – from early surveys and planning through to specification, delivery, and ongoing management.



# LIVE ENVIRONMENTS

We have extensive experience working with hospital wards and healthcare facilities. We understand the unique challenges you face and can help you make the most of your budget while ensuring full compliance with the complex standards of healthcare regulation and safety.

We are passionate about supporting healthcare environments and believe in creating and maintaining the best possible spaces for patient care and staff wellbeing. Over the years, we have partnered with a wide range of NHS trusts and private healthcare providers to help them successfully achieve their estate and service goals.

Our service is always personal and tailored to your needs - whether that's through surveys and feasibility studies, detailed specifications, or full project management.





# ASSET MANAGEMENT

At RAM, we offer tailored asset management planning services that help safeguard the long-term value of your properties and ensures they continue to meet your operational needs.

Managing a portfolio of buildings involves more than just maintaining individual properties; it requires strategic planning to ensure that assets are utilised efficiently and remain cost-effective over time. Without a proper asset management plan, organisations risk higher operational costs, inefficient use of space, and unanticipated expenses related to repairs or compliance.

With RAM's asset management planning, you can confidently manage your portfolio knowing that your properties are maintained to the highest standards and ready to meet future challenges.

# HERITAGE

We have extensive experience supporting listed healthcare facilities, where balancing heritage preservation with modern clinical requirements is essential. Our expertise helps you get the most from your estate while ensuring compliance with heritage, planning, and healthcare regulations. We understand the complexities of working in operational healthcare environments and provide practical, sensitive solutions that safeguard historic character while supporting patient care and staff needs.

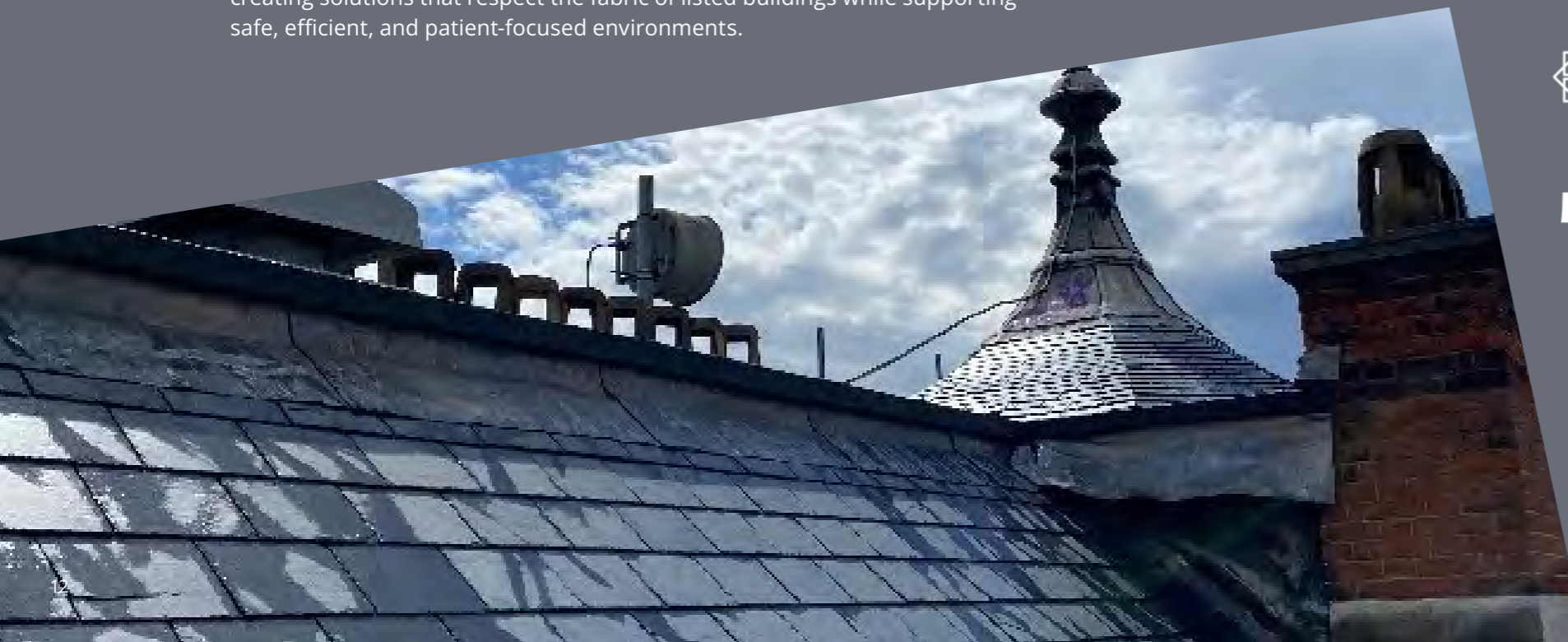
Our team is committed to helping you maximise your estate's potential while ensuring compliance with heritage, planning, and healthcare regulations. Over the years, we have partnered with NHS trusts, private providers, and heritage bodies, creating solutions that respect the fabric of listed buildings while supporting safe, efficient, and patient-focused environments.

# FRAMEWORKS & PROCUREMENT

RAM are Approved Framework providers for a range of Professional Services.

Fusion21, Constellia, Nepro3 and EEM allow for fully compliant engagement with RAM on a Direct Award basis to speed up your appointment of a specialist consultant.

Whether you're embarking on a major refurbishment project, seeking advice on essential upgrades, or exploring opportunities for growth, we are here to provide you with the knowledge, insight, and support required to make informed decisions.

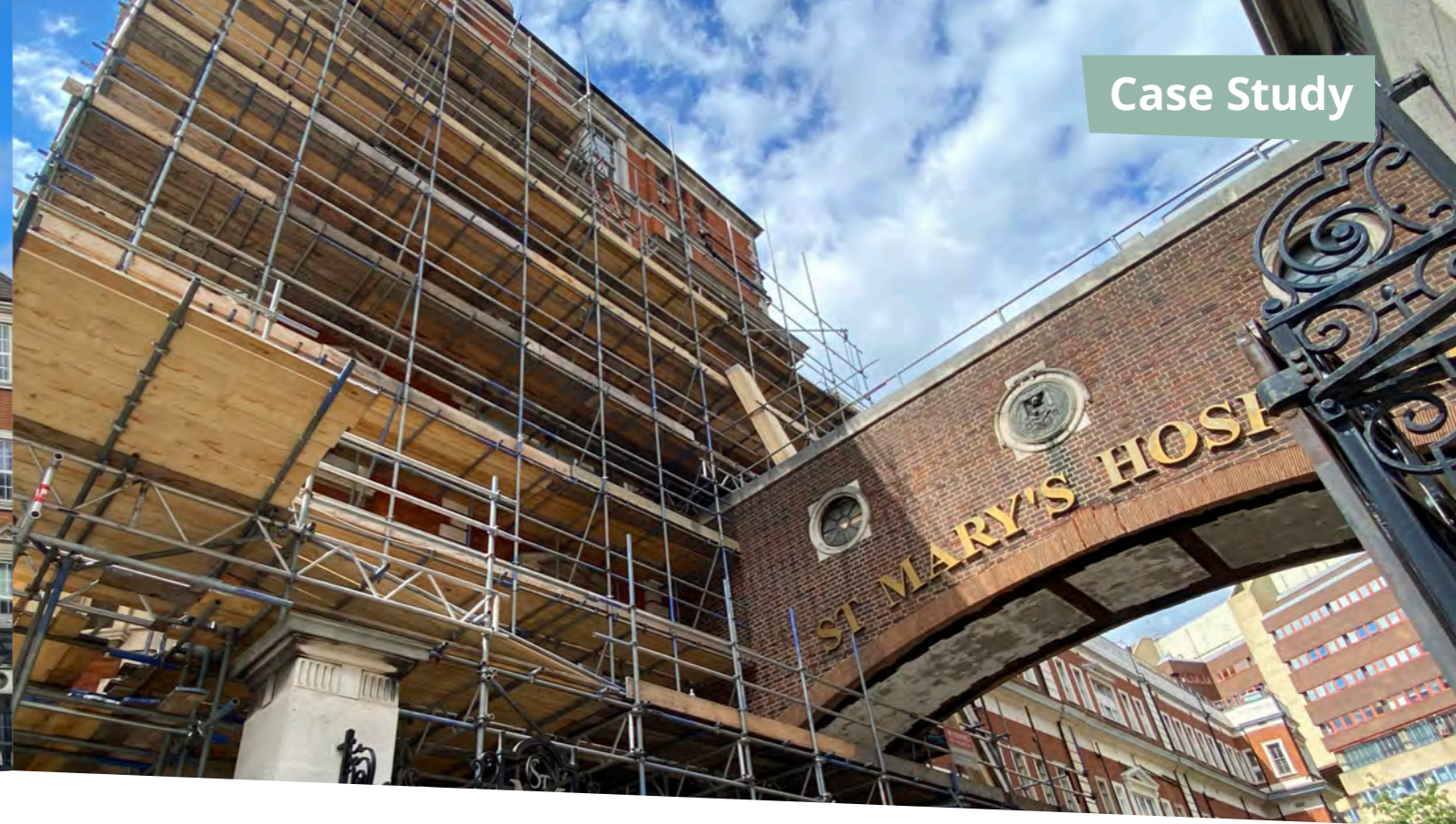




## Condition Surveys

**Objective:** RAM were instructed to carry out a site wide Condition Survey, to assess the condition of the building estate & provide a guide to the condition of each element.

**Results:** The building elements were assessed & graded by condition & urgency. We then made recommendations to the Trust, highlighting their most urgent issues & integrating them into their lifecycle & backlog maintenance plans.



## Roofing & Façade Refurbishment

**Objective:** St Mary's Hospital – Clarence Wing is a Grade II Listed Building, recognised for its “exuberant & eclectic late-Victorian design, combining motifs from Northern & Italian Renaissance architecture with English Baroque motifs”. They required restoration of the hospital wing's façade & roof.

**Results:** Through effective stakeholder coordination & meticulous project management, RAM ensured the successful restoration of Clarence Wing while maintaining hospital operations with minimal disruption. The work preserved the building's historic integrity, improved structural resilience, & enhanced safety compliance.



## Dynamic Leak Investigation (DLI®)

**Objective:** A ward at this hospital had to be closed due to serious & persistent leaks, RAM were asked to carry out a series of staged testing to identify the source.

**Results:** After 2 days of testing, including Electronic Leak Detection (ELD™) & Rainfall Simulation, RAM identified a number of significant defects above the leak site that were all contributing factors, & provided a specification for remedial works.



## Site Survey

**Objective:** RAM were instructed to carry out an emergency site survey to a CAT 3 Lab on the 4th floor at Charing Cross Hospital, which was impacted by water ingress.

**Results:** Following our investigations, we were able to identify several areas in the plant room above, where valves, pipework & floor membrane had failed. Recommendations for remedial works to the plant room flooring, calorifiers & leaking pipework were given, with works subsequently carried out. RAM's remedial recommendations were followed & no further leaks have been reported.

**RAM** | BUILDING  
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# Building Confidence, Delivering Excellence.

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