

Capability Statement

2026





Trusted experts in industrial facilities.

We support business-critical infrastructure for the UK's essential industries.

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ISO certificate number: 20991-QMS-001

RIDDOR Score = 0.00 – 600,000 Hours

Safety First.

Safety, quality and compliance are built into how we plan, manage and deliver work in operational industrial environments.



01

Protect People
We deliver with a safety culture built for live industrial environments, combining rigorous pre-planning, disciplined control measures and accountable execution to protect people and operations.

02

Assure Quality
Our teams embed quality from design through handover, with defined standards, coordinated delivery, inspection and close-out supporting dependable outcomes in technically demanding environments..

03

Maintain Compliance
We apply structured management systems to control statutory, regulatory and client obligations, supporting confident delivery across complex, highly regulated industrial facilities.

*"The Cornwall Bakery Senior Management would like to express their appreciation to Ambrey Baker for continuing to deliver the Project to the required **high standards** whilst maintaining an **excellent level of Health and Safety** on site ensuring all Bakery standards are maintained **at all times**."*

Our Sectors.

We proudly deliver mission-critical solutions across Logistics, Food, Defence, Advanced Manufacturing, Pharmaceutical, Chemical & Cold Chain sectors.



Food

Highly regulated facilities where hygiene, safety and uptime are critical every day.



Cold Chain

Temperature-controlled environments where continuity protects product quality and supply.



Logistics

Busy distribution environments where access, movement and uptime must be protected.



Pharmaceutical

Facilities where controlled environments, compliance and continuous production are essential.



Defence

Secure and sensitive environments where reliability, discretion and readiness matter.



Advanced Manufacturing

Complex production environments where precision matters.



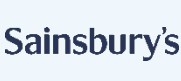
Chemical

Complex controlled environments where safety, compliance and asset reliability are priorities.



Drink

Hygienic production environments where quality, efficiency and uptime must be protected.





Almost
40
years experience

Established 1988

Who we are.

Ambrey Baker delivers complex industrial projects around the demands of live operations.

From early feasibility, technical due diligence and multidisciplinary design through to construction, refurbishment and ongoing asset support, we provide integrated solutions for regulated industrial environments.

Our experience spans food, pharmaceutical, advanced manufacturing, cold storage and distribution facilities, where safety, compliance and operational continuity are fundamental to successful delivery.

Our roots date back to 1988, when Reg Baker founded Baker Cold Chill Store Construction. That specialist industrial heritage continues to shape how Ambrey Baker approaches projects today.

Almost 40 years of
seamless activity within
live operational environments

SERVICES

Consultancy.

Ambrey Baker's Consultancy Division provides strategic and technical advice for complex industrial environments, helping clients make informed decisions at critical stages of the asset and project lifecycle.

Our senior team brings experience gained as management consultants, strategic advisers, client representatives and designers, combining commercial understanding with practical delivery knowledge.

We support businesses navigating major capital investment, rapid expansion, operational change, mergers and acquisitions, technical disputes and distressed situations. Our role is to identify the issues that matter, establish clear priorities and provide clients with the information, options and direction required to move forward with confidence.

This experience allows us to look beyond individual technical disciplines and understand the wider operational, commercial and programme implications of each decision. From early feasibility and due diligence through to strategy, design development and project planning, we provide practical advice focused on reducing risk, protecting business operations and establishing a clear route to delivery.

Strategy & Feasibility

- Site & Built Asset Due Diligence
- Investment Risk
- Feasibility Studies
- Documents in Support of Board Papers
- Cost Planning
- Project Timeline and Phasing
- Planning Applications
- Developer, Landlord & Tenant Advice

Design Services

- BIM
- Architecture
- Engineering: Structural, Civil & M&E
- 3D Design Coordination

Expert Witness Services

Surveys & Compliance

- CDM Principal Designer
- CDM Principal Contractor
- BRCGS Food Safety Audits
- Fire Risk Surveys
- Flood Risk Assessments
- Drainage & Technical Surveys
- Geotechnical Surveys
- Contamination Surveys
- Hazardous Materials Surveys
- RAAC & Asbestos
- Building Condition Surveys
- External Roofs, Cladding & Roof Voids
- Ceiling Panel Integrity Surveys
- Structural Surveys

Dangerous Structures



Capital Projects.

From major extensions and reconfigurations to civils, infrastructure and specialist production environments, we provide coordinated turnkey delivery from planning through completion.

Our capabilities span civil engineering and infrastructure, including plant bases, access roads, HGV yards, drainage systems, dock leveller pits and underground structures. We also deliver structural steelwork for mezzanines, plant rooms, gantries, walkways and lifting supports.

Within production facilities, we construct high-performance hygienic environments designed around the requirements of food, pharmaceutical and other regulated operations. This includes insulated wall and ceiling systems, BRCGS compliant drainage, stainless steel fabrication and specialist production areas.

Our experience extends to cold stores, clean rooms, R&D facilities and employee welfare spaces, alongside the integration of solar, heat recovery, energy storage and EV infrastructure where required.

Ambrey Baker delivers complex industrial construction works within technically demanding, operational environments.

Full Turnkey Industrial Projects

- Extensions & Alterations
- Change of Use
- Reconfiguration & Remodelling
- Steel Structures
- New Facilities

Civils & Infrastructure

- Civil Engineering Structures
- Foundations & Plant Bases
- Drainage
- Access Roads
- HGV Yards
- Car Parks
- Scissor Lifts & Dock Leveller Pits
- Pits & Trenches
- Tanks & Underground Tanks
- DAF Plants

Building Structures

- Loading Bays
- Mezzanines & Platforms
- Ammonia Plant Rooms
- Lifting Beams
- Pipe Bridges & Gantries
- Plant Decks & Walkways

Internal Construction

- Insulated Walls & Ceilings
- Factory Drainage
- Secondary Steel Framing
- Mezzanines
- Stainless Steel Fabrication
- Controlled Humidity Rooms

Renewables Integration

- Solar Energy Systems
- Heat Recovery & Biomass
- Energy Storage Systems
- EV Charging Infrastructure

Specialist Facilities

- Process Rooms
- Data Centres
- Cold Stores
- Clean Rooms
- R&D Test Kitchens
- Toilets
- Lockers & Changing Rooms
- Canteens



SERVICES

Hard FM.

From planned maintenance and remedial works to process modifications and compliance upgrades, we deliver technically demanding interventions within live food, pharmaceutical, cold storage and advanced manufacturing environments.

Our Hard FM teams deliver planned, reactive and lifecycle maintenance across building fabric, structures, fire compliance, hygienic environments, production systems and operational infrastructure. From routine repairs and compliance remedials to asset upgrades and urgent interventions, every scope is developed around the specific requirements of the facility and its operation.

Working within live industrial environments requires disciplined planning, clear communication and controlled execution. We coordinate access, sequencing, segregation, permits and site controls around production schedules, workforce movements and operational constraints, helping clients maintain safety, compliance and continuity throughout the works.

Industrial Maintenance & Repairs

- Roof, Cladding & Gutter Repairs
- Structural Repairs
- General Building & Civil Repairs
- Hazardous Materials Remediation

Planned Asset Maintenance

- Planned Preventative Maintenance
- Condition surveys
- Asset lifecycle planning
- Building fabric maintenance
- Minor works & planned upgrades

Modifications & Upgrades

- Secondary steelwork
- Process alterations
- New process lines
- Process equipment
- Automation Integration
- HVAC upgrades
- Electrical & security
- Refrigeration

Hygienic & Controlled Environments

- Hygienic cladding
- Thermal & Fire-Rated wall systems
- Acoustic & partition systems
- Food-safe finishes
- Drainage & hygiene remedials
- Production-area repairs

Fire, Safety & Compliance

- Fire compliance upgrades
- Fire doors & escape routes
- Passive fire protection
- Asset protection
- Compliance remedials

Logistics & External Infrastructure

- Loading bays & dock areas
- Yard and roadway repairs
- Drainage
- Barriers & bollards
- Access infrastructure

Our capability extends beyond maintenance into the ongoing improvement of industrial assets. Through condition surveys, preventative maintenance, minor works, process modifications and building system upgrades, we help clients address immediate requirements while supporting the long-term performance, resilience and compliance of their facilities.



SERVICES

Decommissioning.

Ambrey Baker manages complex industrial closures, relocations and asset transitions from initial strategy through to safe site handback.

From full factory closures and site consolidations to targeted plant dismantling and relocation, we manage decommissioning programmes around operational, commercial and regulatory requirements. Our teams plan each stage to control risk, maintain surrounding operations and provide clear accountability throughout delivery.

Our capability covers the complete decommissioning lifecycle, including surveys, asset registers, HAZID and HAZOP assessments, closure planning, environmental and hazardous materials management, dismantling, removal, relocation and responsible disposal. Where required, we also support M&A driven consolidation, operational decants and end-of-lease dilapidations.

The objective is a controlled transition from one asset state to the next. Whether a facility is being closed, consolidated, relocated or repurposed, we provide the technical planning and delivery capability required to leave the site safe, compliant and ready for its agreed future use.

Strategy, Surveys & Planning

- Asset registers
- Hazardous materials surveys
- HAZID & HAZOP risk assessments
- Liabilities & legal obligations
- ALARP & Safety Case Development
- Site closure, phasing & compliance planning

Decommissioning & Dismantling

- Plant & equipment decommissioning
- Production line and factory strip-out
- Utility isolation
- Redundant services & infrastructure removal
- Equipment removal, storage & disposal

Consolidation & Relocation

- Mergers & acquisitions support
- Full or partial site consolidation
- Operational lift & shift
- Reinstallation support

Repurposing

- Site repurposing
- Facility mothballing
- Temporary closure
- Preparation for redevelopment

Demolition & Site Clearance

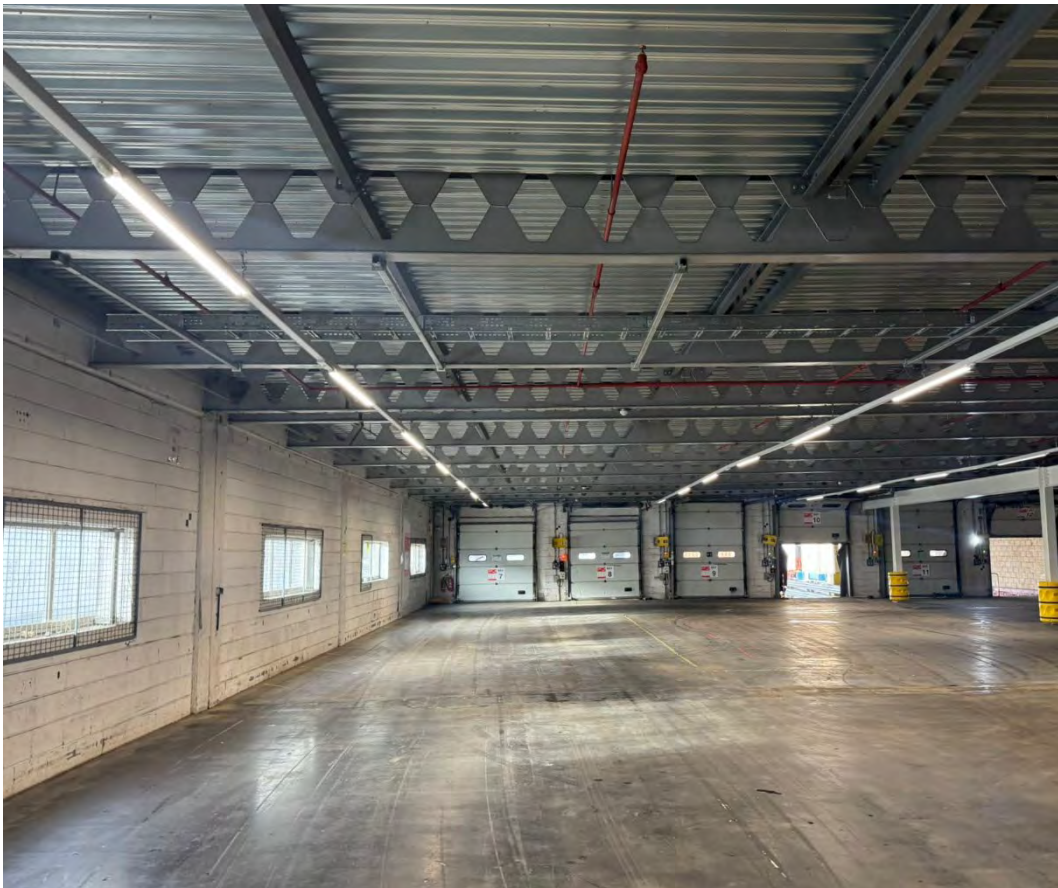
- Controlled strip-out
- Demolition management
- Enabling works
- Site clearance
- Make-Safe works

Dilapidations & Handback

- End of lease dilapidations
- Reinstatement works
- Utilities termination
- Site handback

Remediation & Waste

- Asbestos remediation
- Hazardous materials remediation
- Decontamination
- Waste management
- Asset recovery & recycling





INDUSTRY ENGAGEMENT

Associations & Frameworks.

Ambrey Baker maintains active relationships with leading industry associations and specialist networks across the sectors we serve, keeping our teams connected to current standards, technical developments and sector priorities.

Alongside these memberships, our procurement frameworks and supplier registrations provide recognised routes to market and independent assurance for clients seeking capable, compliant delivery partners.



Keeping us informed on the technical, regulatory and operational challenges shaping the UK frozen food industry.



Supporting industry responses to operational, regulatory, energy and infrastructure challenges affecting the cold chain.



Keeping us aligned with defence-sector priorities, requirements and the challenges facing UK manufacturers and operators.



Providing insight into emerging defence requirements, regional capability development and industry collaboration.



Keeping us aware of developments in automation, processing and packaging that are shaping modern industrial facilities.



Providing insight into the regulatory, operational and supply-chain challenges affecting the UK fresh produce sector.



Supporting public-sector procurement through recognised commercial standards, supplier assurance and established routes to market.



Providing an established and compliant procurement route for accessing construction and professional services.



Providing recognised supplier pre-qualification across key areas of compliance and business capability within aerospace, defence and security.

OUR PEOPLE

Meet the senior team.

Our team combines experience from large organisations with strong governance, commercial discipline and technical expertise, together with the agility and responsiveness of an SME.



Reg Baker
Founder & Director



Paul Waldeck
Technical Director



Hannah Tapsell
Director



Richard Carpenter
Finance Director



Carl Duffy
Commercial Director



Marat Mugginov
Operations Director



Lewis King
Senior Design Manager



Matt Waldeck
Head of Client Solutions



Norman Stewart
Civils Manager



Peter Coils
SHEQ Manager



Andy Garfoot
Contracts Manager



Kirstyn Shirtcliffe
Business Services Manager



Zhino Haghani
Digital Manager



Paula Markham
Finance Manager



Katie Slunker
Senior Quantity Surveyor



Matthäus Semmer
Design Manager

Phase 00
Understand & Define

Client Briefing & Site Review
Client briefing, site familiarisation, operational constraints, production requirements, compliance considerations and stakeholder requirements.

Brief & Project Outcomes Agreed
Confirm scope objectives, key deliverables, project priorities, programme expectations and success criteria.

Phase 01
Feasibility & Cost Planning

Feasibility / Concept Development
Develop initial solutions, layouts, engineering concepts, phasing strategies and options.

Scope review
Review the developing solution against the agreed brief, operational requirements and budget.

Initial Cost Plan
Develop an initial project cost plan using the available scope, design information and market input.

Client Review & Decision Point
Present the proposed solution, cost position, programme and principal risks for client review and direction.

Phase 02
Design development

Multidisciplinary Design Development
Architectural, structural, civil, M&E, process-interface and specialist design as required by the project.

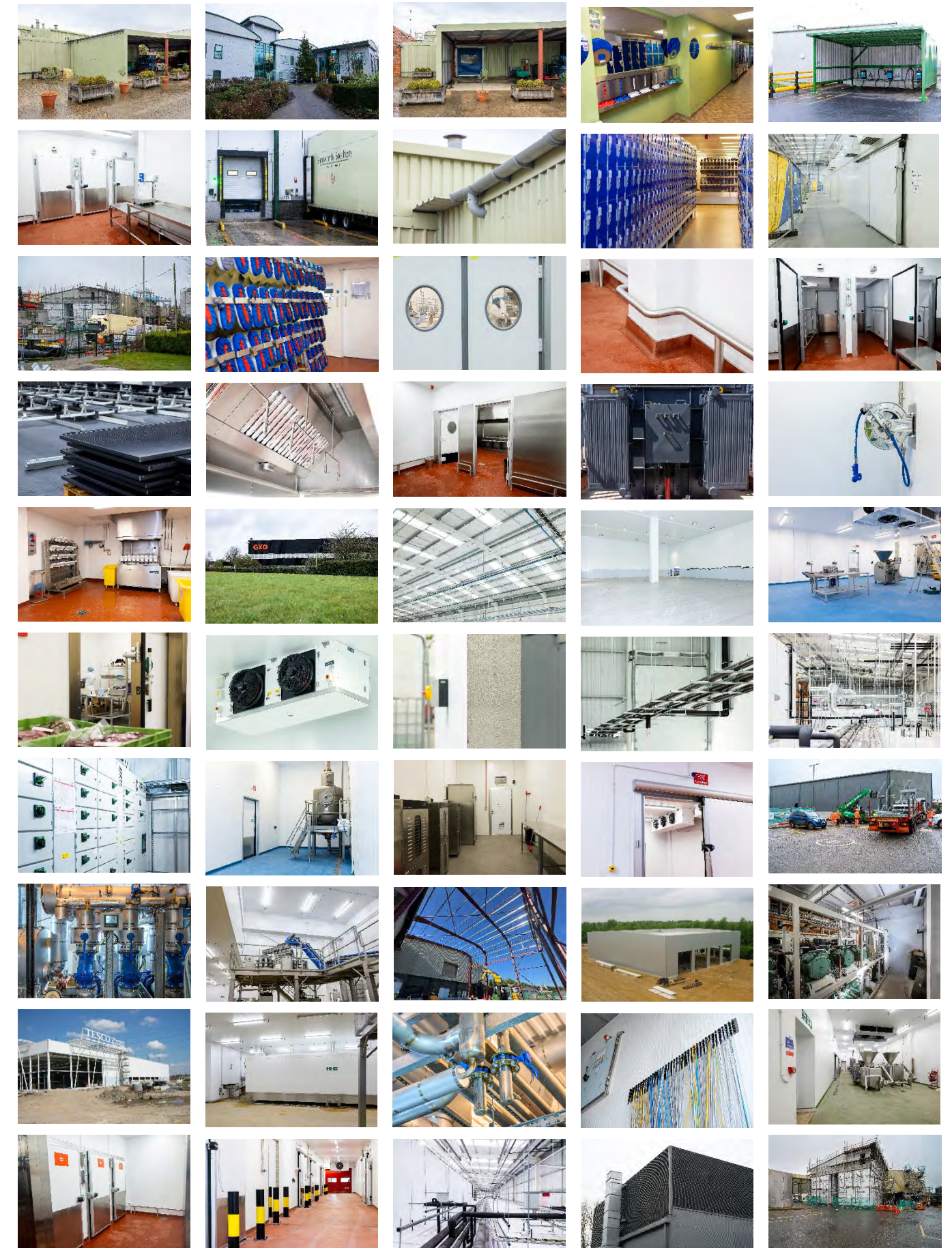
Surveys & Technical Investigations
Complete required surveys, investigations and verification of existing site conditions.

Design Coordination
Coordinate disciplines, interfaces, existing services, operational requirements and specialist packages.

Cost & Programme Review

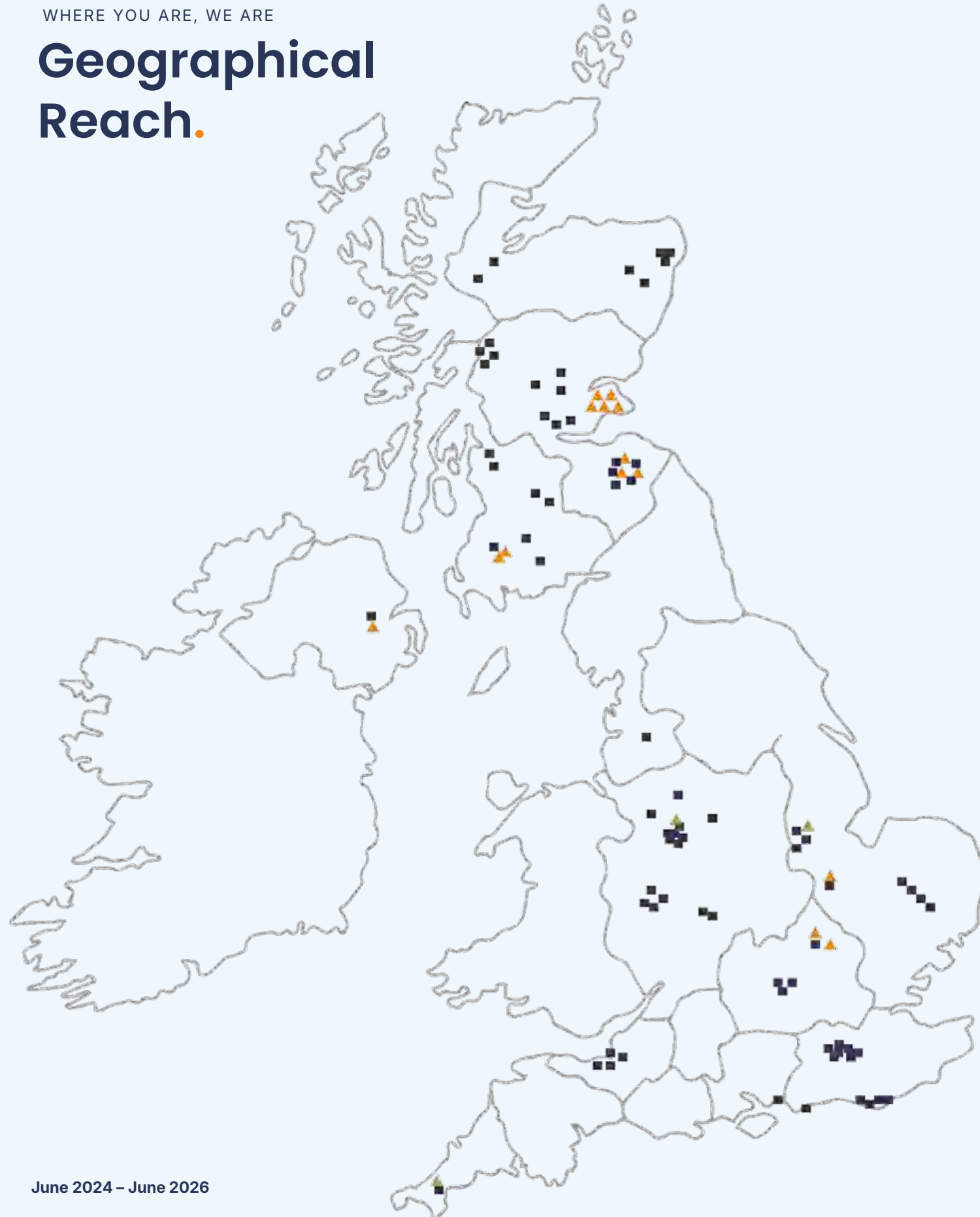
Update project cost and programme as the design develops and decisions are confirmed.

Ongoing Hard FM Support



WHERE YOU ARE, WE ARE

Geographical Reach.



CASE STUDY

Telford | 2025 | 22 Weeks | Undisclosed £m



Temperature-Controlled Production Facility.

CHALLENGE

Ambrey Baker was appointed under a design and build contract to convert an existing warehouse into a fully operational chill and freezer distribution facility for a fresh dog food manufacturer. The challenge was to take an existing building with its own constraints and integrate the specialist construction, refrigeration and logistics infrastructure required for a modern temperature-controlled operation.

DELIVERY

Following surveys and enabling works, we coordinated the strip-out, freezer floors, internal drainage, structural steelwork, insulated walls and ceilings, cold-store doors and loading infrastructure. Mechanical, electrical and refrigeration systems were developed alongside the building fabric, racking and operational layout so that each element worked as part of a coordinated facility.

OUTCOME

The completed facility provides controlled chilled and frozen environments with integrated storage, loading and distribution infrastructure. Upgraded loading facilities and the new mezzanine improved movement through the building, while the coordinated services and refrigeration systems provide the temperature control and operational reliability required for day-to-day distribution.



Live Manufacturing Facility Expansion.

CHALLENGE
Ambrey Baker was appointed to deliver a programme of major construction works within an operational food manufacturing facility. The programme included factory extensions, high-capacity spiral freezers and a dedicated ammonia plant room, together with the structural, refrigeration, mechanical, electrical and compliance works required to integrate them into the existing facility. The central challenge was delivering this work while production continued.

DELIVERY
We developed a phased delivery strategy based around detailed surveys, service isolations, temporary partitions and protection of live production areas. Structural alterations and new extensions were sequenced around operations, while strict segregation, permit-to-work controls and continuous coordination were used to manage high-risk activities. As Principal Contractor, Ambrey Baker coordinated the specialist contractors and integration of freezer systems, process conveyors,

refrigeration infrastructure, electrical systems and hygienic finishes.

OUTCOME
The programme increased production and cold-storage capability while maintaining uninterrupted production. The completed infrastructure also provides improved temperature control and additional capacity to support future expansion.



Warehouse to Production Facility Transformation.

CHALLENGE
Ambrey Baker was appointed by Samworth Brothers to transform an ageing warehouse in Leicester into a modern food production facility within a 36-week programme. The project required extensive structural and building-services intervention, while operational activity continued in adjacent areas and the finished facility needed to support BRCGS and HACCP requirements.

DELIVERY
We replaced and strengthened the roof, new front and rear extensions, structural steelwork, groundworks, drainage and service infrastructure. These works were integrated with new HVAC, refrigeration, electrical and control systems and a complete hygienic internal fit-out. Segregation zones, sealed partitions and phased working arrangements were used to control access, hygiene, safety and disruption throughout construction.

OUTCOME
The result was the conversion of an existing industrial building into a food production environment with the building fabric, utilities, temperature control and hygienic finishes required for manufacturing. Ambrey Baker managed the project through testing, commissioning, defect close-out and final handover within the stated 15-week programme.

Contact us.

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