

Case Study



Client... Veridian Homes

Properties.. Johnsons former head office, Bootle, Liverpool

Description... Maintaining and securing the building



Scope of Works

Once a busy factory and office employing hundreds of local people the head office of Johnsons the cleaners dates back to 1817 and was a major employer of local people until its closure in 2004 when the company relocated 12 miles away in Prescott.

The building has been vacant ever since.

In 2009 Integral were commissioned by Veridian Homes to maintain and secure the building until it can be sold for redevelopment.

Then and Now

In its heyday Johnsons was a major employer in the Bootle area of Liverpool and as can be seen in the photographs was a thriving business. Today, however the building is just a shadow of its former self and a sad reflection of how the world has changed.



The building is still structurally sound but due to the amount of materials of potential value inside it was important to ensure that any hazards that could cause possible harm to intruders were removed or made safe.

Initial inspection of the site revealed that offices used for administration, wages, purchasing and all relevant work involved in running a large business had been left intact, a fact not overlooked by the Contract Manager who likened it to the Marie Celeste.

Six twenty yard skips had to be hired whilst work commenced on emptying the offices and building of any materials that could be either set alight or stolen.

Abandoned offices that have been ransacked for any materials of value, e.g., copper wiring running through the roof space.



The building and grounds spread over an area covering two streets that will eventually be a site of prime redevelopment.



Client Liaison

Due to the size and nature of the site client liaison was important from the onset as each day brought new challenges.

Although Veridian Housing had employed a security firm to monitor the site each night people intent on removing anything of value managed to breach the perimeter and find a way of gaining access either through smashing windows or forcing entry through doors or roller shutters.

As a result of break in attempts all points of access had to be secured and signage erected.



In total over 150 windows had to be boarded up, 50 metres of razor wire fitted to external fences, metal roller shutters bolted to the floor and a constant review of access points carried out to ensure no new attempts at access had been successful.



Even after all the security measures and alterations to the building fresh attempts at access continued, car jacks were used to prize open railings, duvets were used to throw over razor wire, in fact the more secure the building became the more determined the thieves were that there must be something of value within.



INTEGRAL

The discovery of asbestos in the building meant that certain areas had to be isolated and signs warning of the dangers of asbestos erected and displayed. The main entrances were also boarded up and signage displayed.



Eventually all points of access were secured and with the removal of the contents and even draining of a diesel tank once used to fuel Johnsons delivery vehicles the site became virtually impregnable.

All that now remains is to monitor the safety of the building until the land is sold and the redevelopment begins.

When the Johnson brothers built their jewel in the crown head quarters back in 1817 they would never have thought its demise would have been so undignified.