

Bookers Distribution Facility

Industrial Roof Refurbishment & Safety Upgrades



BACKGROUND

The Bookers Distribution Facility in Wellingborough is a large, operational logistics hub comprising multiple warehouse buildings with extensive profiled metal roof areas. Following condition surveys which identified widespread weathering, cut-edge corrosion and ageing rooflights, a comprehensive refurbishment programme was developed to extend the service life of the existing roofs while minimising disruption to daily operations.

Inspire Contract Services were appointed as Principal Contractor to deliver the works across Buildings R1 and P2, managing all aspects of access, health and safety, coordination and quality control throughout this large-scale programme. The refurbishment strategy focused on retaining the existing roof structure while significantly improving waterproofing performance through the application of a specialist HD Sharman Delcote 25 metal roof coating system.

Given the size of the facility and its continued operation throughout the works, detailed phasing, robust access solutions and stringent safety controls were essential to ensure the project could be delivered safely, efficiently and with minimal impact on site activities.

The scope of works comprised a full refurbishment of approximately 26,000m² of profiled metal roofing, along with associated roof safety, drainage and daylighting upgrades. All works were carefully phased to maintain uninterrupted operations within the live distribution environment.

CLIENT	Bookers Ltd
SECTOR	Industrial / Commercial
LOCATION	Wellingborough, Northants
SOLUTION	Metal Roof Refurbishment
SIZE / VALUE	26,000m ² / £2.4 Million



THE WORKS

INSPIRE
GROUP

Key elements of the works included:

- Provision of full perimeter access scaffolding and roof edge handrails to all roof areas.
- Installation of internal safety netting beneath rooflight zones to provide fall protection while working at height within occupied warehouse spaces.
- Extensive roof preparation works including jet washing, surface preparation and treatment of corroded areas in accordance with the Delcote 25 specification.
- Application of HD Sharman Delcote 25 liquid-applied metal roof coating system, providing long-term waterproofing and protection to the existing roof sheets.
- Cut-edge corrosion treatment to all exposed metal sheet edges and fixings.
- Replacement of 205 no. double-skin ManSafe rooflights, improving natural daylight levels while maintaining safety and thermal performance.
- Installation of new metal cappings to all three roof areas.
- Installation of new Weatherfast gutter systems to improve rainwater management across the facility.
- Installation of new ManSafe systems and CATT ladders to all roofs, providing safe permanent access for future maintenance.
- Installation of Sharmans wall cladding system to selected elevations as part of the wider refurbishment works.

THE RESULT

With the project now 85% complete, this £2.4 million refurbishment at the Bookers Distribution Facility is delivering a durable, high-performance waterproofing solution that will significantly extend the lifespan of the existing roof assets. The application of the HD Sharman Delcote 25 metal roof coating system, combined with extensive cut-edge corrosion treatment, provides long-term protection while retaining the existing roof structure and minimising waste.

The replacement of 205 double-skin rooflights, together with new Weatherfast gutter systems, metal cappings and upgraded wall cladding, has improved both the functionality and overall condition of the buildings. In addition, the installation of new ManSafe systems and CATT ladders ensures safe, compliant access for future inspection and maintenance works.

Given the scale of the project and the fact the distribution facility remained fully operational throughout, health and safety was a key consideration from start to finish. Inspire managed all works as Principal Contractor, implementing comprehensive access scaffolding, roof edge protection and internal safety netting to safeguard operatives and site personnel. Careful phasing, continuous monitoring and close liaison with the on-site team ensured the programme is being delivered safely, efficiently and with zero reportable incidents.

Through detailed planning, strong site management and high-quality workmanship, Inspire are successfully delivering this large-scale industrial roof refurbishment while maintaining uninterrupted operations, further demonstrating our capability to manage complex projects in live environments.

