

100 YEARS OF A FAMILY BUSINESS 1909-2009





Phyllis Wareing was President of Wrea Green WI for 25 years and ultimately became one of only two Lancashire Voluntary County Organisers (VCO).

Harry and Phyllis Wareing 1971, when Harry was Chairman of the then Fylde Rural District Council.

MESSAGE FROM PETER & ANDREW WAREING

We are delighted to be celebrating 100 years of J. Wareing & Son (Wrea Green) Ltd. Our personal memories of the company take us back to the early 1950's. We spent many happy hours during our childhood holidays "playing" at the yard having been taken there to be looked after by Father whilst Mother was away with the WI.

We watched men making poultry cabins, hammering nails with easy skill. One of our jobs was to run errands to the local shop, Parrotts, for cigarettes for the men, always trying to avoid the huge cart horses waiting to be shod at the blacksmiths.

The continued success of our firm can be attributed to a number of factors:

- The steadfast, hardworking and long-serving staff
- A sound financial base. We have never borrowed a penny from the bank. A lesson learned from our forefathers was only ever to buy things we could afford
- Loyal customers. We are still dealing with farmers whose grandfathers did business with our grandfather and we have a strong and loyal customer base throughout the country
- We have always tried to produce a quality product at a fair price and this challenge has been met and adapted by our workforce. We have never shied away from trying something new and have moved with the times.

We are proud that as a family firm we have lasted so long. This could be because, like George and John James, we enjoy working together but we are first to admit that we are totally different characters with separate interests outside of work. We have always had a joint vision and covered different aspects of the business. We have a wonderful working relationship of 44 years. It gives both of us great satisfaction to see the fourth generation of Wareings relieving us of much of the day-to-day running of the business.

The story begins one hundred years ago.....



George and James Wareing were two brothers of a family of 7 children whose parents were John and Mary Wareing, who owned the Running Pump Inn at Catforth. John Wareing died in 1894 and Mary in 1896. Both husband and wife were only in their late thirties and left five orphaned children, their other two children having died in infancy. George and James, along with their other siblings, were to be raised by various relatives in the Fylde and St. Michaels area.

George and James served their apprenticeships as joiners at a wheelwrights at Crossmoor, near Inskip.

In 1909 George and James Wareing acquired a wood working firm from the Jolly family and began to trade under the name of G. & J. Wareing. The premises consisted of a two-storey brick building, other small buildings and a yard. At the back was a smallholding where the brothers kept a few hens and pigs. The brick building was attached to the smithy and access to the yard was from Smithy Fold. The main business of G & J Wareing was working with wood.

George and James put their joinery skills to use by making and repairing farm carts, wheelbarrows and simple farm machinery.

Our history of agricultural buildings began here with the brothers' construction of small farm buildings, but the bulk of the business was in local repairs and as the local village undertakers.

At the turn of the 20th Century there was no electricity or water running to the premises; power for machinery was provided by a twin fly wheel and single cylinder oil engine. Harry (son of James Wareing) remembered that a vast amount of effort was needed just to start the engine working, "a large lighted blow lamp was used to heat the cylinder-head and then through turning the fly wheel by hand the engine suddenly started". As a small boy Harry was fascinated by the procedure.



Top: The only picture we have of George, second from the right, peeping out from behind the lady in black.

Above: James as a young man around 1910.

Left: A wheelwright of the period.



A postcard of Wrea Green showing the Dub and the church spire in 1916

As the business became established George chose to reside in Wrea Green, living on Bryning Lane with his wife, Ada. James lived in Lytham after his marriage to Elizabeth Kirkham. Despite the distance, James would cycle to Wrea Green every day to work alongside his brother. Even though they were brothers and business partners, memories and stories have revealed these two men to be complete opposites in character.

The elder, George, is said to have been a highly religious man, a devoted worshipper at Wrea Green Church who was never known to swear. Younger brother, James, on the other hand, has been described as, 'Something of a character.' He was never afraid to speak his mind and was blunt with his feelings. His strong personality is clearly seen when considering the story of the Wrea Green Church lych-gate.



The lych-gate at St Nicholas' Church Wrea Green

The lych-gate was given to St. Nicholas' Church, in memory of those who had fallen in WW1, by the Duckworth family who owned Ribby Hall. Mr Duckworth commissioned George and James to construct the wooden frame section of the gate, with the proviso that timber was to come from his wood at Ribby Hall. On inspecting the trees at Ribby Hall it was found that no wood was suitable - it would not last.

James informed Mr Duckworth that his wood was unsuitable for the job and therefore the materials needed to be sourced from elsewhere. James insisted that if he and his brother were to do the work they were going to use 'decent materials and make a decent job out of it'. In the end James went ahead and constructed the frame with his own materials but Mr Duckworth refused to pay so the timber section was funded by the Wareing brothers.

Problems continued as Mr Duckworth would not pay for the slates for the roof part as they would be sitting on 'Wareing wood'. The lych-gate remained unfinished for a while until all was settled and the gate was completed. James and George were always proud of this work and made sure that every year the wood was treated and the high craftsmanship maintained.

2. 2. 11
 Time worked by Harry Wareing for
G. & J. WAREING, JOINERS & BUILDERS, WREA GREEN.
 Week ending Friday, July 12th 1935

	CONTRACT Hours	DAY WORK Hours	WHAT DOING AND WHERE AT:
Sat.	X	2	Repairing engine
		2	Repairing hay turner shafts for Mr. H. Gordon Walker
Mon.	X	8	Repairing engine.
		1	shop work serving customers
Tues.	X	8	Shop work
Wed.	X	8	M. J. Wareing - cov
Thur.	X	8	To J
Fri.	X	4	shop work sawing & steering timber
		4	M. J. Wareing cabinet -
Total Time			Railway Fares... : : Extras : : : Amount of Wage £ : :

COPIED FROM ORIGINAL BY MISS FRANKS

In 1930 James' son, Harry Matthew, joined the business to work alongside his father and uncle. Like his father and uncle Harry served his time as an apprentice joiner whilst also assisting with the accounting.

Every Saturday morning young Harry would help his uncle George with the book keeping. This ritual would take place at George's house with a break at mid-morning to listen to the short church service on the radio. This service was welcomed by Harry as it signalled a much deserved tea break and a short reprieve from the figures.

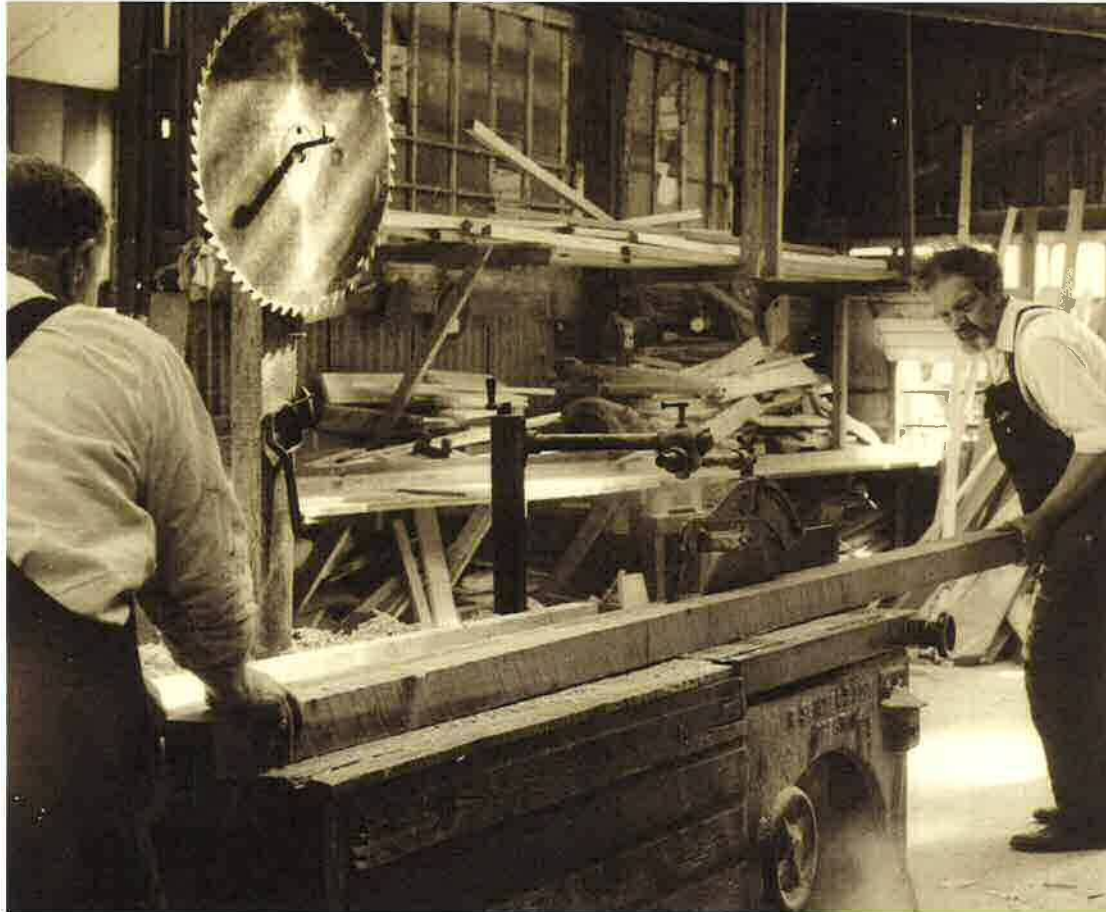
Harry's time sheet when he was 19 years old.
 NB "Repairing engine", refers to a stationary engine in the workshop. Harry was showing an early interest in engineering.



<u>Balance Sheet</u>			
<u>Capital and Liabilities.</u>			
<u>George Wareing Capital as at 31/3/28.</u>	706-13-7½		
<u>Add Half-share of Profit.</u>	167-11-14½		
	874-5-0.		
<u>Less Withdrawal</u>	51. 234-2-1.	640	2 11.
<u>John J. Wareing Capital as at 31/3/28.</u>	804-1-6½		
<u>Add Half-share of Profit.</u>	167-11-4.		
	971-12-10½		
<u>Less Withdrawal.</u>	61. 238-9-3.	733	3 7½
<u>Sundry Creditors.</u>		sch.	151 8 5½.
		£	<u>1524 15.</u>

<u>Assets.</u>			
<u>Field at Wrea Green.</u>		9.	107 10 -
<u>Wheelwrights Shop as at 31/3/28.</u>	252-2-8.		
<u>Less Depreciation at 2½% p.a. 28.</u>	6-6-6.		
			245 16 7.
<u>Trachinery House & joined Shop as at 31/3/28.</u>	96-4-8.		
<u>Less Depreciation at 2½% p.a. 11.</u>	2-8-1.		
			93 16 7.
<u>Trachinery & Tools as at 31/3/28.</u>	222-9-0.		
<u>Additions during year.</u>	25-12-4.		
	248-1-4.		
<u>Less Depreciation at 7½% p.a. 7.</u>	16-13-8.		
			231 7 8.
<u>Stock in Trade.</u>		1.	234 17 3.
<u>Sundry Debtors.</u>	sch.	648-6-11.	
<u>Less Reserve for Bad Debt. 115.</u>	180-0-0.		
			468 6 11.
<u>Cash at Bank.</u>	CB.	36.	132 13 4.
<u>Cash in Hand.</u>	.	.	10 6 8.
			£
			<u>1524 15.</u>
Is 124.			

These pages are from the company accounts book of 1929, around the time that Harry started with the business, and show the capital, liabilities and assets at that time. Note the grand sum of £25 12s 4d spent on tools that year and the reserve of £180 for bad debts. Perhaps most interesting is the purchase price of a field at Wrea Green for £107. 10s.



James Wareing (with his back to the camera) and Jake Marshall in the workshop

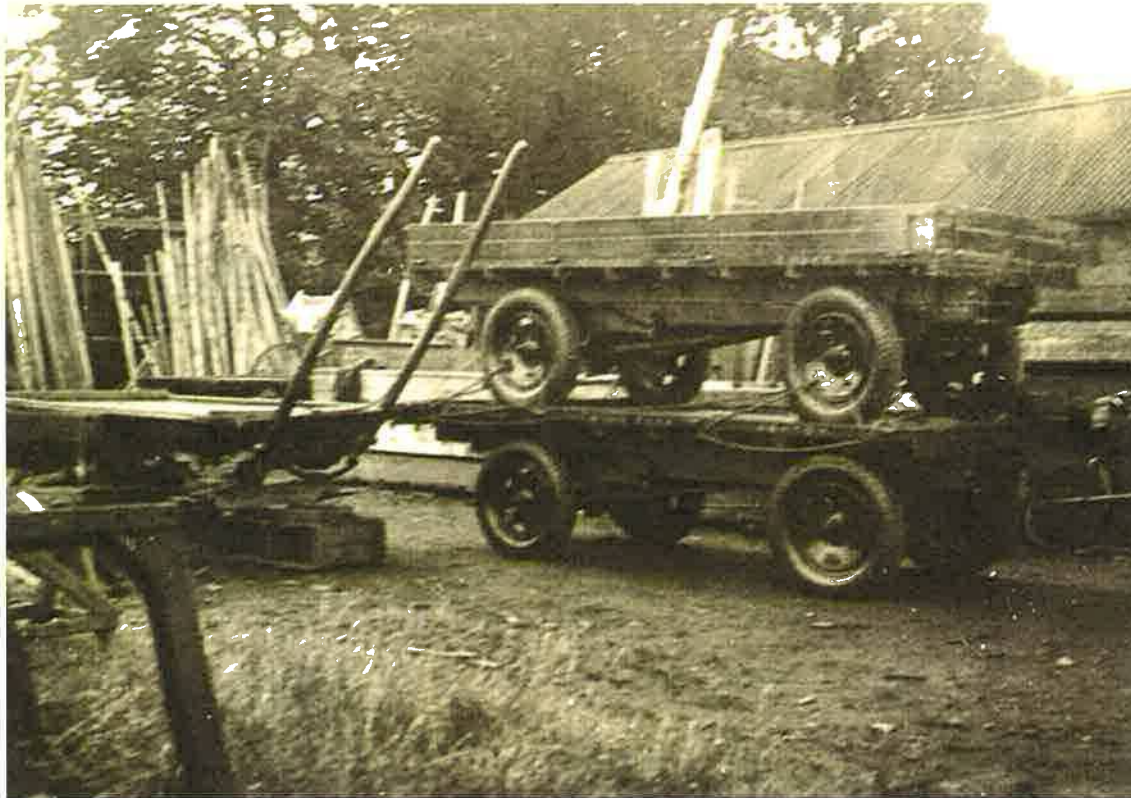
During this period working conditions for the business changed for the better as electricity finally reached Wrea Green. In his memoirs, Harry Wareing recalls one of his first jobs was to dispose of the old petrol engine. Then he had to install the new technology of electric motors in each machine.

Following an accident, George decided to retire from the business and did so in 1936. George was able to enjoy many years of retirement as he passed away 26 years later in 1962 at the age of 80. Sadly, much of his retirement was spent as a widower as his wife Ada had passed away in 1946.

Harry took over the administration of the firm and the name of the company changed. 1936 marked the birth of J. Wareing and Son.

The business continued to function in the same way as it had since 1909. The availability of electricity aided the production methods yet the line of the business remained the same with woodwork being the main focus of work.

Following the loss of his wife Elizabeth in February 1954, James continued to work part-time in the mornings. In the late 1960s he decided to hang up his tools and retire from the company. After a long and restful retirement, James passed away in April 1975 at the grand age of 89.



This picture, taken at Smithy Fold, shows, on the left, a horse-drawn vehicle with shafts and the newer rubber wheeled carts on the right

Agriculture was a reserved occupation during WW2, the farming community being needed to feed a country at war. Conditions in the industry were made difficult by the lack of workers and the limits on electricity and materials. At this time the company had a small workforce of six men and made its contribution to the war effort by supporting local farmers. Harry Wareing, John Alston and Oliver Gillett were also members of the Home Guard.

During the war years agriculture modernised and the business had to adapt to the new innovations. Fewer men were available and more machinery power was needed. Tractors were increasingly replacing horses, signalling the end of carts and wooden wheels. The company then began to make rubber-tyred trailers.

Hay sweeps and other agricultural implements were also manufactured for the farming community.

It was a time of frugality, of "make do and mend", with many old vans converted into pick-ups. This ability to adapt continued long after the War.



After World War Two ended, in order to encourage farmers to produce more food, the government provided grants to help fund modern buildings. This marked the beginning of Wareing steel-framed buildings. Traditionally, Wareing buildings were constructed from steel columns and timber roof trusses which were delivered and made on the site of the buildings. However, after the war, timber became scarce.

In Glasgow a company had begun to manufacture angle iron roof trusses. Wareings decided to use these new trusses on three buildings – two of which are still standing today. On seeing how easy and simple the process was with these iron roof trusses the company decided to make their own.

Yet the traditional roots of wood-work were still present. The company made large sectional timber buildings to house poultry in cages and such buildings were erected nationwide.

Harry Wareing had a contract with John Shepherd & Son from Blackpool, who were pioneers in battery poultry cages. Every month Harry would go to Blackpool and meet Harry Knight, their sales manager, who would ask, "How many cabins can you make in the next month?" Harry would say perhaps 10 or 12 and then come away with that number of orders! These were delivered and erected the length and breadth of the British Isles by Wareings staff.

This Morris commercial wagon is loaded, ready for delivery, with two 40' x 18' poultry cabins.



In the mid 1950s the housing of dairy livestock changed from the traditional shippon with hay as the main food source, to loose cubicle housing and milking parlour with silage for food. This was less labour-intensive and led to the development of the clear span portal roof frame type building. An early example of this is at John and Arthur Kirkhams at Peel and is shown above during the building process.



Mr Dixon's building in Cumbria

The company regards itself as pioneers of 'Kit Building'. The start of the Kit Building phenomenon emerged when an enquiry came for a building outside of the Lancashire area from a farmer, Mr Dixon at Lindale Hill in Cumbria. As it was too far for a team to travel it was decided that the company would supply the building in kit form and the farmer would find his own labour to construct the building. This was the first building of its kind and is still standing today.



The Seddon wagon about to leave Smithy Fold with a 60ft x 45ft x 15ft complete kit building

This was quickly followed in the Lakes with kit buildings for W.Towers of Arlingham, D.Lindow of Askham-in-Furness, H.Wood of Great Urswick, D.Trelkeld of Grizedale and T.Lawrence of Grange-over-Sands.

Customers wanted to get the buildings erected using their own farm labour so Peter or Andrew would go to help them for three or four days. On the first visit they would take the pillars and set them up leaving the farmer to concrete them in. The next visit was to bring the roof trusses and purlins. These were lifted by a tubular framed pole hinged to the back of the delivery wagon with a set of chain blocks. Wareings had used this system to lift steel when erecting buildings in the Lancashire area. The farmer was left to purlin out. Andrew or Peter would then return another day with the roof, side, end sheet and gutters to help.

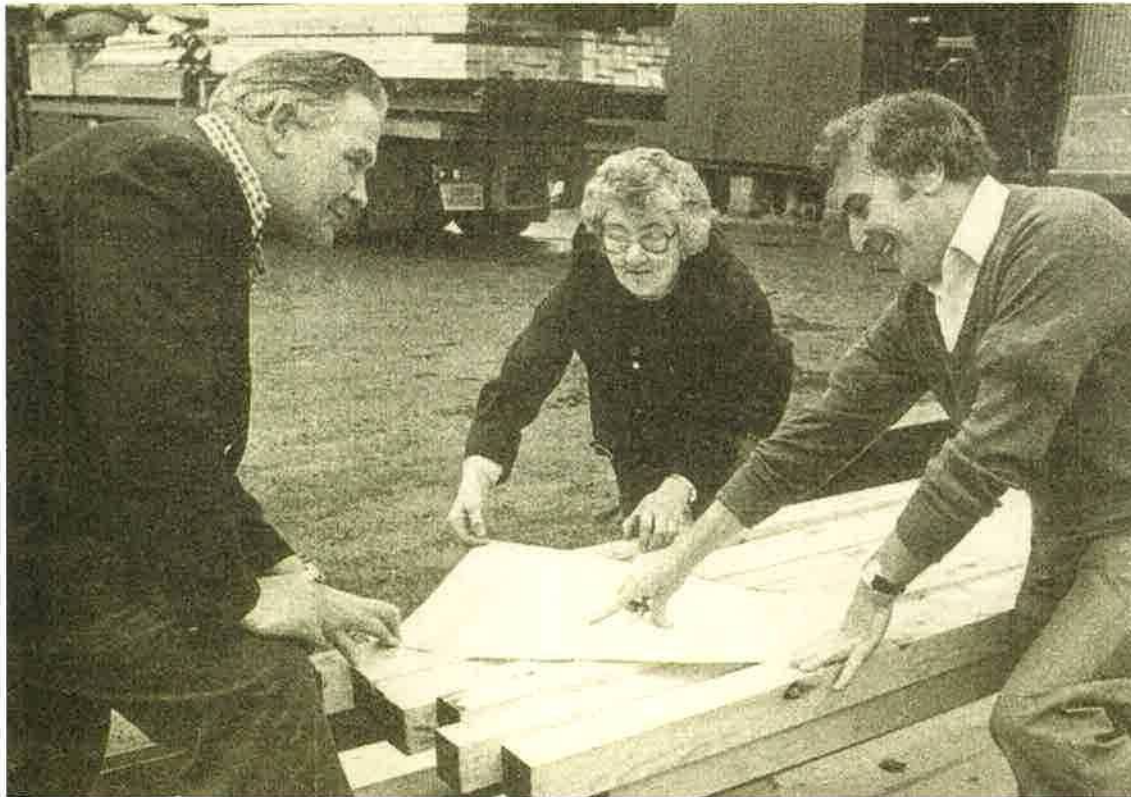


Until the early 1960s, Wareings had three teams of men erecting buildings within Lancashire. The introduction of farm grants by the then Ministry of Agriculture, Fisheries and Food was designed to encourage farmers to produce as much milk, meat and arable produce as possible. Farmers would need to increase the number of their farm buildings to facilitate this. Grants for these buildings were, in some cases, as much as 40% of the cost. Major estates such as the Duchy of Lancaster, the Church Commission of England and Holker Estates, along with the local Water Authorities became major customers with lots of individual farmers. The number of buildings Wareings was capable of manufacturing and erecting out-weighed the then production capacity so the decision was made to expand the business.

Andrew Wareing, together with Oliver Gillett and John Alston, looked after the manufacturing, transportation and erection of buildings, Peter Wareing, with Peter

Bunce and Geoff Wilby, looked after the sales side of the business. In the 1970s the workforce grew to 60+, running approximately six erection gangs with the remainder of the staff on the production and delivery of the kit buildings.

At this time the first crane was purchased - an Atlas hydraulic crane fixed on the back of an XWD four wheel drive Ford wagon. Further lorry-loader type cranes were purchased around this time to assist with the erection of buildings. Indeed Harry Wareing went to Blackburn to purchase the first fork lift and did a deal with Mr McMurray that he would have it on the understanding that they delivered it free of charge. Mr McMurray promptly jumped on the fork lift and drove it from Blackburn to Wrea Green on the public highway!



Above: Mr & Mrs Dobbyn of Bluff Cove on the Falklands with Geoff Wilby at Smithy Fold

Expansion of the business and its subsequent success continued under the direction of Harry and Phyllis Wareing. On 13th December 1961, the company acquired a new trading name of J. Wareing & Son (Wrea Green) Ltd.

During this period business grew for the pioneers of the kit steel buildings. Orders came in from Scotland, down through Cumbria across to Yorkshire, south to Devon and Cornwall and eastwards to Kent. Wareing buildings became a feature of the British landscape. This was followed by Wareing buildings going to the Isle of Man, the Orkney isles and the Scilly Isles.

There was some initial confusion when in 1970 an enquiry arrived, on air mail paper, from the Falkland Islands. Just which docks in Scotland the Falkland Islands was closest to caused much debate and was solved after close study of a globe which revealed they were off the coast of Argentina. It was not until 1982 that most of us had even heard of the Falkland Islands! The company was very proud to have filled this order and many more have followed to the Falklands and even to the Sudan.



Brook Mill 1975 when it was acquired

BROOK MILL

This picture (above) shows the original Brook Mill site at Wrea Green. To the right and closest to the railway line is the railway yard acquired by Wareings in 1966 when it became redundant in the Beeching re-organisation. The company went on to buy the yard in the 1990s.

The large building, acquired in 1975, was a working corn mill. In 1977 it was developed into the company's major steel-fabricating facility until the move to Whinbrick in 2007.



Now showing Brook Mill in mid 1990s with adjoining railway yard being used for steel storage



The high-lift, multi-level, tipping trailer

In 1972 Wareings decided to resume the manufacture of farm trailers and teamed up with respected engineer, Harry Mason, who previously owned and ran a trailer manufacturing company. The high-lift, multi-level, tipping trailer (pictured left) could tip at normal level, or lift and tip at any height to maximum. Production of the trailers reached around 100 per year and they were sold across the country. Three large trailers were built for the Farm Manager of JCB Farms, Joe Bamford, when he was in the process of developing the Fast Track. In one instance we were approached by Geest Industries (the banana people) to demonstrate a high-lift trailer - without any obligation. We did as requested and ultimately received an order for twelve specialised trailers for use in harvesting cabbages.



You can see that Wareings are adaptable in their attitude to buildings. This is the CCF hut at Kirkham Grammar School. The challenge was to move it further down the field. No problem is insurmountable: if something needs moving in one piece, Wareings will do it!



And they are built to last – even when a tower silo collapses on top of one! Note that the Wareings building underneath the silo is still standing.



The company now needed to get their product known further afield and so blue-liveried Wareings vehicles became a regular sight at agricultural shows across the UK. A Wareings presence at these shows still offers the opportunity for personal contact with our valued customers, both old and new.

The first such venture was at the Royal Lancs Show in the early 1960s. It was a small stand with a model building and photographs in the Rural Industries marquee - seen here with a young Andrew.



This developed into the erection of a Dutch Barn on an outside stand, which in turn led to venturing further afield to the Great Yorkshire Show with a 45' X 30' kit building. Wareings have had a stand at the Great Yorks. every year since, apart from during the Foot and Mouth epidemic in 2001.

The Bath and West, and the Royal Manx are now regular dates on the calendar, as well as numerous local one day shows in Lancashire and Cumbria such as the North Lonsdale show at Ulverston of which Peter feels privileged to be President in 2008-2009.



A gold watch for 25 years service being awarded to John Alston in 1961

The key to this company's success is its staff – the strong, united and reliable workforce of J. Wareing and Son.

Every summer during the season of agricultural shows Peter is asked numerous times – 'How many people work for you?' His reply is always the same – 'No one works for me, we all work together, a workforce of about 70 staff.' This statement personifies the working environment of the company and its loyal and long-time workers.

Since establishment in 1909 J. Wareing and Son has had three employees complete 50 years of unbroken service to the business. The first was Oliver Gillett in 1985, shortly followed by John Alston in 1986 and thirdly Geoff Wilby in 2007. Accompanying this trio are two family members – James Wareing and Harry Wareing. Peter will also join the group next year as he celebrates 50 years of service in June 2010.

In a modern society such a stable and continuing workforce is rare and the company celebrates such landmarks. Over the years a vast number of watches have been awarded to staff members and family alike for 25 years of loyalty to the firm.

At the Annual Dinner Dance in 1983 Harry Wareing was himself presented with a clock by his sons Peter and Andrew to celebrate his fifty years working in the firm. Despite devoting half a century to the firm Harry declined to cut down his working days and retirement was unthinkable! He continued to work six days a week with five days in the office and the sixth on his hobby – helping to maintain the vehicles.



Tommy Cheney

Over the years, the company has had its fair share of characters. Tommy Cheney, a master joiner at Ansdell, came to help in the stores following his retirement. For twenty five years he visited Wareing's twice a day to make tea for staff in the workshops and offices and ran errands to local shops. He did this until he was 90 years old. His service was recognised with a presentation at the company's annual Dinner Dance. The company and the Wareing family clearly meant a lot to Tommy Cheney.



Eric Alcock receiving his watch for 25 years service

At the age of 87 Eric Alcock was awarded a watch to mark his 25 years service to the company, yet he had only started working with Wareings at the age of 62 following retirement from the Natwest bank in Kirkham. Eric had originally come to 'help-out' Harry Wareing in the office but soon he gained a full time position in the company. He used to cycle the four mile trip from Lytham five days a week. At the time of this presentation Eric said he found the work to be 'refreshing' and gained a lot of 'satisfaction' from his work.



For Harry's 60th birthday in 1978 the company bought this 1934 six ton S4 Sentinel steam wagon. Whilst it wasn't owned by Wareings in its early years it is of a type which would have been seen delivering timber to Wareings during the War years.

The steam-powered engine is similar to a diesel engine but requires two men to operate it: one to drive the wagon and one to fire the coal boiler to make the steam up to 240psi to power the engine. It uses approximately one hundredweight of coal and 50 gallons of water to travel 20 miles. A top speed of 40mph can be achieved.

In May 1999 the wagon successfully completed the John O'Groats to Lands End Run in 9 days without any major complications. Not bad for this 65 year old British-engineered vehicle.



This, believe it or not, was the works van in the 1950s! When it was decided to use it for a family holiday in South Wales, Harry's wife Phyllis refused to take her holiday in a van covered in the blue Wareings livery.

So Harry simply painted it to this stone colour, and then repainted it blue after the holiday! Problem solved.



The 1960s and 1970s saw new blood come into the Wareing family in the form of Judy, who married Peter in 1965, and Margaret who married Andrew in 1971.

Judy had worked as a Dental Nurse and then at Premium Bonds and met Peter through a mutual friend. In 1966 Robin was born, Sally following in 1969 and Neil in 1974. In 1988 Robin married Freckleton girl Lorraine and they now have Rachel, currently studying English at York University and Joe who is at Kirkham Grammar School. Sally's Georgia was born in 1999 and Henry in 2002, both at school locally in Lytham, and Neil married Sarah in 2006.

Wareings "don't travel far for courting"! Andrew's Margaret is a Wrea Green lass, her father having had a local farm with milk round. Andrew and Margaret's Christopher

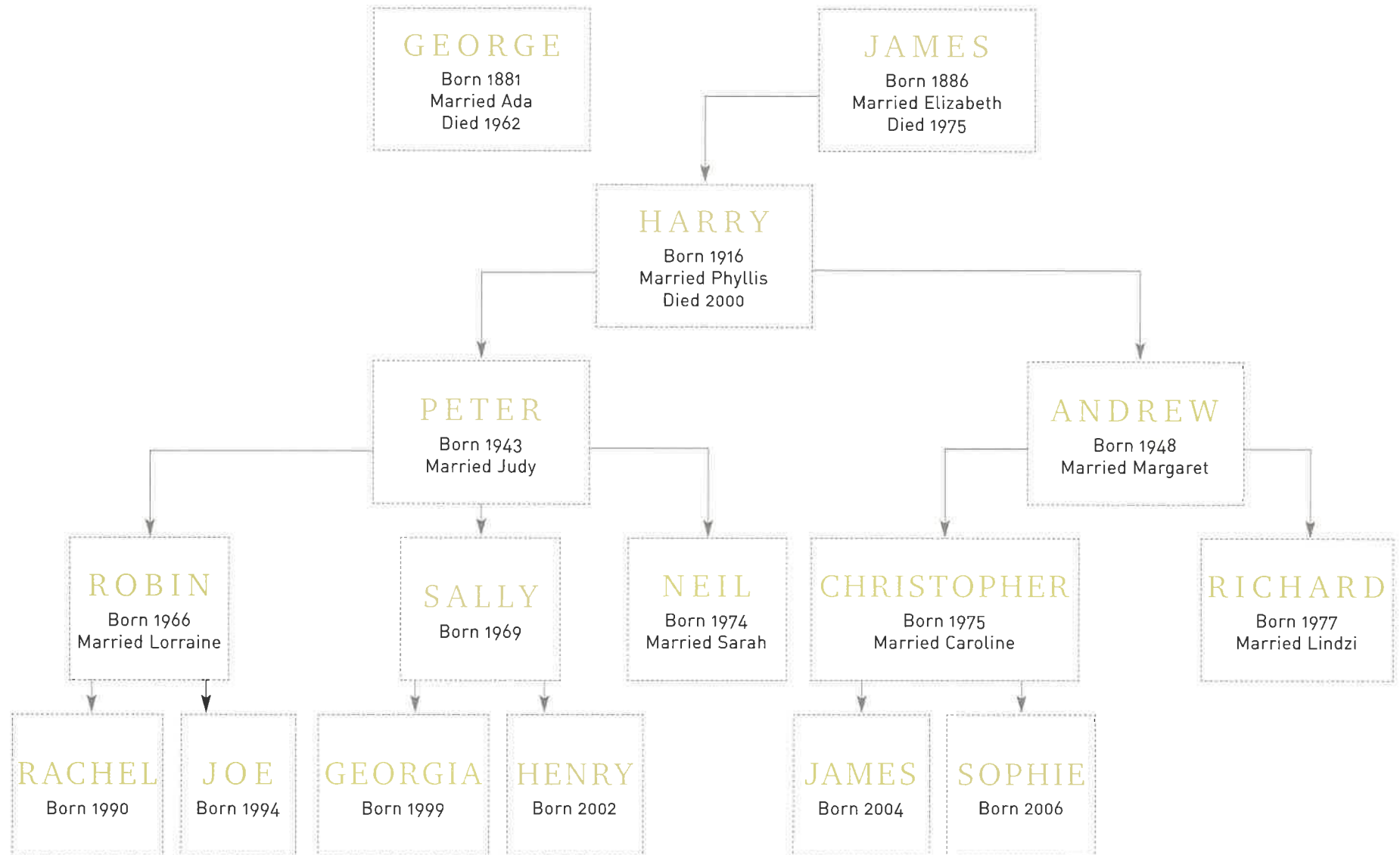
was born in 1975 and after his marriage to Caroline, grandchildren James and Sophie were born in 2004 and 2006. They now live in Thistleton. Richard arrived into the family in 1977, married Lindzi in 2004 and moved to Treales.

There is no shortage of Wareings to carry on George and James' dream!

The 1980s saw the fourth generation of Wareing family members join the business. In 1983 Robin began working for the firm and in 1987 his sister Sally also began working for the company. In 1991 Neil, youngest son of Peter, followed his brother and sister into the business. Andrew's sons Christopher and Richard followed suit and joined the family firm. By the end of the century James Wareing's son, grandsons and great grandchildren were all working for the company.



A FIRM OF FOUR GENERATIONS





Robin Wareing



Neil Wareing

ANOTHER GENERATION

Way back in the late 1890s George and James Wareing had been apprenticed as joiners: they learned their trades from tradesmen. That tradition continues to this day in the company.

Robin Wareing started his working life with an apprenticeship as a welder with John Alston in 1983. He then worked out on the gangs under Dick Parker and later in the office with Geoff Wilby before becoming established in the works office learning drawing skills under Andrew. He has enjoyed that area of the business now for 22 years. His current role in the works office includes drawing out, ordering materials, supervising manufacturing of the steelwork and delivering to site to the customer's satisfaction. He travels the length and breadth of the country meeting customers and has seen lots of changes. Whilst he has fond memories of the old site at Wrea Green he is immensely proud of what has been achieved at the new site, in the state-of-the-art technology and the modern fleet of vehicles.

Neil Wareing began his working life in 1991 again as an apprentice welder using processes which involved gas burning torches and mig/stig welders, and using the cropper machine which was capable of cutting and punching flat plate and angle iron. The next stage of Neil's working life was out on farms and commercial sites learning how buildings were erected and gaining experience of the different types of steel framed buildings and the vast range of work carried out by the company. He then trained in the office learning about the detailing and pricing side of the business, an area he continues to work in alongside other colleagues, having everyday dealings with regular erectors and individual clients. Neil sees it as a huge achievement to have kept the old yard operational whilst building the new site. His early experiences make him acutely aware of the new machinery that the company has bought which has transformed the working environment. He notes the cost to the business of health and safety regulations but recognises that this ensures the safety of Wareings' staff at the same time offering assurance to customers.



Sally Wareing



Christopher Wareing



Richard Wareing

Sally Wareing has vivid childhood memories of the yard at Smithy Fold. She remembers the forbidden area of the inspection pit; the distinctive smells of red oxide in the paint shop and brown creosote in the timber store. She remembers the firework-like sparklers of the welding shop and can still picture the clocking-on shop where the day started and ended. Sally came to the company in 1987 at first to learn basic office duties, then working for a period of time in the joiners' shop. She settled to working in the office, initially typing up quotes on an old Olympia typewriter and operating the old switchboard with its big flick switches and lights. She now has responsibility for organising the annual staff Dinner Dance, where staff and customers get together for a celebration of the year's business, for booking and attending agricultural shows and for marketing the company. Office life has changed over the years from the days when paying the wages was done via the bank at Wrea Green, carrying thousands of pounds in cash from there back to the office! Marketing the company and having a company website are signs of the 21st Century, as is the use of mobile phones and the internet. What hasn't changed is the high standards achieved by Wareings, the hard-earned reputation of the company and the strong relationship that the family has with the work-force and their customers.

Christopher Wareing learned his trade working for a civil engineering company, BOA Contractors, working on projects from roads and bridges to tidal defence and water pumping stations whilst at the same time studying Construction Management at Kings Lynn College. After achieving his degree in Construction Management at

Bolton, Chris started work for the company in 1997 working with his dad. His role is primarily to oversee the construction of building and structures with Wareings staff in Lancashire and involves liaising with clients, sub-contractors and local authorities. He also has responsibility for Health and Safety and Employment Law. Chris sees change as inevitable to ensure that customers and clients get the best advice, service and cost from Wareings.

Richard Wareing served his time as an office junior for 2 years at Harrison & Taylor and then moved to AMG Fisher Associates, training to be a steelwork draughtsman. He joined J. Wareing & Son (Wrea Green) Ltd in 2000 as a trainee estimator but made a career change back to steelwork draughtsman in response to the demand for drawings for farm and industrial buildings. The company has invested in a 3D CAD package to speed up the process of producing fabrication drawings for the approval of clients. A major change has been the innovative saw and drill line and the punch and shear line, overseen by Richard, which have significantly improved production efficiency.

This generation are acutely aware of the debt they owe to their predecessors and hope that they can continue the tradition with the next generation of the Wareing family.

The year 2000 began in sadness for the Wareing family and business when in February Harry Matthew Wareing passed away at the age of 84. He was carried to his final resting place by the Thames Trader that the company bought in 1964, brand new for £1200, which Harry put the flat bed on himself. It is seen here, driven by long-serving Wareings employee Roy Senior, outside the lych-gate at St. Nicholas' Church, Wrea Green.



Church Extension

In 2005 St Nicholas' Church wanted an annexe to use for social activities. Wareings took on the job and produced a steel-framed, 2-storey building, clad in stone with a slate roof, consisting of two meeting rooms, an office, a kitchen and toilets. And did it for a third of the Blackburn Diocese budget.

Whilst work was being carried out at the church, the keys to the enclosed site were kept in the flower container on Harry's grave. Anybody who knew Harry would know of his near-obsession with locking up and keeping things secure. It was a source of great humour amongst the men that Harry was acting as the key holder for the site.



In 1984 J.Wareing & Son reached its 75th anniversary. In the 1980s production increased, with two thirds being kit buildings made to suit each customer's individual requirements and one third being erected by our own staff. With 60 employees the company had expanded and developed over those 75 years achieving considerable success.

In the late 1990s the company was becoming desperate for more capacity. The decision facing the family was simply to stagnate or move forward, and moving forward meant moving out of the site at Wrea Green. Work for the company itself had always fallen to the back of the queue but now the search for a new site began. The family wanted to develop the site at Brook Mill, it being so close to Smithy Fold, but numerous proposals were rejected by the council.

The employees were the main priority in the search. The company is blessed with loyal staff and the family wanted to keep the company local. This is a key ingredient in the company's success. Sites were made available in Preston and Blackpool but would not have fitted the company policy of employing local people.

The move out of Smithy Fold, where Peter and Andrew had worked since they had left school, was quite emotional for them but very exciting for the new generation of Wareings.



Buildings at Smithy Fold



The office block under construction



The site at Westby

A site was finally found less than a mile away from the original premises. Work began to create a modern, practical and efficient working environment. To cause minimum disruption to the company Andrew handed over his day-to-day responsibilities to Robin, Philip and Christopher. This enabled him to devote his full attention and commitment to the new site, keeping within budget and the set time-scale. All work was done in-house with a changing skeleton staff.

Andrew remembers this time with great enthusiasm and pride. "We thoroughly enjoyed it and didn't lose any production", he says. The team he refers to as "Dad's Army", threw themselves into the development of the new site. Andrew remembers Len Hastwell, "a bantam", taking on a building inspector over a retaining wall detail – and winning! John and Michael Pearson did 100% of the electrical work to a first class standard, without upsetting anybody. No mean feat. Len Hastwell and John Pearson have been sub contractors to Wareings for over 40 years, being highly valued by the company for their loyalty and trustworthiness.



In 2008 Phase 2 of the grand development was completed as the remaining workers at Brook Mill were reunited with the rest of the team at Westby. Brook Mill Industrial Estate is still owned by the Wareing family and links with the village are maintained through the title of the company. Despite being known as 'Wareings' the trading name of the company continues to be J. Wareing and Son (Wrea Green) Ltd.



The stores and joiners' shop beginning to take shape



Andrew, Harry Boardman and Harry Wilkinson manoeuvring the diesel tank into place



The spacious modern site at Westby is situated on the main A583 within a geographical mile of the original Smithy Fold site at Wrea Green, yet a "million miles" away from the premises that George and James worked in.



Derek Seear welding in the fabrication shop



Mick Chedd in the joiners' shop



Mark Danson on the punch and shear line

The new 10 acre site at Westby houses the most modern and professional machinery and technology to make the production of buildings quicker and easier. The joiners' shop is pristine with not a drop of sawdust in sight as even that is whisked away by machinery – George and James would be amazed. The steel framed buildings are manufactured on the latest computerised cutting and drilling line and punch and shear line, making the process more efficient and accurate. With all this latest machinery Wareings is prepared for future challenges in the industrial sector.

Wareings' buildings - Agricultural



New cover over existing midden



Indoor riding school and stables



Sleep and feed cattle building



Free range hen building



Wareings' buildings - the possibilities are endless



Giraffe House



Boatyard



Blackburn Mosque



Football Stand



The entire staff of Wareings in April 2009

This little joinery business from a Fylde village has developed into a nationwide company with a strong reputation in the world of agriculture and industry. We would like to take this opportunity to thank our staff, our customers and all who have supported us over the last 100 years.

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HERE'S TO THE NEXT 100!

