

# Two companies fined after worker falls through fragile rooflight

- Man fell through fragile roof light.
- He had to be rescued by firefighters after becoming impaled.
- HSE guidance about working at height is available.

Two companies have been fined after a man fell through a fragile rooflight at a factory in Keighley, impaling his leg on machinery below.

A.T. Lee Properties Limited and LJH Property Limited were fined a combined total of more than £95,000 following a prosecution by the Health and Safety Executive (HSE). Directors for each firm were also given conditional discharges and ordered to pay prosecution costs.



The man fell through a fragile rooflight while carrying out over-cladding work

The man suffered leg injuries after falling at Cirteq Ltd, Hayfield Mills, Colne Road, Glusburn in Keighley, on 8 July 2022.

He had been over-cladding an existing asbestos cement roof with two other operatives when he stepped onto a fragile rooflight, causing him to fall through and narrowly miss a machine operator working below. Firefighters were called to assist in rescuing the worker, who had landed on machinery, impaling his leg. Despite the horrific circumstances, he sustained relatively minor injuries.

The HSE investigation found that principal contractor A.T. Lee Properties Limited failed to ensure the works were properly planned, and that neither they nor their sub-contractor, LJH Property Limited, had effective preventative and protective measures in place to control the risks associated with roof work. They also failed to ensure that the correct equipment and tools were in place to undertake the work safely.



After falling through the rooflight he was impaled on machinery below

Sub-contractor LJH Property Limited failed to properly plan, supervise, or ensure the work was carried out safely, and its assessment of the risks arising from the work was both unsuitable and insufficient.

HSE has guidance for those planning work at height and how it can be carried out safely, including the preventative measures required is available.

[Introduction to working at height safely – HSE](#).

Further guidance is available for those undertaking the role of a Principal Contractor – [Principal contractors: roles and responsibilities – HSE](#).

A.T. Lee Properties Limited, of Leardene House, Draughton, Skipton, North Yorkshire, pleaded guilty to breaching Section 3(1) of the Health and Safety at Work etc. Act 1974. The company was fined £47,783 and ordered to pay £2,386 in costs at Leeds Magistrates' Court on 1 October 2025.

Company director Neil Cryer pleaded guilty to breaching Section 37(1) of the same Act. He received a two-year conditional discharge and was ordered to pay £2,369 in costs.

LJH Property Limited, of Moorfield Drive, Baildon, Shipley pleaded guilty to breaching Section 3(1) of the Act. The company was fined £47,818 and ordered to pay £2,518 in costs.

Company director Luke Hudson pleaded guilty to breaching Section 37(1) of the same Act. He received a two-year conditional discharge and was ordered to pay £23,69 in costs.



HSE inspectors visited the site after the incident

HSE principal inspector Paul Thompson, who investigated the incident, said:

“People working on the roof and those working below within the factory were placed at serious risk. Had the man just a short distance either side of where he was impaled, this could have been a wholly different outcome.

“Work at height continues to be the leading cause of workplace fatalities, and had this work been planned, managed, and monitored to a sufficient standard by all parties involved, then this incident should not have occurred.”

This prosecution was brought by HSE Enforcement Lawyer Jonathan Bambro, supported by HSE Paralegal Officer Helen Hugo.

#### **Further information:**

1. [The Health and Safety Executive](#) (HSE) is Britain's national regulator for workplace health and safety. We are dedicated to protecting people and places, and helping everyone lead safer and healthier lives.
2. More information about the [legislation](#) referred to in this case is available.
3. Further details on the latest [HSE news releases](#) is available.
4. HSE does not pass sentences, set guidelines or collect any fines imposed. Relevant sentencing guidelines must be followed unless the court is satisfied that it would be contrary to the interests of justice to do so. The sentencing guidelines for health and safety offences can be found [here](#).