



## Safety Bulletin 116

### Refurbishment warning - control risks and protect workers and the public at refurbishment sites

The Health and Safety Executive (HSE) has warned construction employers and developers that the risks on refurbishment sites must be controlled to protect the safety of both workers and the public. The warning follows the prosecution of a developer after the collapse of a building which was undergoing refurbishment.

Bukan Singh Hothi, of Glen Parva, Leicester, was fined £10,000 and ordered to pay court costs of £7,500 at Nottingham Crown Court today after pleading guilty to breaching Section 3 (1) of the Health and Safety at Work etc Act 1974, for failing to ensure the health and safety of persons not in his employment during his role as director of 426 Leicester Ltd, the company involved in the development.

The prosecution follows an incident at 235a Radford Road, Nottingham on 11 January 2007 when the building collapsed.

HSE Inspector Cliff Seymour said:

*"The building being worked on was a Victorian mill that was being converted into four residential units. It had been subject to fire damage and become derelict. The collapse of the building nearly resulted in tragic consequences as one of the workers was in the building and only just managed to get out in time.*

*"Firms involved in building work, refurbishment or maintenance should ensure that the work is planned properly and sensible measures taken so that both workers and the public are not exposed to risk. The building that collapsed was located in a residential area and next to an infant school and these factors must be taken into account when planning the work.*

*"This case illustrates the importance of all risks being properly assessed so that appropriate working practices can be put in place to ensure that everyone is safe. In 2007-8, 38 people died on the site of refurbishment, repair and maintenance projects across the country which is why it is vital to get the message home. Getting the job right in the first place and addressing all health and safety matters can save developers not only time and money, but reduce the risk of someone losing their life.*

*"To highlight this message we have recently launched an awareness campaign aimed at small scale property developers such as Mr Hothi and a refurbishment blitz, which targeted all refurbishment projects, took place during March 2009. A total of 117 sites were inspected across Nottinghamshire, Lincolnshire, Derbyshire and Leicestershire and Rutland. Of those 117 sites, 25% of the sites were served with HSE notices."*



## Notes

1. Section 3(1) of the Health and Safety at Work etc Act 1974 states, "It shall be the duty of every employer to conduct his undertaking in such a way as to ensure, so far as is reasonably practicable, that persons not in his employment who may be affected thereby are not thereby exposed to risks to their health or safety"

**If you require any further information, clarification or assistance with the above, then please do not hesitate to contact us;**

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**Source** –Health and Safety Executive

**[www.hse.gov.uk](http://www.hse.gov.uk)**