



Persimmon

Health, Safety
& Environment
Department

Important – Please read carefully and take appropriate action

HS&E ADVICE NOTE

Revision of Working at Height (Scaffold) Standards – move to scaffold staircases

REF: HSE/23/05

DESCRIPTION

The Group Shared Drive and Persimmon Cloud have now been updated to include revised Working at Height (Scaffold) Standards:

[Working at Height Standards \(refer to Scaffold section\)](#)

The Group Share Drive has also been updated to include a revised Group Scaffolding Specification, which has already been circulated by the Group Commercial Department.

In summary, section 6 of the standards and section 8.7 of the scaffolding specification have been revised so that scaffold staircases are now the preferred method to gain access to the scaffold working lifts. The move to staircases will be phased in over time:

- All new developments/ phases due to commence after 1st January 2024.
- All other developments/ phases commenced before the 1st January 2024, by the 1st January 2025.

The tables below set out the requirements per building type under the current specification and the future specification.

Current specification (existing developments/ phases commenced before 1st January 2024)

Building Type	Number of Storeys	Type of Property	Type of access/egress to be used
House	Up to 2.5	Terraced (3 or more plots)	Ladder access bays with single lift ladders Ladder access bays with multiple lift ladders Internal ladder access with protected trap
		Semi	Pole ladder external access with safety gate (Maximum height from the ground to the top lift must not exceed 4.7m, double halos must be fitted around the top of the ladder)
		Detached	As above for semi

	3	Terraced (3 or more plots)	Staircase
		Semi	Ladder access bays with single lift ladders Ladder access bays with multiple lift ladders Internal ladder access with protected trap
		Detached	As above for semi
Flats	Any	N/A	Staircase
Bungalow/ garage/ gable access	1	N/A	Pole ladder external access with safety gate (Maximum height from the ground to the top lift must not exceed 3m, double halos must be fitted around the top of the ladder)

Future specification (for all developments/phases due to commence after the 1st January 2024 and ALL other developments from 1st January 2025)

Building Type	Number of Storeys	Type of Property	Type of Access/Egress to be used
House	Up to 2.5	Terraced (3 or more plots)	Staircase
		Semi	Staircase
		Detached	Staircase
	3	Terraced (3 or more plots)	Staircase
		Semi	Staircase
		Detached	Staircase
Flats	Any	N/A	Staircase
Bungalow/ garage/ gable access	1	N/A	<ul style="list-style-type: none"> Ladder access bays with single lift ladders Ladder access bays with multiple lift ladders Internal ladder access with protected trap Pole ladder external access with safety gate (Maximum height from the ground to the top lift must not exceed 3m, i.e. 1 lift, double halos must be fitted around the top of the ladder)

Note: Where a staircase has been identified as the type of access/ egress to be used and is not practicable due to space or other restrictions, one of the following types of access must be put in place:

- Ladder access bays with single lift ladders
- Ladder access bays with multiple lift ladders
- Internal ladder access with protected trap

Please also note that when the site closes at the end of the working day that all scaffold staircases need to be secured with a Heras type cage that can be locked and must be formed around the bottom of the stairs and secured by either chain and padlock or Heras clips. A guidance document on securing scaffold staircases out of hours for the protection of the public will be issued in due course.

ACTION

Please ensure you read and follow these revised standards.

If you have any questions then please do not hesitate to contact your local Group HS&E Advisor.

This message has been sent to:

X	Commercial		Finance		Administration/MD
	Technical		Sales		Land
X	Construction		Customer Care	X	PLC – H&S staff