

Specialist Estates Services Notification 26/03

21 January 2026

For action by:

Chief Executives, NHS Health Boards and Trusts

For information only:

Copy to: By Directors or Heads of Estates, Facilities, Planning and Capital, NHS Wales Health Boards and Trusts, Welsh Government

Dear Colleague,

POTENTIAL RISKS FROM TRANSFER SLABS IN BUILDINGS

I am writing to draw your attention to a notice received from the Royal Institution of Chartered Surveyors highlighting the emerging building risk concerning reinforced concrete buildings constructed with 'transfer slabs'.

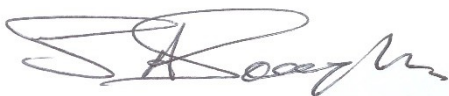
Reinforced concrete transfer slabs are a floor arrangement where a load bearing column sits on top of a thickened reinforced concrete slab without a supporting column directly underneath. The Institution of Structural Engineers (IStructE) published new design guidance in November 2024 ([Design of transfer slabs - The Institution of Structural Engineers](#)) to address the lack of industry-wide guidance covering this design feature.

Following this the UK government Building Safety Regulator (BSR) has now issued a statement ([Potential risks from transfer slabs in buildings - GOV.UK](#)) highlighting specific concern about 'punching shear in transfer slabs'. While the government is not aware of any building collapse caused by this in the UK, there is concern about the risk of a failure mechanism causing partial building collapse.

The UK government recommends that where there are visible signs of distress or specific concerns regarding a building's condition or design, building owners should seek immediate professional advice. We would therefore advise NHS Wales organisations to follow this advice and complete checks promptly.

If you require further information, please contact me by email: Stuart.Douglas@wales.nhs.uk

Yours sincerely



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Director Specialist Estates Services

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