



October 2026

BUILDING REGULATIONS

TRANSFER SLABS

BACKGROUND

Building owners are likely to be carrying out transfer slab checks following information issued on potential risks with this form of construction.

Transfer slabs are commonly used in multi-storey reinforced concrete buildings to redistribute structural loads, typically where a column sits on top of a reinforced concrete slab without a supporting column or beam directly underneath it.

The slab acts to support the load from the column, spreading it to the supporting columns below.

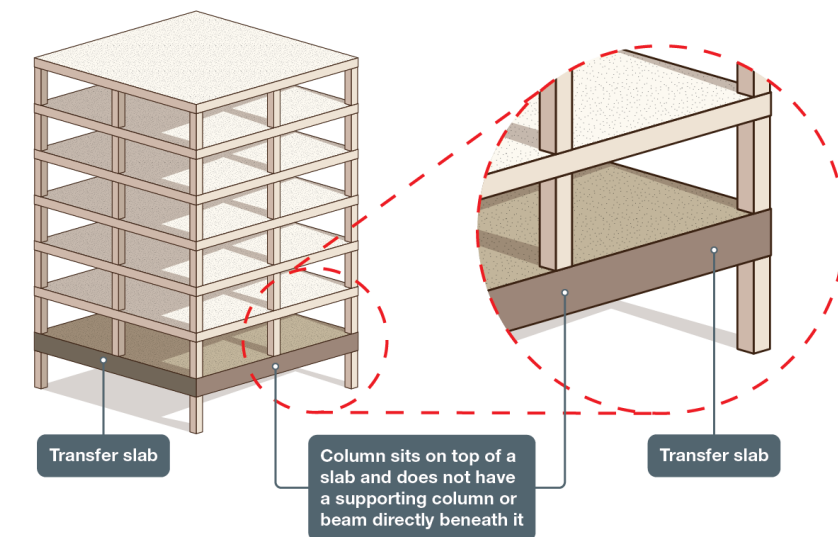


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PURPOSE

This Information Note is intended to-

- raise awareness of a potential structural safety issue with existing transfer slabs; and
- highlight structural design guidance relevant to the design of new transfer slab construction or where alterations, or a material change of use is occurring in an existing building with a transfer slab.

ISSUE

Guidance on the [design of transfer slabs](#), was published by the Institution of Structural Engineers in November 2024.

This relates to the design of new transfer slabs, but has also highlighted the historic lack of coverage and a consistent industry-wide design approach for this form of construction, especially in relation to behaviours in load distribution and punching shear.

The Building Safety Regulator (BSR) for England has noted that one potential issue could, in very rare instances, lead to a column punching through a transfer slab. This “punching shear” failure could trigger a partial building collapse.

There have been recorded instances of localised structural distress at a small number of UK buildings featuring transfer slabs. These buildings required urgent works to help keep residents safe. There have been no recorded incidents of this causing a building collapse in the UK to date.

The BSR has signalled that building owners should understand whether they have a transfer slab and seek professional advice where there are visible signs of distress or specific concerns regarding the building’s condition and/or design. It also issued further guidance in relation to buildings subject to their Higher Risk Building (HRB) regime.¹ Building owners are encouraged to review and consider the Further Information links below.

IMPLICATIONS FOR BUILDING REGULATIONS

Building work and cases of a material change of use must comply with Building Regulations (where applicable). If followed, the relevant design codes and standards provided in Technical Booklet D (Structure) will normally be sufficient to demonstrate compliance with the requirements of Part D (Structure) for common building situations. However, where a building has, or it is proposed to have, a transfer slab structure, attention should also now be

¹ “higher-risk building” means a building in England that—

- (a) is at least 18 metres in height or has at least 7 storeys, and
- (b) contains at least 2 residential units.

given to the relevant guidance from the Institution of Structural Engineers, and to the ongoing research being led by BSR when considering issues raised.

Before changes begin, owners should ensure a competent structural engineer undertakes an appropriate assessment based on the specific characteristics and condition of the structure and conducts a full check to make sure the specific proposals are safe.

ONGOING POSITION

The BSR is currently working with industry partners and its Building Advisory Committee to better understand how risks around existing transfer slabs can be identified and proportionately managed.

Industry stakeholders and building owners are encouraged to remain informed of future publications and any technical guidance arising from this work.

FURTHER INFORMATION

Further information can be found at the following links—

Building Safety Regulator (UK Government).

[Potential risks from transfer slabs in buildings - GOV.UK](#)

[Transfer slabs - useful information for Principal Accountable Persons](#)

[Transfer slabs – residents - Making Buildings Safer](#)

The Institution of Structural Engineers.

<https://www.istructe.org/resources/guidance/design-of-transfer-slabs/>

[IStructE statement: punching shear and transfer slabs - The Institution of Structural Engineers](#)

The Royal Institute of Chartered Surveyors.

<https://www.rics.org/news-insights/current-topics-campaigns/transfer-slabs-in-buildings-advice-and-faqs>