

Issue 2

June 2025



LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

Capital Development Projects Newsletter

LSE Estates Division Capital Development

Dear Colleagues,

This newsletter provides an update on a variety of projects currently being undertaken by the Capital Development team in the Estates Division.

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Estates Construction and Maintenance Works Happening on Campus this Summer

Current Long Term Maintenance (LTM) Works (24/25)

As we approach the Summer we are programming the delivery of some of our larger capital projects and Long Term Maintenance projects, which can only take place outside of core teaching and exam periods. However, we appreciate these will still have an impact on the Campus and are therefore issuing this newsletter to advise the School community of the areas and times these works will be taking place.

The **Lift Refurbishments in Cowdray House** and **20 Kingsway** are due to commence in July 2025 and finish in September 2025. This important work will ensure end of life equipment and parts are replaced and these lifts are more reliable with less risk of unplanned downtime and issues in the future. In addition, two key services projects will commence in late summer and continue into Autumn Term 2025. Both the **Communications Room (DTS) Air Conditioning Upgrade** project in the **Sir Arthur Lewis Building** and the rooftop **Chiller Replacement** in **Clement House** are key works to maintain our building services.

The final piece of work to the roof of **Kings Chambers** is expected to be completed in early July when the **new finial installation** takes place on the dome on the corner of Portugal Street.

Our regular programmes of compliance work will continue between June and early September. In **Old Building** works to **Fire Alarm Upgrades** and **Fire Safety Improvements** will take place to compliment the recent refurbishment. Across other buildings on campus we will be undertaking **Fire Door Improvement** works.

Capital Development will endeavour to engage with affected building users and stakeholders regarding our LTM works and we are always grateful for the support and perseverance of the School community while we undertake these important works to maintain our home.

If you do have any questions regarding the works above and do not have a contact already, **please contact Principal Project Manager Daniel Segeth** (d.j.segeth@lse.ac.uk) who leads the LTM programme.

Planned Works (Financial Year 2025/26)

Looking ahead to the new financial year, Capital Development are in the early stages of planning the key works which are due to take place between August 2025 and July 2026. As planning progresses over the summer, affected stakeholders and building users can expect to hear from us in due course.

We are proposing significant investment in improving our lifts, with **Lift Improvement Works** (infrastructure and equipment) in **Cheng Kin Ku Building**, **Lionel Robbins Building (Library)** and **Clement House** and **Lift Refurbishments** in **Sir Arthur Lewis Building** and **Old Building**.

As part of our programme of maintaining key building services, **Water Tank** Replacements will take place in **Old Building** and **Air Handling Improvements** will take place to equipment supplying **Teaching Rooms** in **Clement House**.

Most buildings can expect to receive some fire alarm improvement works and other compliance related work throughout the year, while there will be a **Fire Alarm Upgrade** in the **Sir Arthur Lewis Building**.

In addition to these key works, there are also smaller-scale LTM works planned for the coming year.

More details can be found on the [Campus Impact Map](#).

Decarbonisation of Lionel Robbins Building

Building works in Lionel Robbins Building will commence on 23 June 2025.

Enabling works will take place the week commencing 16 June, including the installation of hoarding to the UKPN substation between LRB and CBG, and isolations and disconnection of PV panels on the roof.

Works will involve a power shutdown of the building on the following days:

- Saturday 21 June (Full day including remedial works on lifts)
- Saturday 28 June (Full day including remedial works on lifts)
- Saturday 6 September (Full day)
- Saturday 20 September (Half day)

The date for the power shutdown on 28 June could change. Should this be necessary, an update will be issued School-wide.

Crane lifts will be in place at the junction between John Watkins Plaza and Portugal Street on the following days:

- Sunday 10 August
- Saturday 16 and Sunday 17 August or 23 August in case of bad weather
- Note: Saturday 6 September with 13 September as backup in case of bad weather.

The noisiest works are likely to take place the week commencing 26 July for up to two weeks. Works on the roof may be noisy and cause some disruption, LRB staff affected by the works may book hot desks in Clement House or Pankhurst House. For LRB staff already using hot desks in Clement House or Pankhurst these staff are encouraged to work remotely where possible to ensure that hot desks are available for staff who need to be on campus during this two week period.

Please find the guidance at the link [booking a desk or meeting room at LSE](#). Alternative meeting spaces can be booked via the [LSE Resource Booker](#).

Should any assistance be required with booking via Eptura (Condeco), please contact the Estates Systems Manager, **Daniel Print** on 020 7955 7912 or d.print@lse.ac.uk.

Should any LRB user require adjustments in Clement House or Pankhurst, please contact Capital Development Project Manager, **Elena Forti** at e.forti@lse.ac.uk.

Upcoming Projects:

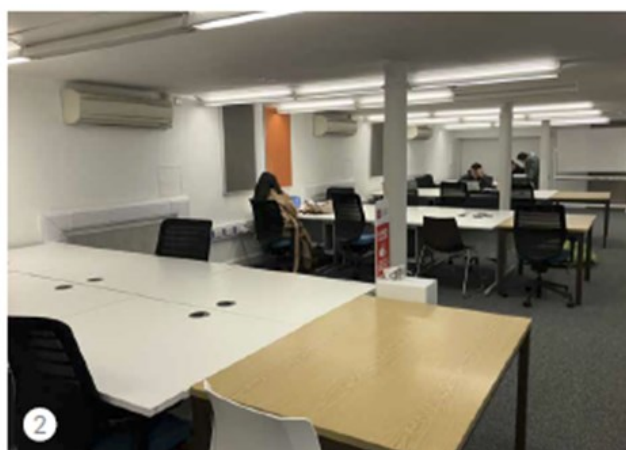
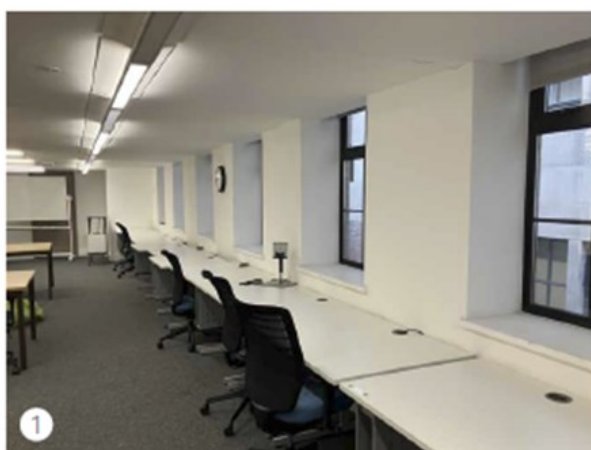
Department of Economics Undergraduate Common Room (SAL B.05B)

The Capital Development Team has been working closely with the Department of Economics and Architecture PLB to transform the former PC room (SAL B.05B) into an Undergraduate Common Room.

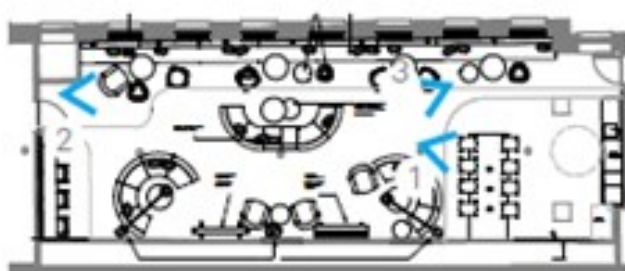
The RIBA Stage 3 Design is now complete, and the design team is working to finalise the furniture and finishes package by the end of June 2025. A complete RIBA Stage 4 design will be ready by mid-July 2025.

The works on site will start in August 2025 and are expected to be completed by the end of September 2025.

Photos of the existing space:

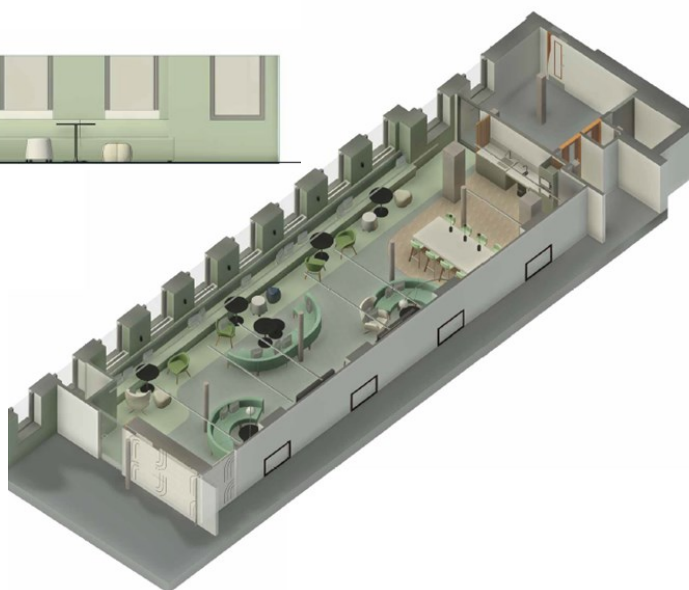


RIBA Stage 3 Design Proposals:





RIBA Design Proposals



Cafe 54 Refurbishment

The Capital Development Team is working closely with Residential and Catering Services to deliver a make-over of Cafe 54. The new *K54* Pan-Asian café will provide a variety of foods from bento to bibimbab, and boba to bubble waffles.

The main contractor has been appointed through a competitive tender process. The works are expected to commence in July and be complete by October 2025. Specific dates will be communicated to building users following a programme of works from the contractor. Capital Development will work with the contractors to ensure that any disruption is kept to a minimum.



LRB Turnstiles Replacement

This project involves replacing the old and outdated unidirectional turnstiles, with new bidirectional Speedlanes. These will enable much more flexibility to the management of access and egress to the library and provide better experience to all users.

The main entrance will be temporarily closed from 21 July to 15 August 2025. However, disabled access ONLY, will still be possible.

The temporary entrance and exit will be via the doors at the junction of Portugal Street and Carey Street.

The Library Gallery, Escape area and toilets can still be accessed via the main entrance during these works.

There will be some noise during the works although the contractors will try to keep this to a minimum and we apologise in advance for any inconvenience.

Marshall Building Fire Safety Work – Smoke Extractor and Smoke Doors

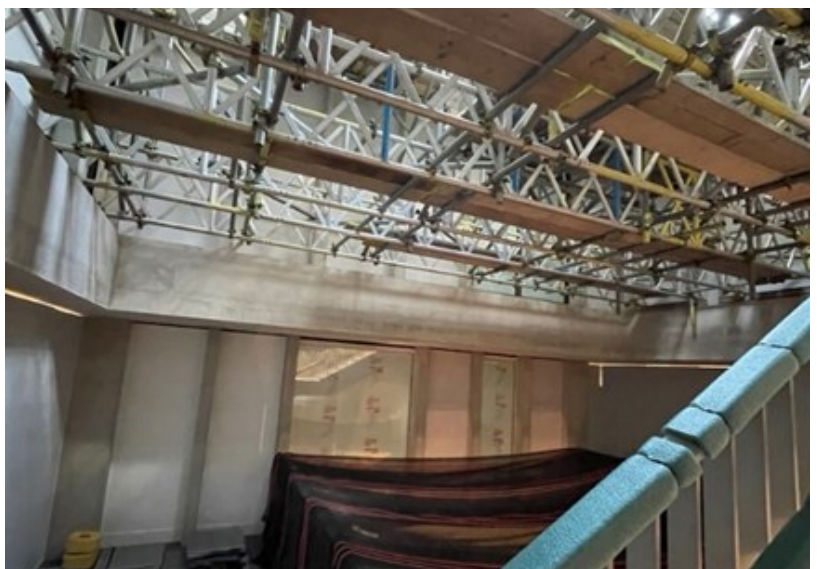
Since the commencement of the work in April 2025, Overbury, the main contractor have successfully completed the temporary safety works on Levels 7- 9 in the atrium of the building, which includes hoardings, scaffolding, the crash deck and the working platform.

For the smoke extractor, electrical first-fix works are underway at various locations, such as riser service spaces, the floor service void spaces on Levels 8 and 9, and external plant room areas. Level 9 external planter removal is now complete to enable the location of extractor equipment.

For the smoke doors, the Overbury team is working on the enabling works before the door installation in July 2025. There will be a crane operation on 14 June 2025 to remove the glazing of the atrium. The crane operation schedule for July and August 2025 is under review with the Local Authority.

The plenum for the smoke extractor will be built at the top of the atrium in mid-July and will be completed by the end of July 2025. Once completed, the glazing will be reinstated.

The overall project is still on target to be completed by 24 September 2025.



Scaffolding and crash deck working platform system at levels 7—9 atrium in the Marshall Building.

Old Building – Vera Anstey and Atrium Lifts

The new platform lift has been installed to make the Vera Anstey Room on Level 1 fully accessible. This will be commissioned by the end of June 2025 when the Atrium Lift will be operational. In addition, an upgrade of the audio-visual equipment by DTS colleagues has been completed to make this room fully hybrid and the room has been in use since 6 May 2025 as planned.



Vera Anstey Room New Platform Lift



Vera Anstey Room New AV Equipment

The Atrium lift works have progressed with the delivery and installation of the lift, with works expected to be completed by 30 June 2025. The hoarding will remain in place until 20 June after which it will be removed.

The lift is planned to be commissioned the week commencing the 23 June 2025. When completed it will be possible for a wheelchair user to access levels 1 and 2 of the Old Building including the Vera Anstey Room.



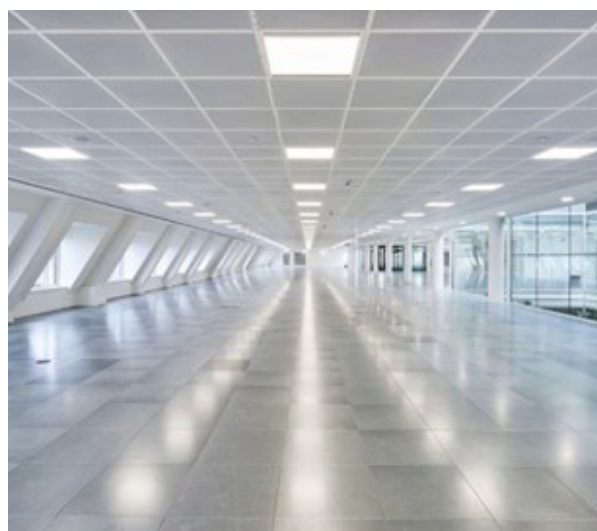
Hoarding Segregating Works from SSC

61 Aldwych Redevelopment

Following the acquisition of 61 Aldwych, LSE has launched a design competition for the selection of the Lead Designer. 19 architectural practices have been invited to take part in Stage 1 of the competition. The responses are due on 13 June 2025. The Jury Panel will then shortlist the candidates and invite four to take part in Stage 2 of the competition, which is due to launch by the end of June 2025. LSE is looking to select the winner and finalise the appointment by mid-September 2025. 61 Aldwych will offer world-class teaching and learning facilities and office accommodation for Academic Departments and Research Centres. The estimated completion is Q2 2028.



Selected Views of Interior



Connaught House—1st floor Methodology Refurbishment

The Capital Development Team have been working with Rock Townsend Architects to develop and improve the 1st floor of Connaught house for the Methodology Dept.

The scheme includes reworking and refreshing the open plan space for both staff and students, refreshing the staff kitchen, adding a new tea-point to the MsC Study room, and installing two new meeting pods.

Our MTC contractor, Sykes, will be undertaking the construction works which will be take place throughout July and August 2025, ready for the start of the Autumn term.

Stage 2 design visuals below



Capital Development Projects

Firoz Lalji Global Hub—Lincoln's Inn Fields

Enabling works for the Firoz Lalji Global Hub are progressing with the majority of the demolition works completed in April. Currently, construction works are progressing at pace on the West and East cores of the building.

Negotiations with the main contractor for the construction and fit-out have progressed to finalise the main contract, and the main contractor will take possession of the site in Autumn 2025.

The Firoz Lalji Global Hub is on target to achieve Passivhaus, BREAM and Well certifications.



Site Overview



View from L6 West Core



Ground floor column formwork



West Core Jump Form

Measures to minimize the noise and disruption to the surrounding buildings are being implemented by the contractor at the source, in accordance with statutory requirements and industry best practices.

We appreciate that some of these works will cause inconvenience to staff and students but we have been working with affected stakeholders to ensure these are mitigated and kept to a minimum. These works will increase the quality and efficiency of our estate and your forbearance is much appreciated.

Should you need any further information please don't hesitate to contact Cheryl Smitham, Assistant Director (Capital Development) on C.Smitham1@lse.ac.uk

Steve Riddell, Interim Director of Capital Development, Estates Division