

LSE PROPERTY HANDBOOK 2024/25



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Front cover: view from Cheng Kin Ku 8th floor terrace to Marshall Building and Centre Building.

Left: Clare Market





Old Curiosity Shop wins RICS award

The Old Curiosity Shop has been awarded winner in the Royal Institute of Chartered Surveyors (RICS) Regional Awards 2024 category of Heritage Project for the London region. The project was one of 9 London projects shortlisted for the Regional award.

Congratulations to Barbara Moldawa from our Capital Development team, who led the project for LSE Estates.



Foreword



Dear Colleagues,

A look back over the last year (23/24), fills me with great pride in the way the Estates Division has been instrumental in furthering the community life of the School and the continuing success of LSE. The flourishing of our world class estate and university quarter, a mere aspiration in the 2011 Estates Strategy, is now writ large. The feedback we receive from former students, visitors and current staff and students is just so positive.

Since 2011, every four years the Estates Division has commissioned an independent survey of students' views on the estate and facilities. The last survey was completed in December 2023 and the results were very encouraging. The three headline findings for me are:

- Students' favourite thing about the estate is compactness followed by architecture and design.
- Students' least favourite aspect was nothing followed by congestion/crowding.
- Students would like more quiet spaces to relax/de-stress and more greening.

And gratifyingly the transformation of the estate both in terms of the quality of the buildings and the facilities management, is recognised by the student population. In 2011 only 16.7% of assessment criteria were rated as a major success however, by 2023 this had risen to an impressive 89%.

This is a wonderful validation of our Estates Strategy and the School's investment in quality design and improving the student experience.

In headline news, our proposals for the redevelopment of 35 Lincoln's Inn Fields into the Firoz Lalji Global Hub, received Planning Permission in May and we have commenced the deconstruction phase, ready for its

transformation into the School's first net carbon zero building. As well as faculty and research accommodation, it will provide dedicated space for Executive Education and an Agora for global conferences and debates.

Early in 2024 we made another strategic property purchase with the freehold acquisition of 51 Lincoln's Inn Fields. This is opposite Coopers Restaurant at the entrance to Portsmouth St. and completes the northern boarder of our university quarter. It is currently tenanted producing an income stream, but LSE will occupy as the leases "fall-in". It is worth noting, this purchase was completed by Richard Jenden and his team, without recourse to expensive property agents, saving the School a six figure fee.

Another highlight for me was the award of a £2.7m grant from Salix to go toward the decarbonisation of the estate. We will use this to enable the electrification of the Lionel Robbins Building and Connaught House.

We have already converted the Cheng Kin Ku building to run from renewable electric power and the Old Building will follow on next year. The Old Building has been remodelled and renewed for Anthropology, Sociology and Social Policy and provides modern facilities for those Departments in accordance with the School's adopted Space Norms (see p.7 of this handbook). This investment demonstrates the School's commitment to ensure all academic departments are treated equitably and provided with high quality space and facilities, whether located in new or existing buildings.

Blended Working continues to be delivered positively alongside our colleagues in DTS and HR and we look to help our Research Units as they commence this change in their ways of working.



The year has seen the following continued activity for the Property and Space Management team, with 3,165 sqm of space changes involving 62 sets of moves and the relocation of 709 people across and around the campus (a circa 10% increase year on year of the number of moves). Much of the unseen exploratory work continues with the revisions to the Campus Plan and the test fits undertaken by our Space Planners.

I am also delighted to see that Room Bookings have continued their resurgence with 600 contracts issued and circa £1.4m income garnered during the year. Once again, the team's curation of the Graduation ceremonies is hugely appreciated by the entire School community.

The Gilded Acorn bookshop, having been refurbished, continues to make a strong offering to our community, delivering a variety of events, talks and launches so do get involved. We continue our plan of enhancing our retail spaces to deliver an engaging experience and enhancing our "university quarter".

In our Residences portfolio, Robeson House (Glengall Road) was "topped out" and is expected to be available to take its first cohort of LSE post-graduate students in September 2025. The redevelopment of Bankside House is moving forward with the appointment of development partners Bouygues/Equitix and the architects Carmody Groarke and Sheppard Robson, following an intense and exciting competition.

The Property team continue to assess the existing and future opportunities in Residences development as we look to consolidate our plans for well-located student bed spaces of the highest and affordable order.

We continue to monitor the local Mid-Town property market, the adjustments we saw post Covid showing some recovery, with rents toward £67/8 psf for the best quality space.

Investment yields are reflective of the quality of tenant and terms of occupation and have moved from a very tight 4-5% towards 6%, even for the prime locations.

We continue to take a reasonably cautious view in valuing the estate and conclude the current estimate of value to be £1.45 billion.

The Property and Space Management Team continue to provide a high level of service to the School and goes from strength to strength. I am delighted to announce that Nancy Baltouna has been promoted to Assistant Director Property and Space Strategy and Assistant Estates Surveyor Katarina Selmoun has passed her Post Graduate Diploma in Real Estate, with Distinction!

I am grateful to Richard Jenden and his teams in Property, Space Management and Room Bookings for their stewardship of the School's property and the difficult job of planning the School's space, where demand continues to outstrip supply!

All of the teams in the Estates Division have played a valuable part in successfully managing our estate and property portfolio but I want to pay particular tribute to Estates Security who played an outstanding role in maintaining the safety and security of our buildings and people, during the recent student occupation/protests.

I do hope you find this handbook interesting and informative and would welcome your feedback on the contents and suggestions for future editions.

With best wishes for a successful 2024/25 Academic Year.

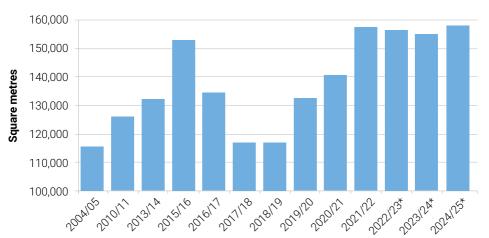
OLS/A-

Julian S Robinson
Director of Estates

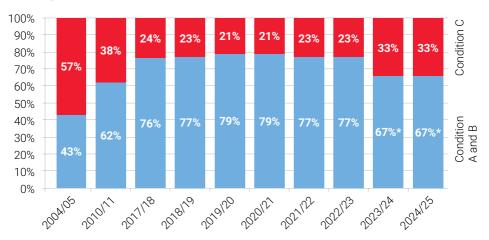


Campus Metrics

Campus size (GIA)



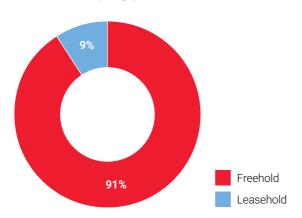
Campus EMR Condition Grade



^{*} Includes 35 Lincoln's Inn Fields

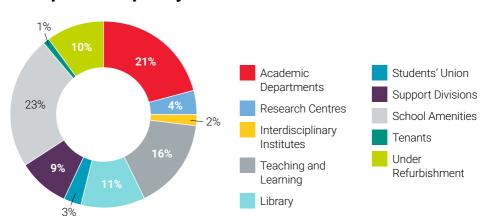


Ownership type



Includes 35 Lincoln's Inn Fields

Campus occupancy





Space Norms

Posts	Office type	Space Target	Notes
	Acad	emic Depar	tments
Professor		12m ²	
Associate Professor			Single offices only for Academics of
Assistant Professor			equal or greater than 0.5 FTE; If less than 0.5 FTE (Part time), access to a
Education Track/Practice Track			Shared office
Course Tutor			
LSE Fellow/Teaching Fellow		5m ²	Based on FTE
Emeritus/Centennial Professor		5m ²	Based on FTE
Visiting Professor	-	5m ²	Target of providing 1 supernumerary office for Senior Visitors per Department;
Visiting Lecturer	•	5m ²	Visitors to have access to shared
Visiting Fellow	•	5m ²	desks – ratio to be agreed with PSM based on needs.
Visiting Students			No provision
Departmental Researcher		5m ²	As per RC space norms
Departmental Occasional Researcher	•	5m ²	Hot Desking – 1 desk provided per 1 FTE
Guest Teacher		5m ²	Hot Desking – 1 desk provided per 1 FTE
Graduate Teaching Assistant (PhD student)		No provision	Access to 121 meeting room
Departmental Manager		8m²	
Professional Services Staff		5m ²	
Departmental Advisor		12m²	Based on FTE

- Single cellular office (a process will be established to consider exceptions that may merit cellular offices.)
- Shared cellular office
- Open plan



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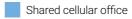
Academic Departments

	·
Departmental Meeting room	1 per Department , target size of 40m² or circa 20 people capacity
121 Meeting room	Target of 2 per Department, subject to the number and type of accommodation of LSE Fellows, GTs, GTAs and PSS
Undergraduate Common room	1 per Department, target size of 30m ²
Postgraduate Common room	1 per Department, target size of 30m ²
Staff/PhD Common room	1 per Department, target size of 40m ²
PhD Study space	1:1 desk:student ratio – recommended desk size 1200 mm; Provision for students until their normal submission date

Research Centres/Institutes

Research Centre Director		12m ²	No more than 1 office
Professorial Research Fellow		12m ²	
Associate Professorial Research Fellow / Distinguished Policy Fellow	•	5m ²	In Shared offices unless Deputy Director (Single office, 12m²)
Assistant Professorial Research Fellow /Senior Policy Fellow	•	5m ²	
Research/Policy Fellow		5m ²	1 desk per FT in open plan. If less than
Research Assistant/Policy Analyst	•	5m ²	0.5 FTE (Part time), in shared desks.
Research/Policy Officer		5m ²	
Occasional Researcher Assistant/Officer, Occasional Policy Officer/Fellow		5m ²	
Visiting Professor		5m ²	Target of providing 1 supernumerary office for Senior Visitors per Department; Visitors to have access to Hot Desks – ratio to be agreed with PSM based on needs.

Single cellular office (a process will be established to consider exceptions that may merit cellular offices.)



Open plan



Posts	Office type	Space Target	Notes
	Researc	ch Centres/	Institutes
Visiting Fellow	•	5m ²	Target of providing 1 supernumerary office for Senior Visitors per Department; Visitors to have access to Hot Desks - ratio to be agreed with PSM based on needs.
Centre / Institute Manager		8m²	
Professional Services Staff		5m ²	
Centre Meeting room	1 per Re	esearch Ce	ntre, subject to affordability
Staff Common room	1 per Re	esearch Ce	ntre, subject to affordability

Professional Services Divisions

|--|--|

Staff working on campus 4-5 days a week could be allocated a dedicated desk.

All other staff working on campus 3 or fewer days will be sharing desks, unless there are EDI adjustments required.

2:1 staff to desk ratio will be provided in blended workspaces, with additional 20-40% of ancillary facilities, according to requirements.

Meeting and common facilities will be shared amongst divisions in the same building.

- Single cellular office (a process will be established to consider exceptions that may merit cellular offices.)
- Shared cellular office/open plan
- Open plan

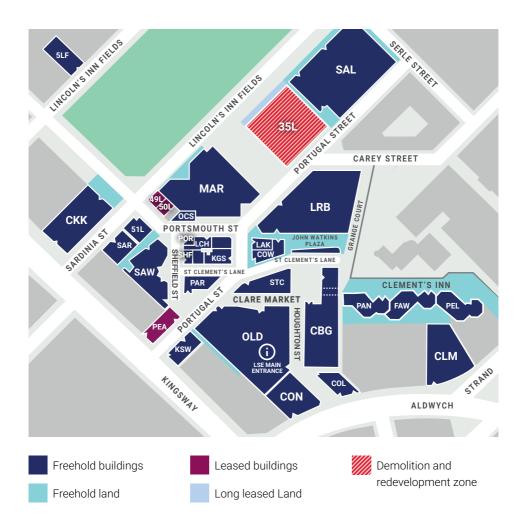


Notes:

- 1 The above table shows the space standards by category of staff and applies to the Full Time employees (equal or more than 0.5 FTE).
- 2 No member of staff has entitlement to more than one office across Campus.
- 3 Office size is subject to limitations, such as building grid and fenestration pattern.
- 4 Staff on sabbatical, unpaid or parental leave may be required to make office accommodation available for use by other staff in the Unit.
- 5 Non-office facilities for Research Centres and Institutes will be subject to affordability.
- 6 Print and store areas should be considered as per the needs of each unit.
- 7 Where possible, student facilities will be enclosed and appropriate storage space will be considered
- 8 Sufficient meeting and collaboration space will be provided at the vicinity of each unit.
- 9 This list is not exclusive to the above post titles. In cases where staff have different post titles, the space norms will be decided in proxy with the above categories between PSM and the Unit. The criteria include student contact, availability of meeting space and activity to ensure that appropriate space for all colleagues is provided for the work they intend to do.
- 10 Divisions will opt in for blended working when relocated.
- 11 Accommodation proposals will be informed by EDI considerations after discussion with the occupiers so that their needs and preferences are considered.
- 12 Applying the Space Norms is subject to space availability, and they may need to be applied when a unit is relocated.
- 13 The Property and Space Management Unit (PSM) can be contacted at estates.space.requests@lse.ac.uk
- 14 Larger meeting, common and student facilities will be considered for larger units. Methodology to be developed in due course.
- 15 V15 of the Space Norms was reviewed by the Estates Management Board on 01/05/2024.



LSE property ownership map



Centre Building

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Academic Estate





Property name:

Centre Building

Property code: CBG

Address:

2 Houghton Street, WC2A 2AD

Main occupiers:

European Institute, Government, Hellenic Observatory, International Inequalities Institute, International Relations, LSE Executive Office, LSEE Research on South Eastern Europe, Phelan United States Centre, School of Public Policy

Facilities:

Alumni Centre, Beveridge Cafe, Lecture Theatres, Malaysian Auditorium, Roof Terraces, Seminar Rooms, Student Learning Commons

Property tenure:

Freehold

Year of construction:

2019

Size GIA:

15,373m²

Planning listing:

None

EMR condition grade:

Grade A

EMR functionality grade:

Grade 1

Building energy rating:

Cheng Kin Ku Building



Academic Estate





Property name:

Cheng Kin Ku Building

Property code:

CKK

Address:

54 Lincoln's Inn Fields, WC2A 3LJ

Main occupiers:

Geography and Environment, LSE Law School

Facilities:

Alumni Theatre, K54 Cafe, Lecture Theatres, Meeting Rooms, Roof Terrace, Shaw Vegan Cafe, Sheikh Zayed Theatre, Student learning commons, Teaching Rooms, Thai Theatre, The Wolfson Theatre

Property tenure:

Freehold

Year of construction:

1912–1915 (redeveloped in 2008)

Size GIA:

12.804m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 1

Building energy rating:

Clement House



Academic Estate





Property name:

Clement House

Property code:

CLM

Address:

99 Aldwych, WC2B 4JF

Main occupiers:

Estates Division, LSE Extended Education & Summer School, Philanthropy and Global Engagment (PAGE), Residential and Catering Services Division (RCSD), Timetables

Facilities:

Behavioural Lab, Hong Kong Theatre, Teaching Rooms

Property tenure:

Freehold

Year of construction:

1909-1911

Size GIA:

5,697m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade B

EMR functionality grade:

Grade 1

Building energy rating:

DFC: B-43

Columbia House



Academic Estate





Property name:

Columbia House

Property code:

COL

Address:

69 Aldwych, WC2B 4RR

Main occupiers:

Data Sciences Institute, Mathematics, Statistics

Facilities:

Garrick Restaurant and cafe

Property tenure:

Freehold

Year of construction:

1928-1929

Size GIA:

3,484m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 3

Building energy rating:

Connaught House



Academic Estate





Property name:

Connaught House

Property code:

CON

Address:

63-65 Aldwych, WC2B 4DS

Main occupiers:

Conflict Research Programme, International Development, Methodology, Psychological and Behavioural Science

Facilities:

ATM, Meeting Rooms, Student Services Centre (temporary), Wright's Cafe

Property tenure:

Freehold

Year of construction:

1924-1925

Size GIA:

4,517m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

Cowdray House

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Academic Estate





Property name:

Cowdray House

Property code:

COW

Address:

6 Portugal Street, WC2A 2HJ

Main occupiers:

Health Policy, LSE Health

Facilities:

None

Property tenure:

Freehold

Year of construction:

1903

Size GIA:

2.007m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade B

EMR functionality grade:

Grade 1

Building energy rating:

Fawcett House

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Academic Estate





Property name:

Fawcett House

Property code:

FAW

Address:

2 Clements Inn, WC2A 2AZ

Main occupiers:

Care Policy and Evaluation Centre, Gender Studies, Grantham Research Institute, LSE Cities, Media and Communications

Facilities:

Meeting Rooms, Teaching Rooms, PC Teaching Rooms, Research Conference Rooms

Property tenure:

Freehold

Year of construction:

1971

Size GIA:

5,206m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

DFC: F-109

King's Chambers

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Academic Estate





Property name:

King's Chambers

Property code:

KGS

Address:

29-31 Portugal Street, WC2A 2HE

Main occupiers:

Cañada Blanch Centre LSE, CPNSS, Philosophy, School of Public Policy

Facilities:

Students' Common Room, Teaching Room

Property tenure:

Freehold

Year of construction:

1905

Size GIA:

779m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade C

EMR functionality grade:

Grade 3

Building energy rating:

20 Kingsway

命

Academic Estate





Property name:

20 Kingsway

Property code:

KSW

Address:

20 Kingsway, WC2B 6LH

Main occupiers:

Digital Skills Lab, Language Centre, LSE 100, LSE Eden Centre

Facilities:

Computer Study Room, Meeting Room, Teaching Rooms

Property tenure:

Freehold

Size GIA:

2.142m²

Year of construction:

1910

Planning listing:

None

EMR condition grade:

Grada B

EMR functionality grade:

Grade 3

Building energy rating:

The Lakatos Building



Academic Estate





Property name:

The Lakatos Building

Property code:

LAK

Address:

7 Portugal Street, WC2A 2HJ

Main occupiers:

Centre for Philosophy of Natural and Social Science, Philosophy Department

Facilities:

None

Property tenure:

Freehold

Year of construction:

1903

Size GIA:

945m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

Lincoln Chambers



Academic Estate





Property name:

Lincoln Chambers

Property code:

LCH

Address:

2-4 Portsmouth Street, WC2A 2ES

Main occupiers:

LSE Contractors

Facilities:

LSE Shops, Music practice room

Property tenure:

Freehold

Year of construction:

1905

Size GIA:

799m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade C

EMR functionality grade:

Grade 3

Building energy rating:

35 Lincoln's Inn Fields



Academic Estate





Property name:

35 Lincoln's Inn Fields

Property code:

35L

Address:

Nuffield Building, 35–37 Lincoln's Inn Fields, WC2A 3PN

Main occupiers:

Site under development

Facilities:

N/A

Property tenure:

Long leasehold

Expires 31August 2172

Year of construction:

1955

Size GIA:

8,700m²

Planning listing:

None

EMR condition grade:

D

EMR functionality grade:

Grade 4

Building energy rating:

N/A

50 Lincoln's Inn Fields



Academic Estate





Property name:

50 Lincoln's Inn Fields

Property code:

50L

Address:

50 Lincoln's Inn Fields, WC2A 3PF

Main occupiers:

Estates reserved

Facilities:

None

Property tenure:

Leasehold expires February 2030

Year of construction:

c.1900

Size GIA:

305m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 3

Building energy rating:

DEC: E-120

Lionel Robbins Building



Academic Estate





Property name:

Lionel Robbins Building

Property code:

LRB

Address:

10 Portugal Street, WC2A 2HD

Main occupiers:

Business Continuity, Business Improvement Unit (BIU), Data Technology Services (DTS), Equity, Diversity and Inclusion (EDI), Finance Division, Health and Safety (H&S), HR Division, Library Services, LSE LIFE, PhD Academy, Planning Division, Secretary's Division

Facilities:

Copy Shop, Library, Meeting Rooms, PCs, Plaza Terrace and Cafe, Study Areas, Tech Support, Women's Library

Property tenure:

Freehold

Year of construction:

1913 (redeveloped and launched as Library – 2001)

Size GIA:

19.705m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 3

Building energy rating:

Marshall Building

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Academic Estate





Property name:

Marshall Building

Property code:

MAR

Address:

44 Lincoln's Inn Fields, WC2A 3LY

Main occupiers:

Accounting, CARR, Finance, Financial Markets Group, LSE Students' Union, Management, Marshall Institute for Philanthropy and Social Entrepreneurship

Facilities:

Beaver's Brew Cafe, Cyclists' facilities, Drama and Music Rehearsal Spaces, Great Hall, Gym, Lecture Theatres, Roof Terraces, Sports Hall, Squash Courts, Student learning commons

Property tenure:

Freehold

Year of construction:

2021

Size GIA:

19.106m²

Planning listing:

None

EMR condition grade:

EMR functionality grade:

1

Building energy rating:

Old Building

命

Academic Estate





Property name:

Old Building

Property code:

OLD

Address:

Houghton Street, WC2A 2AE

Main occupiers:

Anthropology, Estates Division, Social Policy, Sociology, Student Services, Security

Facilities:

Central Badging Office, Meeting Rooms, Music practice room, Old Theatre, PC Study Room, Post Room, Reprographics, Restaurant, Roof Terraces, Staff Dining Room, Common Room and Coffee Bar, Shaw Library, Student Services Centre, Teaching Rooms

Property tenure:

Freehold

Year of construction:

1920-1923 (parts added until 1933)

Size GIA:

14,203m2

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

Pankhurst House



Academic Estate





Property name:

Pankhurst House

Property code:

PAN

Address:

1 Clements Inn, WC2A 2AZ

Main occupiers:

Academic Registrar's Division, Communications Division, Department of Gender Studies, LSE Ideas, LSE Middle East Centre, LSE Research and Innovation, Care Policy and Evaluation Centre

Facilities:

Teaching Rooms, Video Conference Facility

Property tenure:

Freehold

Year of construction:

1971

Size GIA:

5,108m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

DFC: F-109

Parish Hall

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Academic Estate





Property name:

Parish Hall

Property code:

PAR

Address:

Sheffield Street, WC2A 2HA

Main occupiers:

Teaching Rooms

Facilities:

3 x Teaching Rooms

Property tenure:

Freehold

Year of construction:

1897-1898

Size GIA:

475m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

Peacock Theatre



Academic Estate





Property name:

Peacock Theatre

Property code:

PEA

Address:

Portugal Street, WC2A 2HT

Main occupiers:

Peacock Theatre

Facilities:

Auditorium/Lecture Theatre, Dress Circle, Stall Bars

Property tenure:

Long leasehold

Expires 17 March 2054

Year of construction:

1960

Size GIA:

4,183m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

Pethick-Lawrence House



Academic Estate





Property name:

Pethick-Lawrence House

Property code:

PEL

Address:

3 Clements Inn, WC2A 2AZ

Main occupiers:

Confucius Institute, Disability and Mental Health Service, Firoz Lalji Centre for Africa, Grantham Institute, LSE Language Centre, Media and Communications, Medical Centre, Student Wellbeing and Counselling Service, The Inclusion Initiative

Facilities:

Disability and Mental Health Service, Media Studio, Medical Centre, New and Expectant Mothers' Room, The BOX Conference Suite, Student Wellbeing and Counselling Service, Treatment Clinic

Property tenure:

Freehold

Year of construction:

1971

Size GIA:

4,309m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

DEC: E-109

1 Portsmouth Street



Academic Estate





Property name:

1 Portsmouth Street

Property code:

POR

Address:

1 Portsmouth Street, WC2A 2ES

Main occupiers:

The Gilded Acorn, LSE Faith Centre, LSE London, PI Committee

Facilities:

Book Shop

Property tenure:

Freehold

Year of construction:

c. 1870

Size GIA:

151m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 3

Building energy rating:

N/A

Sardinia House

命

Academic Estate





Property name:

Sardinia House

Property code:

SAR

Address:

52 Lincoln's Inn Fields, WC2A 3LZ

Main occupiers:

Economic History, International History

Facilities:

Dental Surgery, Film Studio

Property tenure:

Freehold

Year of construction:

c. 1910

Size GIA:

2.797m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 3

Building energy rating:

Saw Swee Hock Student Centre



Academic Estate





Property name:

Saw Swee Hock Student Centre

Property code:

SAW

Address:

1 Sheffield Street, WC2A 2AP

Main occupiers:

LSE Careers Service, Students' Union

Facilities:

Careers Centre, Denning Café, Events Space, Exercise Studio, Faith Centre, Gym, Media Suite, Roof Terrace, Study Areas, The Three Tuns Bar, The Venue, Weston Café

Property tenure:

Freehold

Year of construction:

2014

Size GIA:

5,873m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 1

Building energy rating:

Sheffield Street



Academic Estate





Property name:

Sheffield Street

Property code:

SHF

Address:

9-10 Sheffield Street, WC2A 2EY

Main occupiers:

Estates FM, European Institute, Health Policy, International Relations, South Asia Centre (SAC), Saw Swee Hock South East Asia Centre (SEAC)

Facilities:

Outdoor water fountain

Property tenure:

Freehold

Year of construction:

c. 1904

Size GIA:

421m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 3

Building energy rating:

Sir Arthur Lewis Building



Academic Estate





Property name:

Sir Arthur Lewis Building

Property code:

SAL

Address:

32 Lincoln's Inn Fields, WC2A 3PH

Main occupiers:

CASE, CEP, Economics, IGC, Macro Economics, STICERD

Facilities:

Café, Computer Rooms, Meeting Rooms, Student learning commons, Teaching Rooms

Property tenure:

Freehold

Year of construction:

1918

Size GIA:

11.568m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade B

EMR functionality grade:

Grade 1

Building energy rating:

DEC: D-98

St Clement's

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Academic Estate





Property name:

St Clement's

Property code:

STC

Address:

Clare Market, WC2A 2AB

Main occupiers:

LSE Generate

Facilities:

Computer Rooms, Student Learning Commons

Property tenure:

Freehold

Year of construction:

Main building c. 1881 Extension 1961

Size GIA:

4192m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

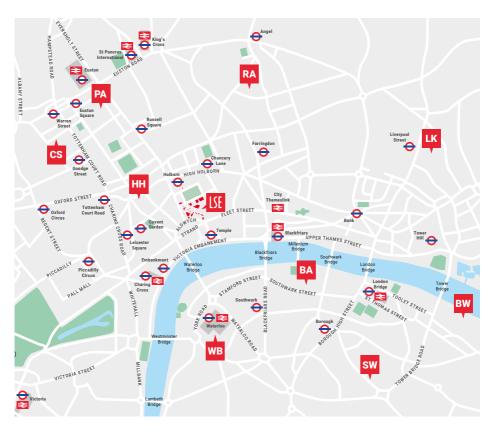
Grade 3

Building energy rating:

DEC: B-39



Map of LSE residences



Bankside House BA

Butler's Wharf Residence

Carr-Saunders Hall CS

High Holborn Residence НН

Lilian Knowles House LK

Passfield Hall PA

Rosebery Hall RA

Sidney Webb House SW

urbanest Westminster Bridge

Bankside House



Residence





Property name:

Bankside House

Property code:

BA

Address:

24 Sumner Street, SE1 9JA

Main occupiers:

Undergraduate and General Course Students, Faculty Accommodation

Facilities:

Restaurant, Computer Room, Quiet Study, Games Room, Table Tennis and TV Rooms, Laundry and Ironing Room

Property tenure:

Freehold

Year of construction:

c. 1952/3

Size (no. of beds):

598

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

DEC: B-37

Berrylands Sports Ground



Non-academic Estate





Property name:

Berrylands Sports Ground

Property code:

SPO

Address:

LSE Sportsground, Windsor Avenue, New Malden, Surrey, KT3 5HB

Main occupiers:

LSE Sports, Surrey County Cricket Club, Fulham Football Club, Ground Staff Accommodation

Facilities:

All weather sports area, grass pitches, pavilion, residential bungalow, changing rooms, showers

Property tenure:

Freehold

Year of construction:

N/A

Size GIA:

23 acres

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

EPC: B-36

Butler's Wharf Residence



Residence



TOTAL TOTAL

Property name:

Butler's Wharf Residence

Property code:

BW

Address:

11 Gainsford Street, SE1 2NE

Main occupiers:

Graduate Students, Faculty Accommodation

Facilities:

Bicycle Storage Area, Computer Room, Common Room with TV, Laundry Room

Property tenure:

Long leasehold Expires in 2085

Year of construction:

c. 1975

Size (no. of beds):

280

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

DEC: B-49

Carr Saunders Hall



Residence





Property name:

Carr Saunders Hall

Property code:

CS

Address:

18-24 Fitzroy Street, W1T 4BN

Main occupiers:

Undergraduate and General Course Students, Faculty Accommodation

Facilities:

Common/TV room, Computer Room, Laundry Room, Restaurant

Property tenure:

Long leasehold Expires in 2062

Year of construction:

c. 1965

Size (no. of beds):

156

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

Clink Wharf

命

Residence





Property name:

Clink Wharf

Property code:

CLI

Address:

Clink Street, SE1 9DG

Main occupier:

Vacant/Estates Reserved

Property tenure:

Long leasehold Expires in 2992

Year of construction:

c 1860

Size GIA:

297m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 1

Building energy rating:

EPC: D-63

命

Coopers Restaurant and Wine Bar

Non-academic Estate





Property name:

49 Lincoln's Inn Fields

Property code:

49L

Address:

49 Lincoln's Inn Fields. WC2A 3PF

Main occupiers:

LSE Catering Services

Facilities:

Coopers Restaurant/Wine bar

Property tenure:

Leasehold expires February 2030

Year of construction:

c.1900

Size GIA:

261m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 3

Building energy rating:

DEC: E-120



George IV Public House

Residence and Non-academic Estate





Property name:

George IV

Property code:

GIV

Address:

28 Portugal Street, WC2A 2HE

Main occupiers:

Catering Services and Faculty Accommodation

Facilities:

Pub situated on Ground and 1st Floors. Three short stay flats situated on 2nd, 3rd, and 4th Floors.

Property tenure:

Freehold

Year of construction:

c.1900

Size GIA:

431m²

Planning listing:

None

EMR condition grade:

Short Stay Flats – Grade B Public House – Grade B

EMR functionality grade:

Short Stay Flats – Grade 2 Public House – Grade 2

Building energy rating:

High Holborn Residence



Residence



Description of the state of the

Property name:

High Holborn Residence

Property code:

НН

Address:

178 High Holborn, WC1V 7AA

Main occupiers:

Undergraduate, General Course and Graduate Students, Faculty Accommodation

Facilities:

Computer Room, Large Communal Lounge, Laundry Room, two TV Rooms

Property tenure:

Freehold

Year of construction:

1995

Size (no. of beds):

447

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

Lilian Knowles House



Residence





Property name:

Lilian Knowles House

Property code:

LK

Address:

50 Crispin Street, E1 6HQ

Main occupiers:

Graduate Students

Facilities:

Common Room and TV Room, Computer Room, Laundry Room

Property tenure:

Nomination Agreement Expires in 2041

Break clause option August 2030

Year of construction:

1868

Size (no. of beds):

365

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

5 Lincoln's Inn Fields



Non-Academic Estate





Property name:

5 Lincoln's Inn Fields

Property code:

5LF

Address:

5 Lincoln's Inn Fields, WC2A 3BP

Main occupiers:

Residence and Faculty Accommodation

Facilities:

Entertainment suite, meeting room, residential accommodation

Property tenure:

Freehold

Year of construction:

c.1740

Size GIA:

659m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade B

EMR functionality grade:

Grade 3

Building energy rating:

EPC: C-79

51 Lincoln's Inn Fields



Non-Academic Estate



CKK CKK CKK CKK CKK CKK CAREY STREET CLEMENT'S INN CLEMENT

Property name:

51 Lincoln's Inn Fields

Property code:

51LF

Address:

51 Lincoln's Inn Fields, WC2A 3NA

Main occupiers:

Tenanted

Facilities:

None

Property tenure:

Freehold

Year of construction:

c.1987

Size GIA:

1,298m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

EPC: D-100

Old Curiosity Shop



Non-academic Estate





Property name:

Old Curiosity Shop

Property code:

OCS

Address:

13-14 Portsmouth Street, WC2A 2ES

Main occupiers:

LSE

Facilities:

Retail Space

Property tenure:

Freehold

Year of construction:

17th Century with 19th Century alterations

Size GIA:

78m²

Planning listing:

Listed Grade II*

EMR condition grade:

Grade C

EMR functionality grade:

Grade 3

Building energy rating:

N/A

Passfield Hall



Residence





Property name:

Passfield Hall

Property code:

PA

Address:

1-7 Endsleigh Place, WC1H 0PW

Main occupiers:

Undergraduate, General Course Students and Faculty Accommodation

Facilities:

Restaurant, Computer Room, Enclosed Garden, Laundry Room, TV/common Room

Property tenure:

Long leasehold Expires in 2041

Year of construction:

c. 1830

Size (no. of beds):

226

Planning listing:

Listed Grade II

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

Rosebery Hall

命

Residence





Property name:

Rosebery Hall

Property code:

RA

Address:

90 Rosebery Avenue, EC1R 4TY

Main occupiers:

Undergraduate and General Course Students, Faculty Accommodation

Facilities:

Common Room/Communal TV Room, Computer Room, Enclosed Garden, Laundry, Restaurant

Property tenure:

Long leasehold Expires in 2070

Year of construction:

1975

Size (no. of beds):

337

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

DEC: D-81

Sidney Webb House



Residence



Company of the compan

Property name:

Sidney Webb House

Property code:

SW

Address:

159 Great Dover Street, SE1 4WW

Main occupiers:

Graduate, Undergraduate and General Course Students

Facilities:

Communal TV Room, Computer Room, Gym, Laundry Room

Property tenure:

Leasehold

Expires in September 2039

Year of construction:

1998

Size (no. of beds):

458

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

urbanest Westminster Bridge



Residence



The state of the s

Property name:

urbanest Westminster Bridge

Property code:

WB

Address:

199-203 Westminster Bridge Road, SE1 7FR

Main occupiers:

Graduate and Undergraduate Students

Facilities:

Cafe, Communal TV Rooms, Computer Room, Gym, Laundry Room, Roof Terrace, Swimming Pool

Property tenure:

Nominations Agreement Expires in 2030

Year of construction:

2015

Size (no. of beds):

672 (available for LSE students)

Planning listing:

None

EMR condition grade:

Grade A

EMR functionality grade:

Grade 1

Building energy rating:

EPC: B-30

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Ye Old White Horse Public House

Non-academic Estate





Property name:

Ye Old White Horse

Property code:

N/A

Address:

2 St. Clements Lane, WC2A 2HA

Main occupiers:

Commercial Tenant

Facilities:

Pub with Residential Accommodation above

Property tenure:

Freehold

Leased to tenants until December 2028

Year of construction:

c. 1800

Size GIA:

208m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 3

Building energy rating:

EPC: C-58



Glossary

GIA

GIA	the external walls taking each floor into account and excluding the thickness of the external walls.
NIA	Net Internal Area. The enclosed area of a building or floor excluding the core areas; stairs, plant and lifts.
PLANNING LISTING	Statutory list of buildings of special architectural or historic interest. A listed building may not be demolished, extended or altered without special permission from the local planning authority.
EMR* CONDITION GRADE	Grade A: As new condition
	Grade B: Sound, operationally safe and exhibiting only minor deterioration
	Grade C: Operational, but major repair or replacement needed in the short to medium term (generally 3 years)
	Grade D: Inoperable or at serious risk of major failure or breakdown.
EMR* FUNCTIONALITY GRADE	Functional suitability measures the capability of the space to support its existing function.
	Grade 1: Excellent; the building fully supports current functions. There are no negative impacts upon the functions taking place in the space.
	Grade 2: Good; the building provides a good environment for the current function in all or most respects. There may be shortfalls in certain areas, but these have only a minor effect upon current functions.
	Grade 3: Fair; the building provides a reasonable environment for current functions in many respects, but has a number of shortfalls. These shortfalls may be causing mismatches between space and function that is having a more significant effect upon current functions

than Grade 2 buildings.

Gross Internal Area. The whole enclosed area of a building within

BUILDING ENERGY RATING

Introduced in response to the EU Energy Performance of Buildings Directive and refers to either:

Grade 4: Poor; the building fails to support current functions and/or is unsuitable for current use. The operational problems associated with such space are major and are constraining current functions in the space. Space in this grade may require alternative solutions rather than straightforward improvements in particular features of the space.

- a) The building's Display Energy Certificate (DEC) rating which is based upon actual energy usage of a building
- b) The building's Energy Performance Certificate (EPC) rating which is based upon an energy rating of a building.

^{*}Estates Management Record

Artwork on Campus





Ballade Number 1 by Chopin, can be found on the 1st floor of the Centre Building

This artwork was painted by Zeina Nader, a Lebanese artist. Zeina donated the artwork in gratitude for the outstanding education that LSE provided for her son Joseph Selwan, along with all the opportunities this education will open.



Scan the QR code to listen to the piece of music that accompanies the image, performed by Dr. Tony Karam. Find out more about Zeina's work here: **Musicality – Zeina Nader**.

Born in Hong Kong in 1979, Stephanie Ho began her training in oil paintings at the early age of 11. After graduating from the London School of Economics in 2001, Stephanie continued to explore her potential in fine art, completing two postgraduate diploma courses at City and Guilds of London Art School and the prestigious Christies Education, as well as a Masters degree in Museum and Gallery Management at the London City University.

Stephanie's style is influenced by the early 20th Century paintings by naïve artist L.S Lowry and their composition is based on photography as a starting point for each piece. Stephanie's subjects are both inspired on the reality observed by the artist as well as on choreographed scenes. Appearing to be floating freely on the background, every single figure is carefully placed on the canvas. Just like in a musical piece, the artist creates a rhythmical composition, relating with the viewer.





Derby 01 and Derby 02 by Stephanie Ho can be seen on display on the 2nd floor of the Centre Building

For more information about Stephanie visit: About **stephaniehoart (stephaniesyho.com)**



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