



Estates
Division

LSE PROPERTY HANDBOOK

2026/27



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Front cover: CBG at night

*Left: Sheffield Street from
Marshall Building*



LSE property ownership map



- | | | |
|--------------------|------------------|--------------------------|
| Freehold buildings | Leased buildings | LSE Building Development |
| Freehold land | Long Leased Land | |



Foreword

Dear Colleagues,

The Estates Division has been publishing the LSE Property Handbook since 2010. The only new building which had been completed at that time, was the New Academic Building (now renamed the Cheng Kin Ku Building) on Lincoln's Inn Fields. Since then, the pace of estate transformation has been quite unprecedented. Major property acquisitions and construction projects have increased the size of the School's estate by almost 50%! Previously the academic campus was very cramped with virtually no student social learning space, no student common rooms, overcrowded classrooms and not even a standard sports hall and the staff and student population was considerably smaller.

In 2025/26 there was no let up on the property/development front. The Firoz Lalji Global Hub at 35 Lincoln's Inn Fields continued to progress and will be 'topped out' in October of this year and remains on track for practical completion in Q4 2027. The design of the School's largest building, 61 Aldwych has progressed to RIBA Stage 2 design and a number of differently priced options for its redevelopment will be considered by the Finance and Estates Committee and Council, in Autumn Term 2026. We have also been working on the strategy for the disposal of a long leasehold interest of the Towers (Fawcett, Pankhurst and Pethick-Lawrence House.) Our objective is to sell this to a student residential developer so the redevelopment will offer accommodation to LSE students and be a complementary use consistent within our 'university quarter.' Talking of which, following a successful design competition where landscape architects Gustafson Porter and Bowman were appointed, we have completed the RIBA Stage 1

design for the landscaping and pedestrianisation of Portugal Street. This is currently an ugly and heavily parked service road running through the middle of our estate. There will be a public exhibition of the design in the Great Hall of the Marshall Building in November.

One of the most significant pieces of news earlier this year in March was the obtaining of Planning Permission from the London Borough of Southwark for a new hall of residence with approximately 2,000 beds on our Bankside site. The DBFO (Design Build Finance Operate) scheme will replace the existing 600 bed hall with three towers and will become the largest student residence in London when it opens.

Another focus of work for the Property and Capital Development teams in Estates has been the proposed redevelopment of 22 Kingsway, which is the large building that contains the Peacock Theatre. Even the enabling works have had an impact on the School forcing the temporary closure of the theatre and when the substantive works take place the theatre will be closed for 2 years which will mean relocating teaching, graduations and events to alternative venues. This will also cause the operations of our licensee, Sadler's Wells to be severely impacted. Compensation discussions are ongoing with the Developer.

Some of you may recall that in 2024 we purchased the freehold of the strategically located 51 Lincoln's Inn Fields (opposite Coopers Restaurant). At the time of its purchase it was tenanted; however, we have now secured full vacant possession and this property will be converted for School use, ostensibly accommodating a number of occupants from the Towers, prior to their disposal.



To run a large property portfolio requires good people of different professions and skill sets. With c. 400 staff, the Estates Division is responsible for the development and upkeep of our academic and residential estates. From porters to project managers and surveyors to security officers, we all have a vital role to play as stewards of our world class estate. We were therefore delighted to receive the Association of University Directors of Estates Award for Estates and Facilities Team of the Year 2026. To be awarded this out of 186 HEIs is a great accolade and a testament to the skill and dedication of our wonderful estates staff.

The School is located within two Business Improvement Districts (BIDs): the Central District Alliance in Camden and Northbank in Westminster. Both are in the process of establishing Property Owner BIDs and I expect LSE to play a significant part in both should the ballots be successful. In March of this year the political complexion of Westminster City Council changed from red to blue, but I do not expect any significant changes on the property or planning front which would have a significant impact on the School. We continue to maintain excellent relationships with our local politicians.

In conjunction with our colleagues in Residential and Catering Services, the Property team continues to assess existing and future opportunities for student residences that are well located, of excellent quality and are affordable.

We continue to monitor the local Mid Town property market, and rents appear to have consolidated to an average of between £60-70 PSF with the top-quality office space achieving £75-95 PSF. Yields have lowered and range from just under 5% to 5.5%.

The total GIA of our estate now amounts to **258,783.39 SQM**. As with previous years we have taken a reasonably cautious view on capital value and this year we have estimated it to be in the region of £1.6 billion.

We aim to develop the estate in line with the School's strategic priorities and the expectations of our students. In a survey conducted last year focussed on the impact of the estate on student wellbeing, our students told us that common rooms, choice of available spaces, compactness, easy access on campus and outdoor spaces (including our popular roof terraces), positively contributed to their wellbeing. Areas which would impact their wellbeing were: overcrowding / lack of space to sit, noise in study space and lack of spaces for Zoom/Teams calls in private for job interviews, work or study calls, and quiet study space for individual work. As we continue to redevelop and enhance our estate these will be addressed in future planning.

Richard Jenden Director of Property & Space Strategy, Nancy Baltouna Assistant Director of Property and Space Strategy, and Katarina Selmoun Assistant Estates Surveyor continue to effectively manage the School's property/space portfolio and form a very effective team, working in an environment where space demands still outstrip supply.

We are constantly looking to improve the usefulness of this Handbook and this year we have now included the BREEAM (Building Research Establishment Environmental Assessment Method) Environmental ratings of our relevant properties. If you have suggestions for future improvements, please send in your comments to estates.admin@lse.ac.uk

Julian S Robinson
Director of Estates



Estates Vision

Improving the student experience lies at the heart of what we do. We are focussed on providing world class buildings and facilities and through excellent customer service we aim to ensure the safe, secure and environmentally sound operation and maintenance of LSE assets.

Estates Strategy

Continue to transform the estate and deliver world class buildings and facilities commensurate with our academic standing.

Continue to deliver a high-quality public realm within a distinctive LSE “university quarter”.



Firoz Lalji Global Hub at 35 Lincoln's Inn Fields



Sustainability at the Heart of Our Estate

We are committed to creating a sustainable, resilient and efficient estate that supports our world-class teaching, research and operational activities whilst reducing our environmental impact.

Over the past year, a major milestone in the decarbonisation of our estate was the completion of the Lionel Robbins Building electrification project, replacing gas boilers with air source heat pumps removing a significant source of direct carbon emissions. This investment, alongside ongoing energy efficiency improvements and optimisation of our building systems, has contributed to a 62% reduction in the carbon intensity of our estate since 2005/06.

We will continue to enhance our buildings' performance through targeted decarbonisation initiatives, supporting the long-term transition away from fossil-fuel heating systems and ensuring sustainability remains integral to the planning and delivery of capital investment across our estate.

Construction is ongoing for the Firoz Lajji Global Hub, which remains one of our most ambitious sustainability projects; targeting Passivhaus certification, retention of over 60% of the building's structural components and extensive material reuse.

Recent approval of redevelopment plans for Bankside House also represents a significant opportunity to improve the environmental performance of our largest student residence.

The redevelopment of 61 Aldwych will incorporate biophilic design principles, strengthening the connection between people and nature through natural materials, planting and wellbeing-focused design features.

The planned pedestrianisation of Portugal Street will create a green corridor providing greater linkage between Lincoln's Inn Fields and campus. The project presents opportunities to introduce substantial greening, in-ground planting and biodiversity enhancements, helping to create a more attractive, welcoming and climate-resilient environment.

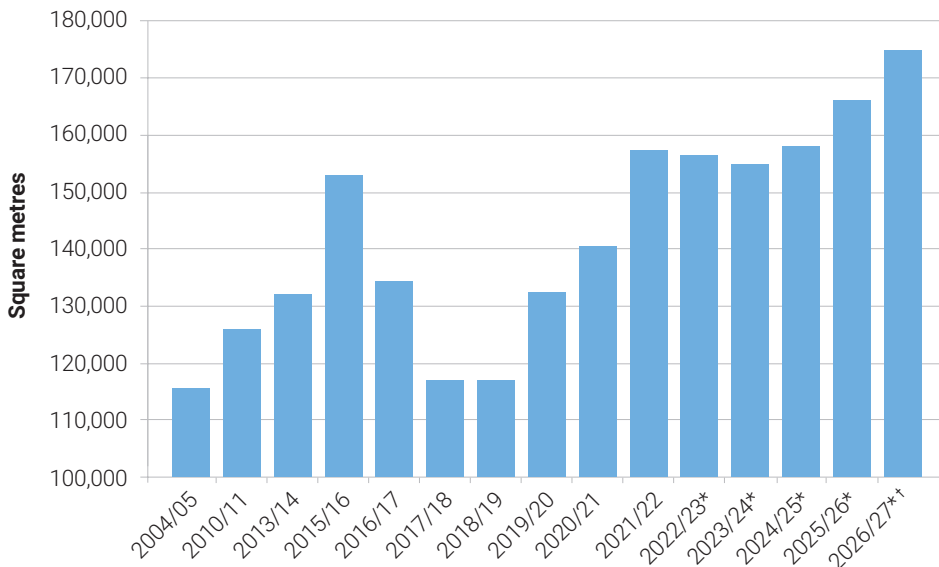


Architect's visualisation of the planned Portugal Street 'green corridor'

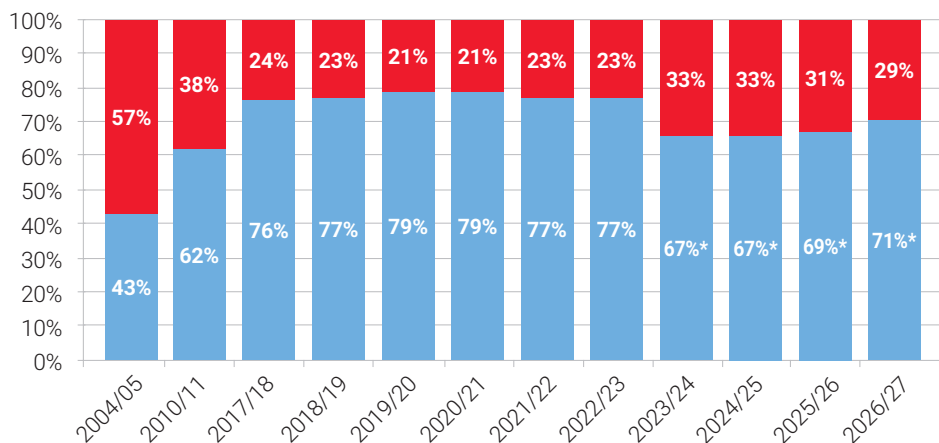


Campus Metrics

Campus size (GIA)



Campus EMR Condition Grade



† Includes 61 Aldwych

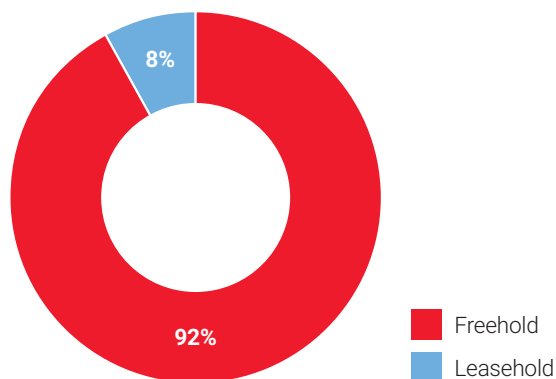
* Includes Firoz Lalji Global Hub

■ EMR Condition Percentage A and B

■ EMR Condition Percentage C and D

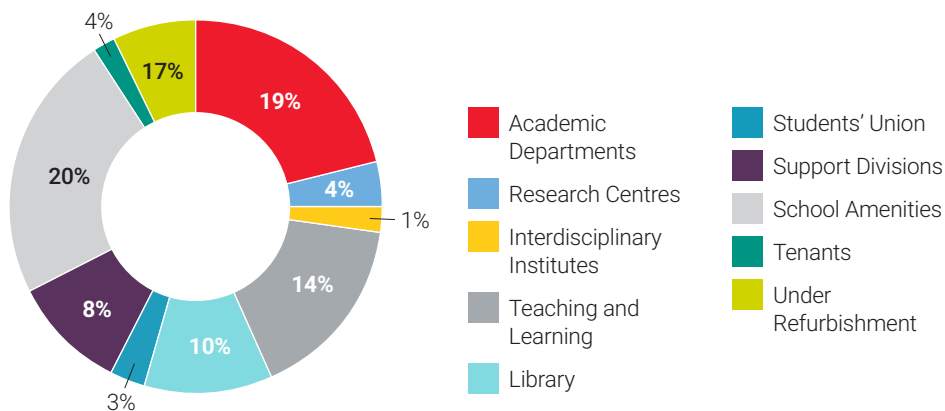


Ownership type



Includes Firoz Lalji Global Hub and 61 Aldwych

Campus occupancy





Space Norms

Posts	Office type	Space Target	Notes
Academic Departments			
Professor	■	12m ²	Single offices only for Academics of equal or greater than 0.5 FTE; If less than 0.5 FTE (Part time), access to a Shared office
Associate Professor	■		
Assistant Professor	■		
Education Track/Practice Track	■		
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; Visitors to have access to shared desks – ratio to be agreed with PSM based on needs.
Visiting Lecturer	■	5m ²	
Visiting Fellow	■	5m ²	
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	■	8m ²	
Professional Services Staff	■	5m ²	
Departmental Advisor	■	12m ²	Based on FTE

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

■ Shared cellular office

■ Open plan



Posts	Office type	Space Target	Notes
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Academic Departments

Departmental Meeting room		1 per Department , target size of 40m ² 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, 12m ²)
Assistant Professorial Research Fellow /Senior Policy Fellow	■	5m ²	
Research/Policy Fellows	■	5m ²	
Research Assistant/Policy Analyst	■	5m ²	1 desk per FT in open plan. If less than 0.5 FTE (Part time), in shared desks.
Research/Policy Officer	■	5m ²	
Occasional Research 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.)

■ Shared cellular office

■ Open plan



Posts	Office type	Space Target	Notes
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Research 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	■	8m ²	
Professional Services Staff	■	5m ²	
Centre Meeting room	1 per Research Centre, subject to affordability		
Staff Common room	1 per Research Centre, subject to affordability		

Professional Services Divisions

Professional Services Staff	■	5m ²	
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 per cent 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.



61 Aldwych

Academic Estate

**Property Name:**

61 Aldwych

Property Code: 61A**Address:**

61 Aldwych, WC2B 4AE

Main Occupiers:

Tenanted, under Refurbishment

Facilities:

Commercial use, café, supermarket

Property tenure:

Freehold

Year of construction:

1916

Size GIA:

22,534m²

Planning listing:

Not listed. The property is located within the Strand conservation area. Conservation areas are intended to preserve the appearance of areas that are considered to have a historical interest.

EMR condition grade:

Grade B

EMR functionality grade:

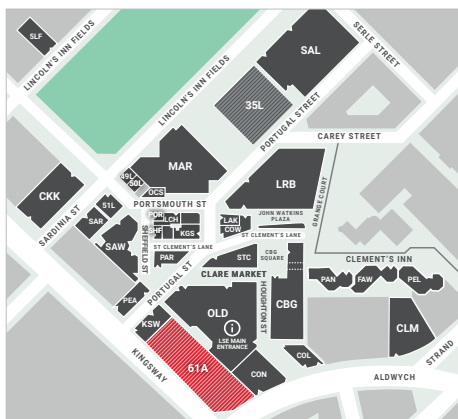
Grade 2

Building energy rating:

EPC: C-60

BREEAM grade:

Excellent (targeted)





Centre Building

Academic Estate

**Property name:**

Centre Building

Property code:

CBG

Address:

2 Houghton Street, WC2A 2AD

Main occupiers:

Atlantic Fellows for Social and Economic Equity (AFSEE), Contemporary Turkish Studies, European Institute, Government, International Inequalities Institute, International Relations, LSE Centre for Research on Contemporary Greece and Cyprus - Hellenic Observatory, LSE Executive Office, 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:

DEC: C-58

BREEAM grade:

Outstanding





Cheng Kin Ku Building

Academic Estate

**Property name:**

Cheng Kin Ku Building

Property code:

CKK

Address:

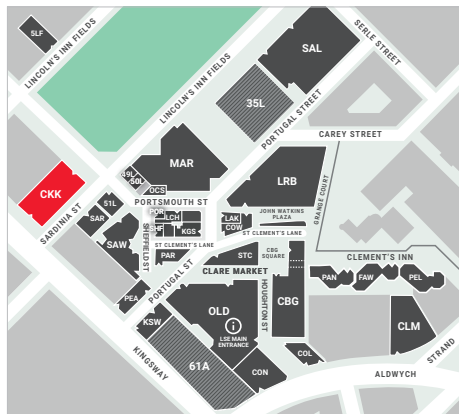
54 Lincoln's Inn Fields, WC2A 3LJ

Main occupiers:

Geography and Environment, LSE Law School

Facilities:

Alumni Theatre, K54 Cafe, Lecture Theatres, Legal Clinic, 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:

DEC: D-83

BREEAM grade:

Excellent



Clement House

Academic Estate

**Property name:**

Clement House

Property code:

CLM

Address:

99 Aldwych, WC2B 4JF

Main occupiers:

Estates Division, Extended Education, Philanthropy and Global Engagement (PAGE) and LSE Summer School, 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:

DEC: B-50





Columbia House

Academic Estate

**Property name:**

Columbia House

Property code:

COL

Address:

69 Aldwych, WC2B 4RR

Main occupiers:

Data Sciences Institute,
Mathematics, Statistics

Facilities:

SKVP Restaurant, 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:

DEC: C-68





Connaught House

Academic Estate

**Property name:**

Connaught House

Property code:

CON

Address:

63-65 Aldwych, WC2B 4DS

Main occupiers:

Conflict and Civicness Research Group (CRG),
International Development, Methodology,
Psychological and Behavioural Science

Facilities:

ATM, Meeting Rooms, 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:

DEC: B-40





Cowdray House

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 2

Building energy rating:

DEC: B-36





Fawcett House

Academic Estate

**Property name:**

Fawcett House

Property code:

FAW

Address:

2 Clements Inn, WC2A 2AZ

Main occupiers:

Care Policy and Evaluation Centre, Centre for Economic Transition Expertise (CETEx), Gender Studies, LSE Cities, Media and Communications, TP1 Global Climate Transition Centre (TPI)

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:

DEC: D-79



Firoz Lalji Global Hub

Academic Estate

**Property name:**

Firoz Lalji Global Hub

Property code:

FLG

Address:

35–37 Lincoln's Inn Fields, WC2A 3PN

Main occupiers:

Site under development

Facilities:

N/A

Property tenure:

Long leasehold

Expires 31 August 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

BREEAM grade:

Outstanding (targeted)





King's Chambers

Academic Estate

**Property name:**

King's Chambers

Property code:

KGS

Address:

29–31 Portugal Street, WC2A 2HE

Main occupiers:

Cañada Blanch Centre LSE

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:

DEC: B-40



**Property code:**

Address:

20 Kingsway, WC2B 6LH

Main occupiers:

Digital Skills Lab, LSE 100, Eden Centre

Facilities:

Computer Study Room, Meeting Room,
Teaching Rooms

Property tenure:

Freehold

Size GLA:

 $2,142\text{m}^2$

Year of construction:

1910

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 3

Building energy rating:

DEC: B-43





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:

DEC: B-44





Lincoln Chambers

Academic Estate

**Property name:**

Lincoln Chambers

Property code:

LCH

Address:

2-4 Portsmouth Street, WC2A 2ES

Main occupiers:

LSE Contractors, LSE Volunteer Centre

Facilities:

LSE Shops, LSE Volunteer Centre,
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:

DEC: B-27





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:

Contractors, 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





51 Lincoln's Inn Fields

Academic Estate

**Property name:**

51 Lincoln's Inn Fields

Property code:

51L

Address:

51 Lincoln's Inn Fields, WC2A 3NA

Main occupiers:

Under Refurbishment

Facilities:

None

Property tenure:

Freehold

Year of construction:

c.1987

Size GIA:

1,298m²

Planning listing:

None

EMR condition grade:

N/A

EMR functionality grade:

N/A

Building energy rating:

N/A





Lionel Robbins Building

Academic Estate

**Property name:**

Lionel Robbins Building

Property code:

LRB

Address:

10 Portugal Street, WC2A 2HD

Main occupiers:

Business Improvement Unit (BIU), Data Technology Services (DTS), Equity, Diversity and Inclusion (EDI), Finance Division, HR Division, Library Services, Lifelong Learning, 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:

DEC: C-55



Marshall Building

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, The Jeremy Collier Centre for Animal Sentience

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:

Grade A

EMR functionality grade:

Grade 1

Building energy rating:

DEC: B-36

BREEAM grade:

Excellent



Old Building

Academic Estate

**Property name:**

Old Building

Property code:

OLD

Address:

Houghton Street, WC2A 2AE

Main occupiers:

Academic Registrar's Division, Anthropology, Estates Division, LSE Human Rights, 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:

DEC: C-57



Pankhurst House

Academic Estate

**Property name:**

Pankhurst House

Property code:

PAN

Address:

1 Clements Inn, WC2A 2AZ

Main occupiers:

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

Facilities:

Teaching Rooms

Property tenure:

Freehold

Year of construction:

1971

Size GIA:

5,108m²

Planning listing:

None

EMR condition grade:

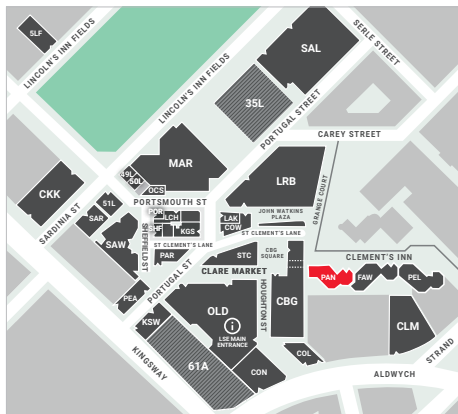
Grade C

EMR functionality grade:

Grade 2

Building energy rating:

DEC: D-79





Parish Hall

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:

DEC: C-62





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:

DEC: B-38





Pethick-Lawrence House

Academic Estate

**Property name:**

Pethick-Lawrence House

Property code:

PEL

Address:

3 Clements Inn, WC2A 2AZ

Main occupiers:

Confucius Institute for Business London, Disability and Mental Health Service, Firoz Lalji Institute for Africa, Grantham Institute, LSE Cities, LSE Language Centre, Media and Communications, Medical Centre, Student Wellbeing 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: D-79





1 Portsmouth Street

Academic Estate

**Property name:**

1 Portsmouth Street

Property code:

POR

Address:

1 Portsmouth Street, WC2A 2ES

Main occupiers:

LSE London, PI Committee, The Gilded Acorn

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

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:

DEC: C-53





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:

Faith Centre, LSE Careers, Students' Union

Facilities:

Careers Centre, Events Space, Exercise Studio, Faith Centre, Gym, Hall-Carpenter Common Room, Media Suite, Roof Terrace, Study Areas, The Three Tuns Bar, The Venue

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:

DEC: C-51

BREEAM grade:

Outstanding



**Property code:**

Address:

9-10 Sheffield Street, WC2A 2EY

Main occupiers:

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

Facilities:

Outdoor water fountain

Property tenure:

Freehold

Year of construction:

c. 1904

Size GLA:

421m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 3

Building energy rating:

DEC: C-55





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:

CEP, Economics, IGC, Centre For
Macroeconomics, 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: C-74

BREEAM grade:

Very Good





St Clement's

Academic Estate

**Property name:**

St Clement's

Property code:

STC

Address:

Clare Market, WC2A 2AB

Main occupiers:

CASE, Centre for Language Studies, Global School of Sustainability, International Relations, LSE Generate, School of Public Policy, Unions

Facilities:

Computer Rooms, Student Learning Commons, Teaching Rooms

**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: A-23



Map of LSE residences



BA Bankside House

LK Lilian Knowles House

SW Sidney Webb House

BW Butler's Wharf Residence

PA Passfield Hall

WB urbanest Westminster Bridge

CS Carr-Saunders Hall

RH Robeson House

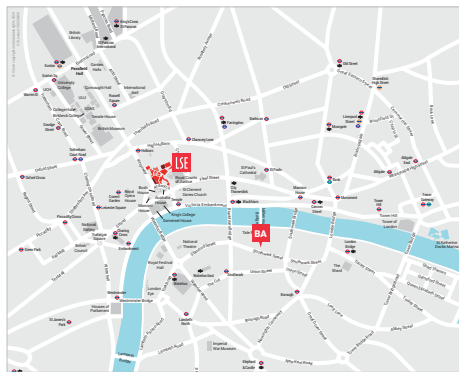
HH High Holborn Residence

RA Rosebery Hall



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 (number of beds):

598

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

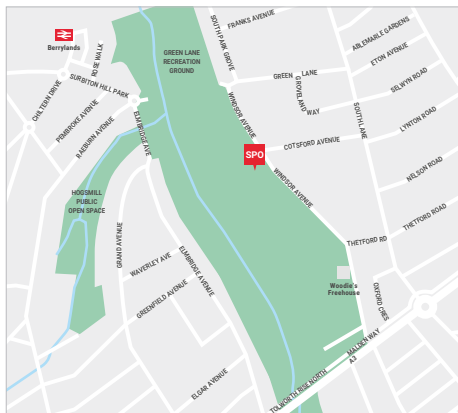
Building energy rating:

DEC: C-53



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

**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 (number of beds):

280

Planning listing:

None

EMR condition grade:

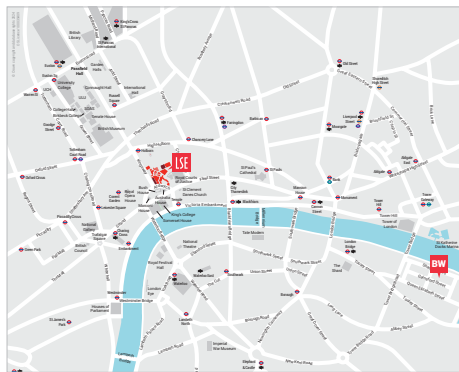
Grade C

EMR functionality grade:

Grade 2

Building energy rating:

DEC: B-43





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 (number of beds):

156

Planning listing:

None

EMR condition grade:

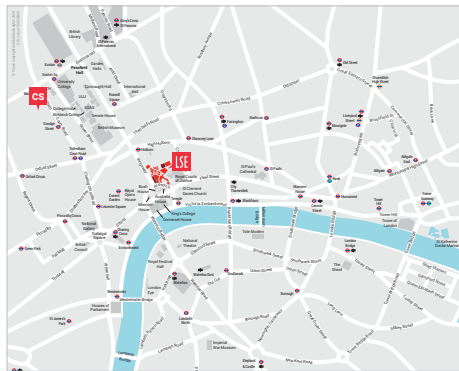
Grade B

EMR functionality grade:

Grade 2

Building energy rating:

DEC: C-56





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:

EPC: C-70





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 1

Building energy rating:

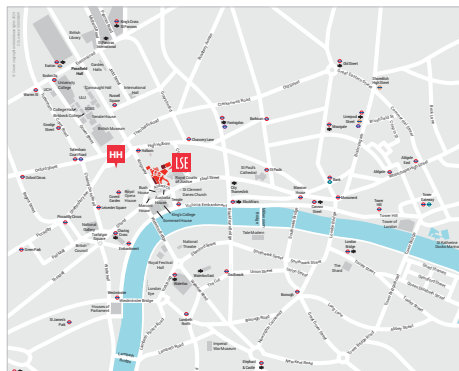
DEC: C-58





High Holborn Residence

Residence

**Property name:**

High Holborn Residence

Property code:

HH

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 (number of beds):

447

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

DEC: C-54



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 (number of beds):

365

Planning listing:

None

EMR condition grade:

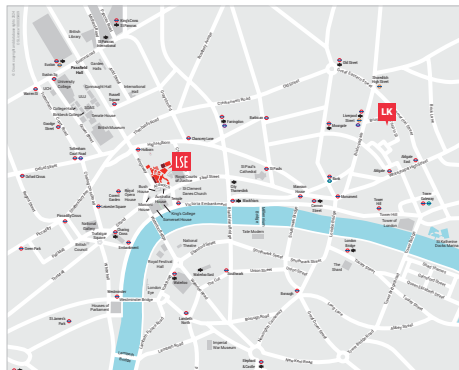
Grade B

EMR functionality grade:

Grade 2

Building energy rating:

EPC: C-53





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 2

Building energy rating:

N/A





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:

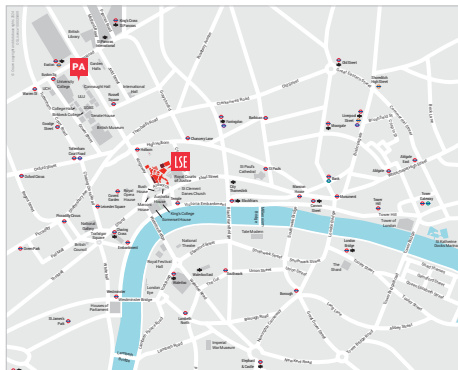
N/A





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 (number of beds):

226

Planning listing:

Listed Grade II

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

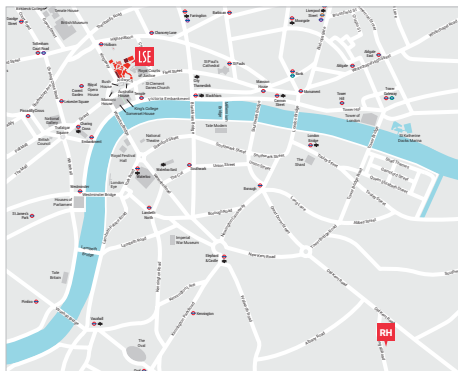
Building energy rating:

DEC: C-61



Robeson House

Residence

**Property name:**

Robeson House

Property code:

RH

Address:

47A Glengall Road, London, SE15 6NF

Main occupiers:

Graduate students

Facilities:

Common Room, Movie Room, Gym,
Group Study Rooms, Outside terrace areas,
Bookable kitchen, Laundry

Property tenure:

Freehold

Year of construction:

2025

Size (number of beds):

676

Planning listing:

None

EMR condition grade:

Grade A

EMR functionality grade:

Grade 1

Building energy rating:

EPC: B-33

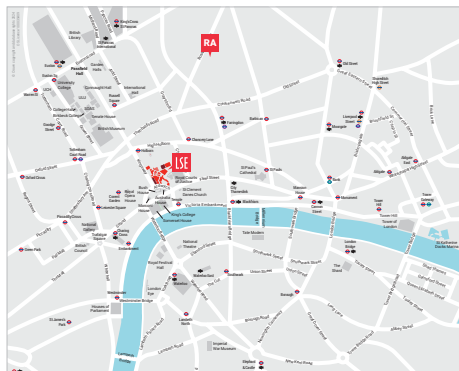
BREEAM grade:

Excellent



Rosebery Hall

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 (number of beds):

337

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

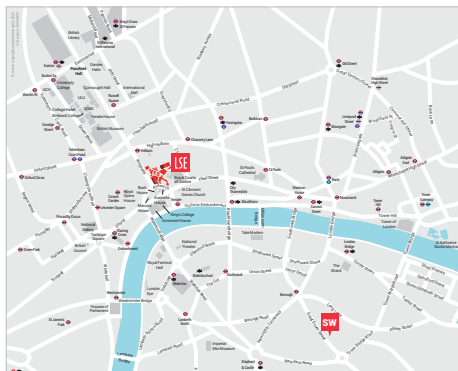
Building energy rating:

DEC: D-79



Sidney Webb House

Residence

**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 (number of beds):

458

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

EPC: B-32



urbanest Westminster Bridge

Residence

**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 (number of beds):

672 (available for LSE students)

Planning listing:

None

EMR condition grade:

Grade A

EMR functionality grade:

Grade 1

Building energy rating:

N/A



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	Gross Internal Area. The whole enclosed area of a building within 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	<i>Grade A:</i> As new condition <i>Grade B:</i> Sound, operationally safe and exhibiting only minor deterioration <i>Grade C:</i> Operational, but major repair or replacement needed in the short to medium term (generally 3 years) <i>Grade D:</i> 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. <i>Grade 1:</i> Excellent; the building fully supports current functions. There are no negative impacts upon the functions taking place in the space. <i>Grade 2:</i> 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. <i>Grade 3:</i> 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. <i>Grade 4:</i> 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.



BUILDING ENERGY RATING

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

- a) The building's Display Energy Certificate (DEC) rating which is based on actual energy usage of a building, with A being most energy efficient and G being the worst.
- b) The building's Energy Performance Certificate (EPC) rating which is based on a predicted energy rating of a building, with A being the most energy efficient and G being the worst.

BREEAM

BREEAM (Building Research Establishment Environmental Assessment Method) is a leading international sustainability assessment method for buildings and infrastructure. It provides third-party certification of a project's environmental, social, and economic performance, helping to improve asset sustainability throughout the built environment lifecycle. The top two ratings are Outstanding followed by Excellent.

*Estates Management Record



The Women's Library at 100: celebrating a century of collections

The Women's Library, the UK's oldest and largest collection on the history of the women's movement, is 100 years old. With origins in the 1866 Women's Suffrage Committee, the Women's Library officially opened in 1926 and has been housed at LSE since 2013. We reproduce here two paintings included in the collection:

A portrait of Vera Douie, the first full-time librarian of the Women's Library. Painted by Madeleine Anderson in 1967, the year of Vera's retirement after 41 years with the library. Catalogue ref. TWL.2022.03. Contact the library to view.



Oil painting by Bertha Newcombe 1910 representing the moment in history when Emily Davies and Elizabeth Garrett hid the first women's suffrage petition under an apple-woman's stall in Westminster Hall until John Stuart Mill came to collect it. Catalogue ref. TWL.1998.70. Contact the library to view.



Estates Excellence



AUDE Annual Conference and Awards 2026

LSE Estates has been awarded the Association of University Directors of Estates (AUDE) Estates/Facilities Team of the Year Award.

This distinguished recognition reflects the collective effort, professionalism, and dedication of colleagues across the Division. It also acknowledges the success of our long-standing 'Meet the Customer' initiative, which places direct feedback at the centre of our approach to improving both the estate and the services we provide.

The judging panel commended our strong service ethos, demonstrable outcomes, and commitment to continuous improvement, identifying LSE Estates as an exemplar of best practice within the sector.

This achievement is shared by all members of Estates. We extend our sincere thanks for the continued hard work and collaboration to the team: congratulations to everyone involved.





THE LONDON SCHOOL
OF ECONOMICS AND
POLITICAL SCIENCE ■

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