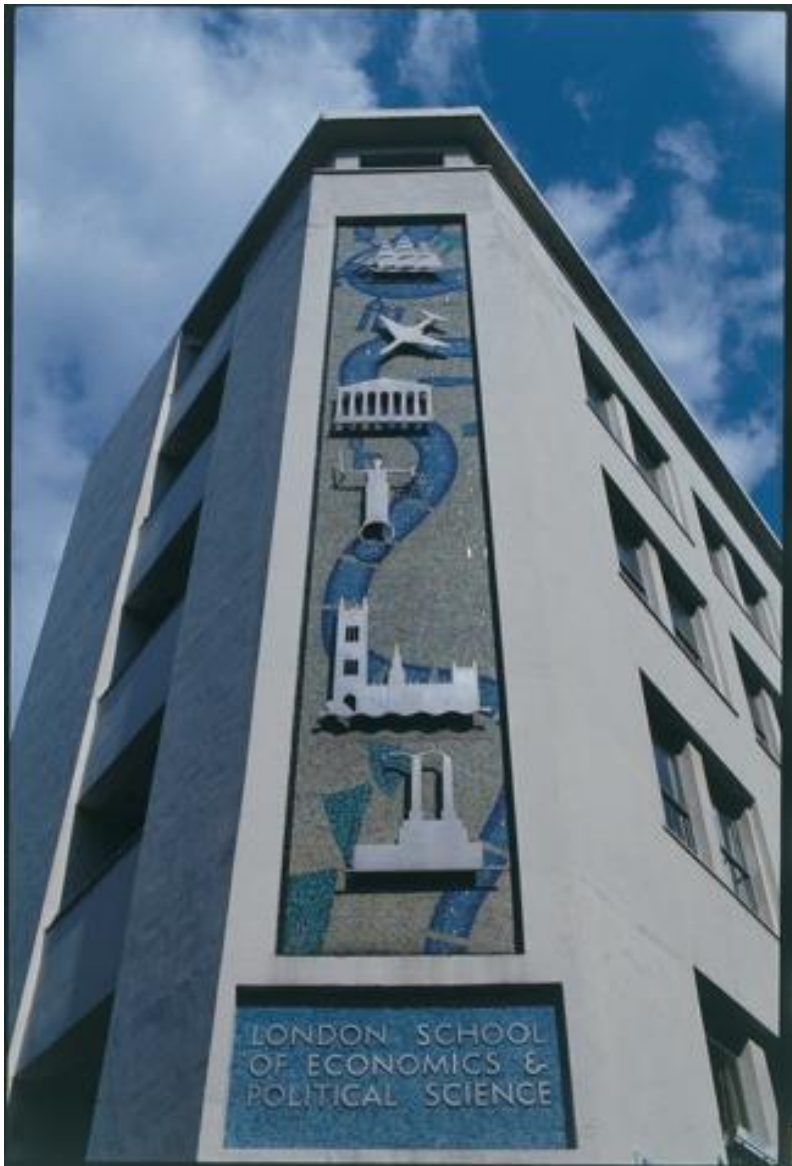


**2015**

# **LSE Property Handbook**



**Estates Division**  
Property and Space Management



## CONTACTS

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**Director of Property and Space Strategy**

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# FOREWORD

Dear Colleague,

This is the sixth edition of the LSE Property Handbook, produced annually by the Estates Division’s Property and Space Management Team.

2014/15 has yet again been a very significant year in terms of the School’s property management function and property portfolio. I informed you last year that Keith Clarkson had proffered his resignation, however I am delighted to report Richard Jenden took up the role of Director of Property & Space Management Strategy in May. Richard has literally ‘hit the ground running’ and has already made an impact! A brief biography is included at the bottom of page 4.

I predicted last year that further temporary decant and growth space would be required and this has come to pass. The following property interests have been added to our portfolio:

5, Lincoln’s Inn Fields	Freehold
95, Aldwych 2 <sup>nd</sup> fl	Leasehold
Queens House part 2 <sup>nd</sup> fl & Ground fl	Leasehold
1, Kingsway 3 <sup>rd</sup> fl	Leasehold

Details of these properties are included in the main body of this handbook. In respect of academic and administrative space I do not envisage any additional acquisitions being necessary during 2015/16. The total area of the School’s Aldwych estate now comprises 154,178m<sup>2</sup>, although some 10,196m<sup>2</sup> (NIA) is currently occupied by CRUK in 44 LIF and another 12,363m<sup>2</sup> is in the process of being demolished in order to allow for the re-development of the Centre Buildings.

In addition to ongoing property management , non-standard property functions undertaken in the last year include: negotiation of a Rights to Light deal in respect of New Court, negotiation of oversailing, access, rights to light and scaffolding licences with the owners of Aldwych House; the negotiation and conclusion of a lease with Surrey County Cricket Club for use of part of the sports ground at Berrylands and telecommunication operators for satellite aerials all of which have brought in capital receipts and or additional revenue to the School.

The provision of accessible and affordable student residential accommodation continues to remain a concern. This year the School will be asked to approve its first Residential Strategy and this will form an important subset of the overall Estates Strategy. The LSE has managed to accommodate continuing and growing demand with the use of 'Nominations Agreements' with private providers, the latest being 484 bed spaces at Westminster Place. However, with a number of leases likely to 'fall in' over the next decade, the School will have to decide whether it wants to maintain the number of directly operated student residences or rely on the market to meet the shortfall.

In terms of academic learning/teaching space, a number of new facilities have been brought on line this summer including: three new teaching rooms in Parish Hall, three PC Teaching rooms in Tower 2 and a PhD Academy on 4<sup>th</sup> Fl of the Lionel Robbins Building. The redevelopment of the Centre Buildings will provide an additional 17,388m<sup>2</sup> GIA of space which will allow the School to modestly grow student numbers by 600 FTE's and provide brand new teaching/lecture rooms and space for academic departments. However, until this comes on stream at the end of 2018 space will continue to be a relatively scarce resource.

I would once again like to thank Matt Boyd our LSE Property & Space Management intern for putting this handbook together and other members of the team for updating the information contained therein.

This handbook is distributed to members of the Director's Management Team, Estates Strategy Committee and Council and is also accessible from the Estates Division's website

<http://www.lse.ac.uk/intranet/LSEServices/estatesDivision/lseEstate/home.aspx> I hope you find it interesting and informative and would welcome your feedback on the contents and suggestions for future editions.

With best wishes

A handwritten signature in blue ink, appearing to read 'Julian S Robinson', with a long horizontal line extending to the right.

Julian S Robinson  
Director of Estates.



Richard is a Chartered Surveyor and Registered Valuer who has worked in the corporate real estate environment for the past 27 years.

His experience traverses both public and private sectors where he has developed a strong leadership ethos in owner occupied estates.

Richard has been involved in the delivery of organisational transformations using property as a platform for a variety of clients from Government Departments to private

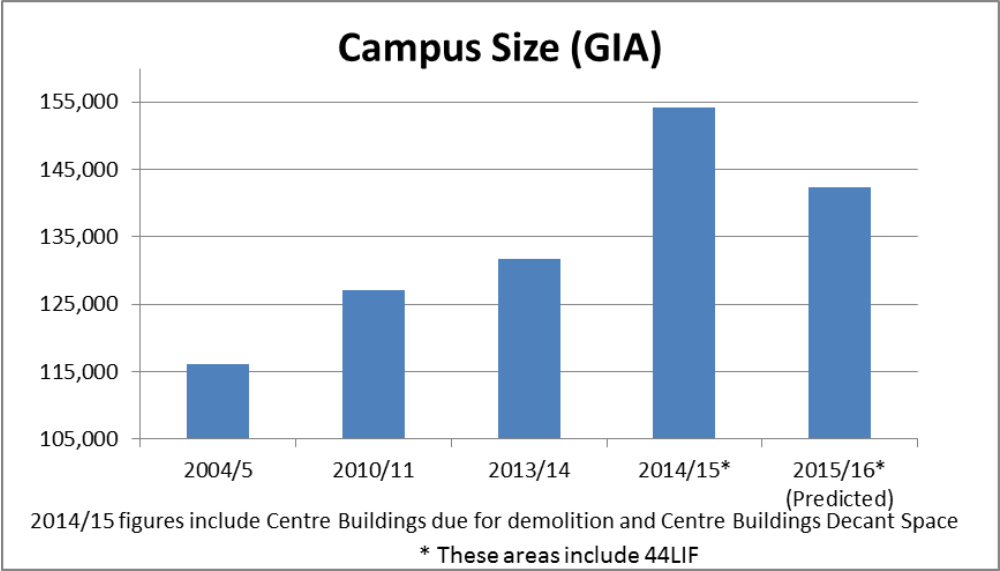
equity organisations.

He has dealt with all aspects of property from nuclear bunkers and residential developments to award winning sustainable offices.

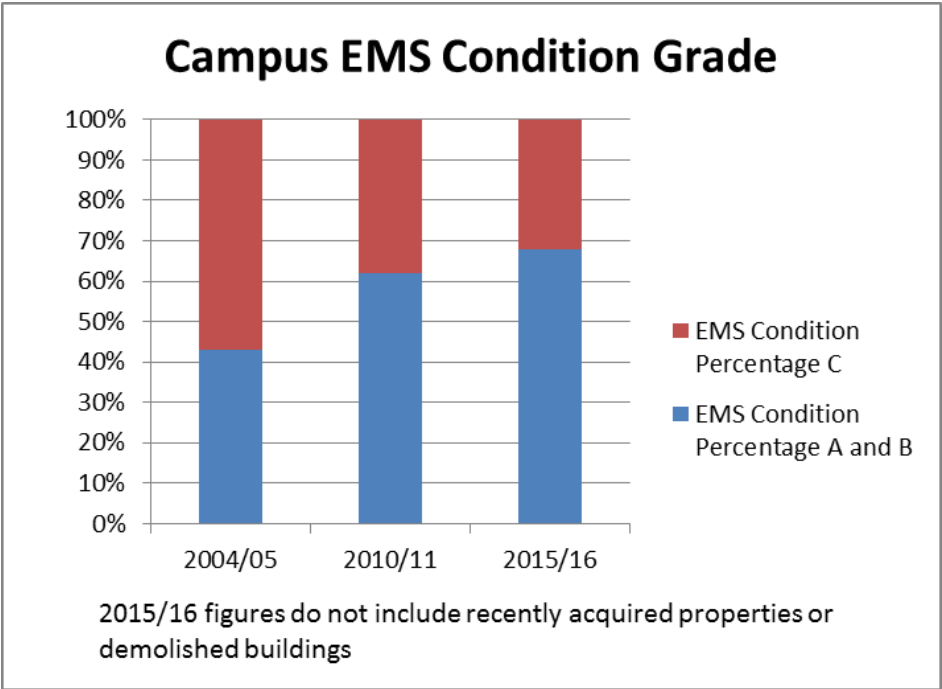
Richard brings a commercial and dynamic approach to the future of LSE Property.

Based at 1 Kingsway (3<sup>rd</sup>) in TW1 5<sup>th</sup> floor and can be contacted on 020 7852 **3647** and on email: [r.jenden@lse.ac.uk](mailto:r.jenden@lse.ac.uk)

# CAMPUS METRICS

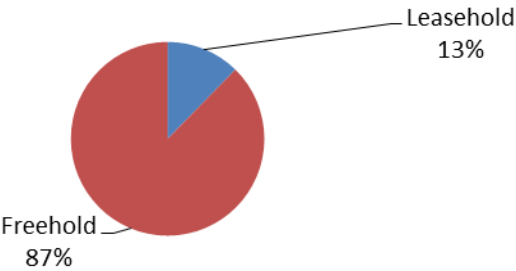


N.B. These diagrams relate to the LSE’s non-residential campus in Aldwych

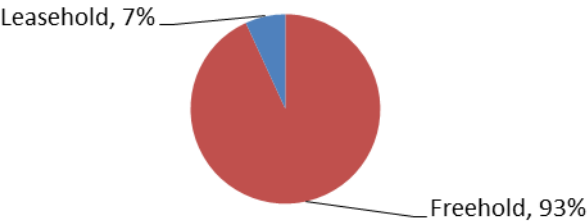


CAMPUS METRICS

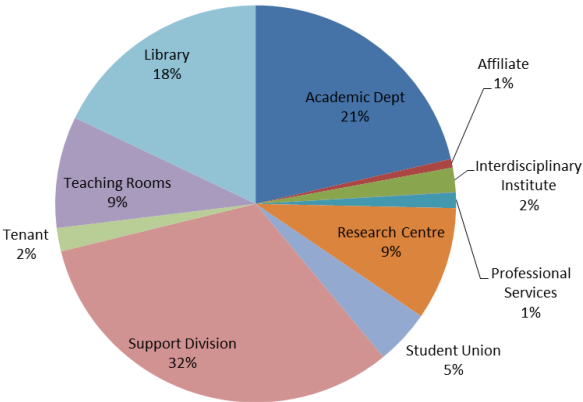
Ownership Type 2003



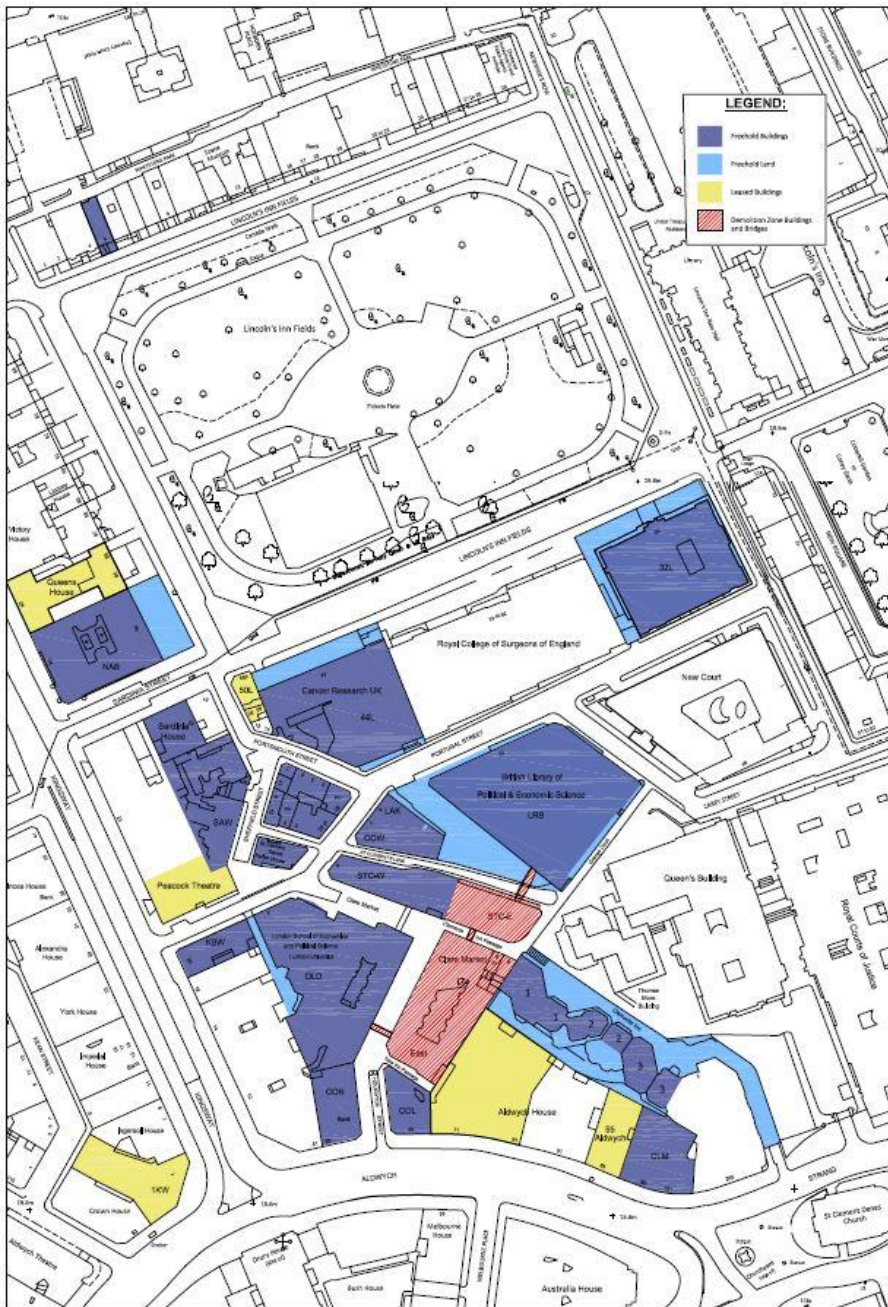
Ownership Type 2015



LSE School Occupancy per M²



## LSE Property Ownership Map (Aldwych Campus-2015)



**Property Name:**

**95 Aldwych**

**Property Code:**

**95A**

**Property Tenure:**

**Leasehold**

**Size NIA:**

**1<sup>st</sup> Floor 341 m<sup>2</sup>**

**2<sup>nd</sup> Floor 311 m<sup>2</sup>**

**1<sup>st</sup> floor expires Sep 2019**

**2<sup>nd</sup> floor expires April 2020**

**Year of Construction:**

**c. 1920**

**Planning Listing:**

**None**

**Address:**

**95 Aldwych, WC2**

**Building Energy Rating:**

**C**

**EMR Condition Grade:**

**TBA**

**EMR Functionality Grade:**

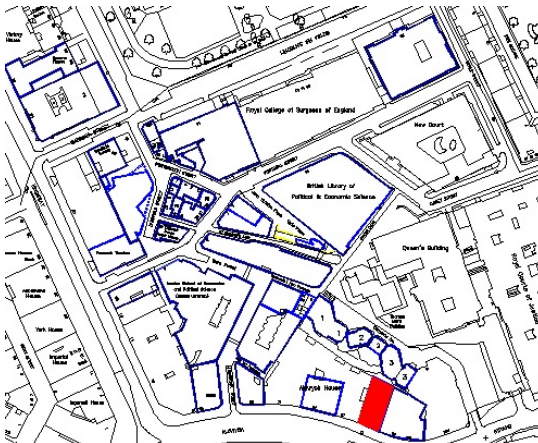
**TBA**

**Main Occupiers:**

**Summer School & Executive  
Programmes, Systemic Risk  
Centre, International Relations**

**Facilities:**

**None**



# ALDWYCH HOUSE

---

**Property Name:**  
**Aldwych House**

**Property Code:**  
**ALD**

**Property Tenure:**  
**Leasehold**  
**3<sup>rd</sup> floor expires Dec 2017**  
**LG floor expires Dec 2018**

**Size NIA:**  
**3<sup>rd</sup> floor- 945 m<sup>2</sup>**  
**Lower ground floor- 370 m<sup>2</sup>**

**Year of Construction:**  
**c.1920**

**Planning Listing:**  
**None**

**Address:**  
**71-91 Aldwych, WC2B 4HN**

**Building Energy Rating:**  
**N/A**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 1**

**Main Occupiers:**  
**IMT**

**Facilities:**  
**Meeting Rooms**



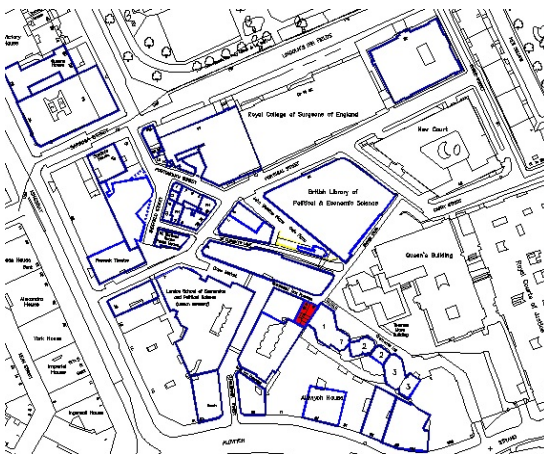
**Property Code:**  
**ANC**

**Size GIA:**  
**323 m<sup>2</sup>**

**Planning Listing:**  
**None**

**Building Energy Rating:**  
N/A

**EMR Functionality Grade:**  
**Grade 3**

**Facilities:**

# CLARE MARKET (TO BE DEMOLISHED)

---

**Property Name:**  
**Clare Market**

**Property Code:**  
**CMK**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**2,515 m<sup>2</sup>**

**Year of Construction:**  
**1966-1969**

**Planning Listing:**  
**None**

**Address:**  
**Houghton Street, WC2A 2AE**

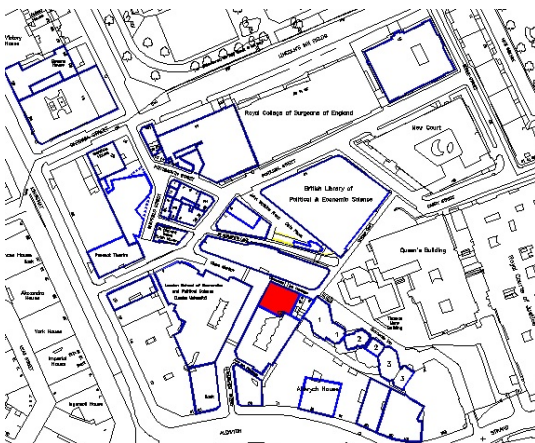
**Building Energy Rating:**  
**B - 39**

**EMR Condition Grade:**  
**Grade C**

**EMR Functionality Grade:**  
**Grade 3**

**Main Occupiers:**  
**To be demolished**

**Facilities:**



# CLEMENT HOUSE

---

**Property Name:**  
**Clement House**

**Property Code:**  
**CLM**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**5,659 m<sup>2</sup>**

**Year of Construction:**  
**1909-1911**

**Planning Listing:**  
**Listed Grade II**

**Address:**  
**99 Aldwych, WC2B 4JF**

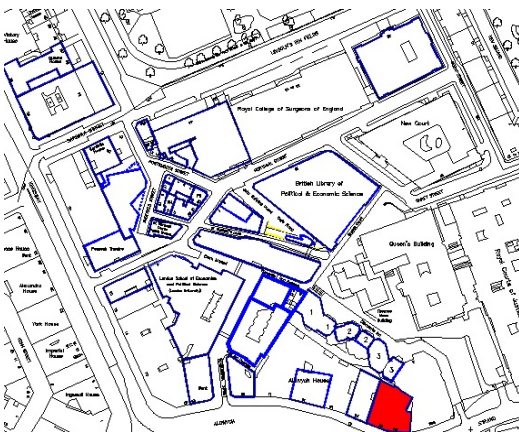
**Building Energy Rating:**  
**C - 52**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**International Relations,  
Management**

**Facilities:**  
**Hong Kong Theatre, Teaching  
Rooms**



# COLUMBIA HOUSE

---

**Property Name:**  
Columbia House

**Property Code:**  
COL

**Property Tenure:**  
Freehold

**Size GIA:**  
3,483 m<sup>2</sup>

**Year of Construction:**  
1928-1929

**Planning Listing:**  
None

**Address:**  
69 Aldwych, WC2B 4RR

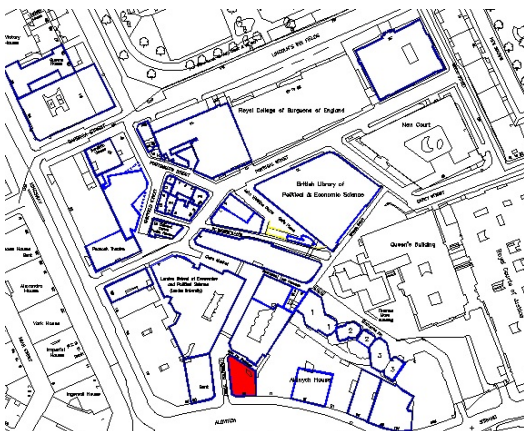
**Building Energy Rating:**  
D - 97

**EMR Condition Grade:**  
Grade C

**EMR Functionality Grade:**  
Grade 3

**Main Occupiers:**  
Directorate, Gender Institute,  
Mathematics, Methodology  
Institute, Statistics

**Facilities:**  
Garrick Restaurant



# CONNAUGHT HOUSE

---

**Property Name:**  
**Connaught House**

**Property Code:**  
**CON**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**4,517 m<sup>2</sup>**

**Year of Construction:**  
**1924-1925**

**Planning Listing:**  
**None**

**Address:**  
**63-65 Aldwych, WC2B 4EJ**

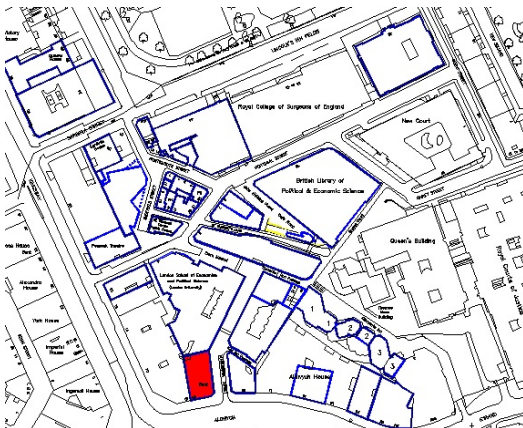
**Building Energy Rating:**  
**B - 50**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**Government, International  
Development, Finance, Financial  
Markets Group  
Natwest Bank, Wright's Bar**

**Facilities:**  
**Bank, Committee Rooms**



# COWDRAY HOUSE

---

**Property Name:**  
**Cowdray House**

**Property Code:**  
**COW**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**2,006 m<sup>2</sup>**

**Year of Construction:**  
**1903**

**Planning Listing:**  
**Listed Grade II**

**Address:**  
**6 Portugal Street, WC2A 2HJ**

**Building Energy Rating:**  
**B - 45**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**European Institute, LSE Health &  
Social Care, Hellenic Observatory**

**Facilities:**  
**None**



# EAST BUILDING (TO BE DEMOLISHED)

---

**Property Name:**  
**East Building**

**Property Code:**  
**EAS**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**4,566 m<sup>2</sup>**

**Year of Construction:**  
**1931**

**Planning Listing:**  
**None**

**Address:**  
**Houghton Street, WC2A 2AE**

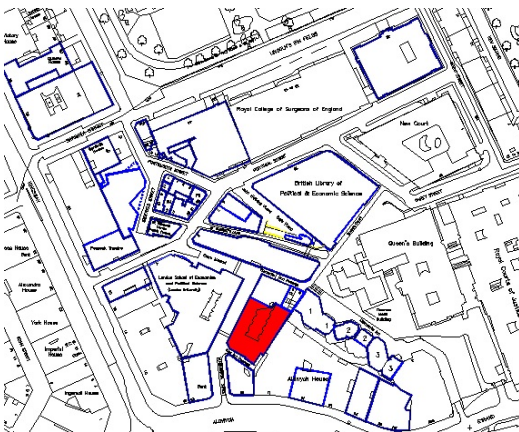
**Building Energy Rating:**  
**B - 50**

**EMR Condition Grade:**  
**Grade C**

**EMR Functionality Grade:**  
**Grade 3**

**Main Occupiers:**  
**To be demolished**

**Facilities:**





**Property Name:**

**1 Kingsway**

**Property Code:**

**1KW**

**Property Tenure:**

**Leasehold**

**Size NIA:**

**1,276 m<sup>2</sup>**

**3<sup>rd</sup> Floor Expires Feb 2025**

**Break Date August 2019**

**Year of Construction:**

**1920**

**Planning Listing:**

**None**

**Address:**

**1 Kingsway, WC2B 6XD**

**Building Energy Rating:**

**TBC**

**EMR Condition Grade:**

**Grade A**

**EMR Functionality Grade:**

**Grade 1**

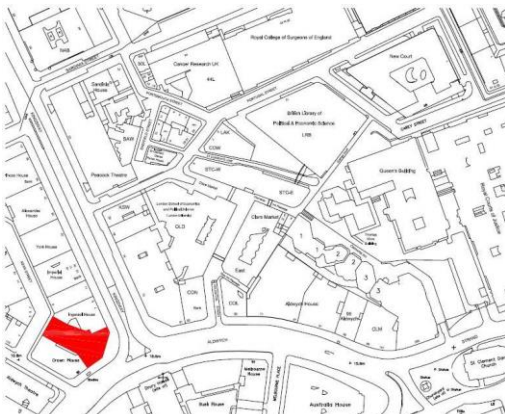
**Main Occupiers:**

**Estates Division, GLPD, LSE**

**Facilities:**

**Meeting Rooms**

**Advancement**



# 20 KINGSWAY

---

**Property Name:**  
**20 Kingsway**

**Property Code:**  
**KSW**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**2,142 m<sup>2</sup>**

**Year of Construction:**  
**1910**

**Planning Listing:**  
**None**

**Address:**  
**20 Kingsway, WC2B 6LH**

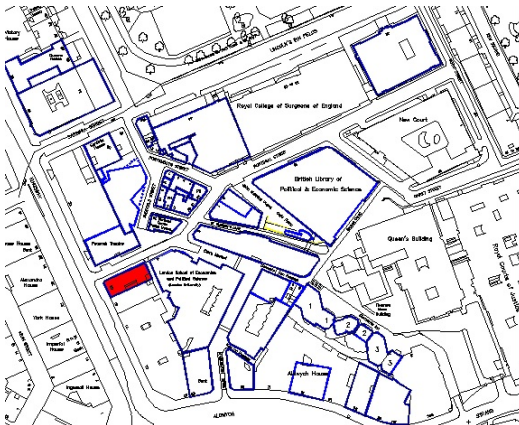
**Building Energy Rating:**  
**C - 53**

**EMR Condition Grade:**  
**Grade C**

**EMR Functionality Grade:**  
**Grade 3**

**Main Occupiers:**  
**Language Centre, LSE**  
**Entrepreneurship, CARR, LSE 100,**  
**Teaching & Learning Centre**

**Facilities:**  
**Teaching Rooms**



# THE LAKATOS BUILDING

---

**Property Name:**  
**The Lakatos Building**

**Property Code:**  
**LAK**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**945 m<sup>2</sup>**

**Year of Construction:**  
**1903**

**Planning Listing:**  
**Listed Grade II**

**Address:**  
**7 Portugal Street, WC2A 2HJ**

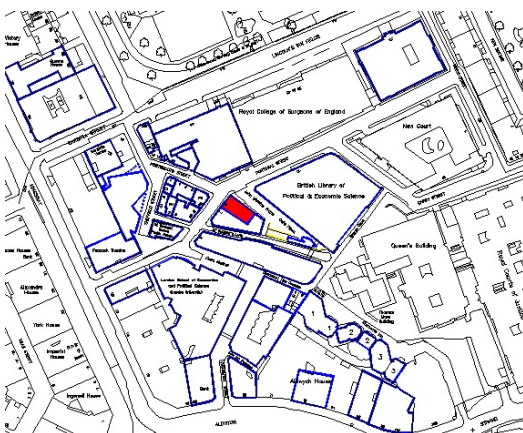
**Building Energy Rating:**  
**B - 46**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**Centre for Philosophy of Natural  
and Social Science,  
Philosophy Department**

**Facilities:**  
**None**



# 5 LINCOLN'S INN FIELDS

---

**Property Name:**  
5 Lincoln's Inn Fields

**Property Code:**  
5LF

**Property Tenure:**  
Freehold

**Size GIA:**  
Circa 600 m<sup>2</sup>

**Year of Construction:**  
Circa 1740

**Planning Listing:**  
Listed Grade II

**Address:**  
5 Lincoln's Inn Fields, 3BP

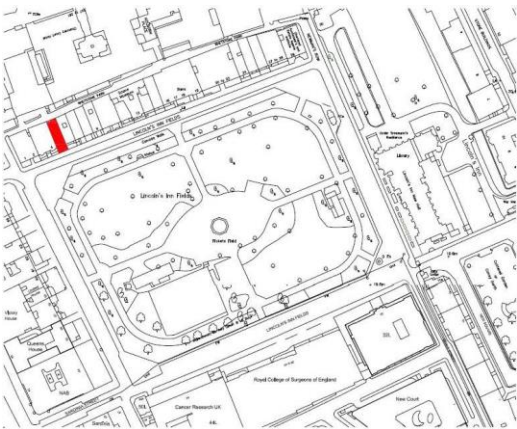
**Building Energy Rating:**  
TBC

**EMR Condition Grade:**  
Grade B

**EMR Functionality Grade:**  
Grade 2

**Main Occupiers:**  
To temporarily house the Marshall  
Institute

**Facilities:**  
None



# 32 LINCOLN'S INN FIELDS

---

**Property Name:**  
**32 Lincoln's Inn Fields**

**Property Code:**  
**32LIF**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**11,308 m<sup>2</sup>**

**Year of Construction:**  
**1905 & 1913**

**Planning Listing:**  
**Listed Grade II**

**Address:**  
**32 Lincoln's Inn Fields, WC2A 3PH**

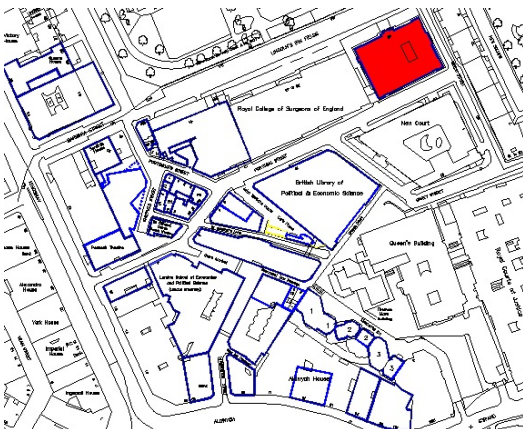
**Building Energy Rating:**  
**D - 76**

**EMR Condition Grade:**  
**Grade A**

**EMR Functionality Grade:**  
**Grade 1**

**Main Occupiers:**  
**CASE, CEP, Economics,  
IGC, Macro Economics, STICERD**

**Facilities:**  
**Café, Committee Rooms,  
Computer Rooms, Postgraduate  
Common Room, Teaching Rooms**



# 44 LINCOLN'S INN FIELDS

---

Property Name:

44 Lincoln's Inn Fields

Property Code:

TBA

Property Tenure:

Freehold

Size NIA:

10,196 m<sup>2</sup>

Year of Construction:

1963

Extension 1973

Planning Listing:

None

Address:

44 Lincoln's Inn Fields, WC2A 3LY

Building Energy Rating:

TBA

EMR Condition Grade:

N/A

EMR Functionality Grade:

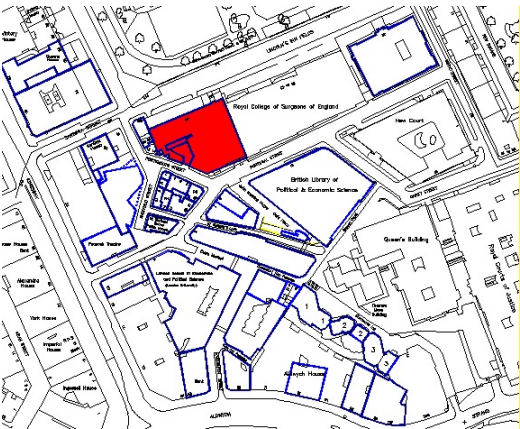
N/A

Main Occupiers:

Leased to Cancer Research UK

Facilities:

N/A



# 50 LINCOLN'S INN FIELDS

---

**Property Name:**  
**50 Lincoln's Inn Fields**

**Property Code:**  
**50L**

**Property Tenure:**  
**Leasehold**  
**Expires October 2018**

**Size GIA:**  
**305 m<sup>2</sup>**

**Year of Construction:**  
**N/A**

**Planning Listing:**  
**None**

**Address:**  
**50 Lincoln's Inn Fields, WC2A 3PF**

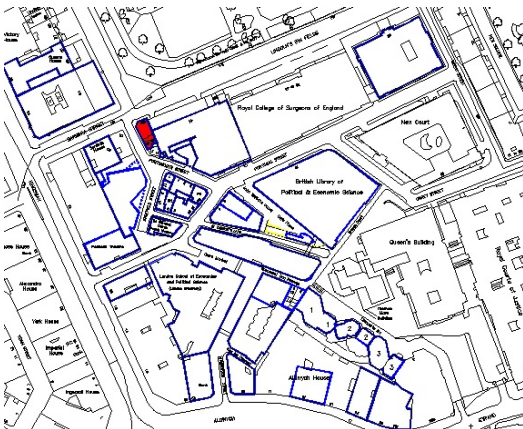
**Building Energy Rating:**  
**N/A**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 3**

**Main Occupiers:**  
**Civil Society and Human Security  
Research Unit**

**Facilities:**  
**None**





# LIONEL ROBBINS BUILDING

---

**Property Name:**  
**Lionel Robbins Building**

**Property Code:**  
**LRB**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**19,704 m<sup>2</sup>**

**Year of Construction:**  
**1913**

**Planning Listing:**  
**None**

**Address:**  
**10 Portugal Street, WC2A 2HD**

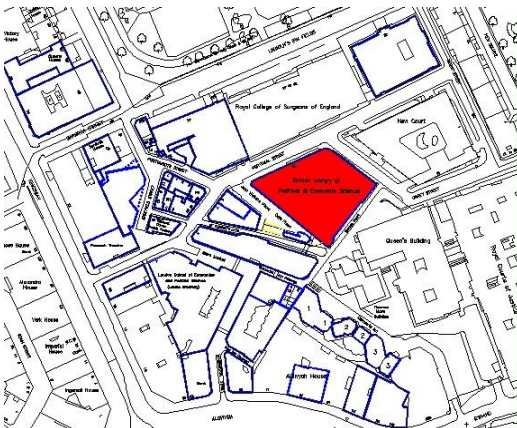
**Building Energy Rating:**  
**C - 72**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 1**

**Main Occupiers:**  
**HR Division, Library Services,  
Finance Division, INFORM**

**Facilities:**  
**Computer Area, Library, Meeting  
Rooms, Study Area, Women's  
Library**



# NEW ACADEMIC BUILDING

---

**Property Name:**  
**New Academic Building**

**Property Code:**  
**NAB**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**12,804 m<sup>2</sup>**

**Year of Construction:**  
**1912-1915 (Redeveloped in 2008)**

**Planning Listing:**  
**None**

**Address:**  
**54 Lincoln's Inn Fields, WC2A 3LJ**

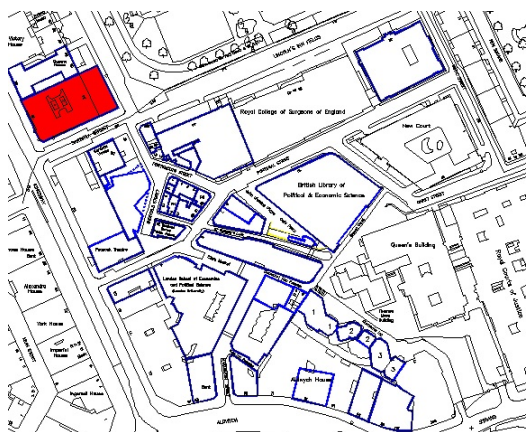
**Building Energy Rating:**  
**C - 71**

**EMR Condition Grade:**  
**Grade A**

**EMR Functionality Grade:**  
**Grade 1**

**Main Occupiers:**  
**Law, Management Department,  
Management Research Groups**

**Facilities:**  
**Cafés, Lecture Theatres, Meeting  
Rooms, Teaching Rooms**



**Property Name:**  
**Old Building**

**Property Code:**  
**OLD**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**14,196 m<sup>2</sup>**

**Year of Construction:**  
**1920-1923**  
**(Parts added until 1933)**

**Planning Listing:**  
**None**

**Address:**  
**Houghton Street, WC2A 2AE**

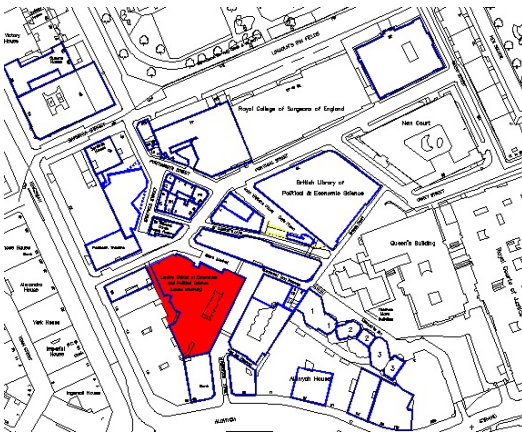
**Building Energy Rating:**  
**C - 61**

**EMR Condition Grade:**  
**Grade C**

**EMR Functionality Grade:**  
**Grade 3**

**Main Occupiers:**  
**Accounting, Anthropology,  
Finance and Social Policy  
Departments**

**Facilities:**  
**Meeting Rooms, Old Theatre,  
Reprographics, Restaurants,  
Senior Common Room, Shaw  
Library, Student Services Centre,  
Teaching Rooms**



# PARISH HALL

---

**Property Name:**  
**Parish Hall**

**Property Code:**  
**PAR**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**481 m<sup>2</sup>**

**Year of Construction:**  
**1897-1898**

**Planning Listing:**  
**None**

**Address:**  
**Sheffield Street, WC2A 2HA**

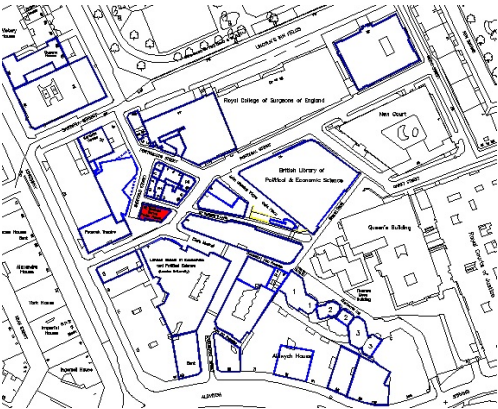
**Building Energy Rating:**  
**C - 69**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**

**Facilities:**  
**3 x Teaching rooms**



**Property Name:**  
**Peacock Theatre**

**Property Code:**  
**PEA**

**Property Tenure:**  
**Leasehold**  
**Expires 17 March 2054**

**Size GIA:**  
**4,183 m<sup>2</sup>**

**Year of Construction:**  
**1960**

**Planning Listing:**  
**None**

**Address:**  
**Portugal Street, WC2A 2HT**

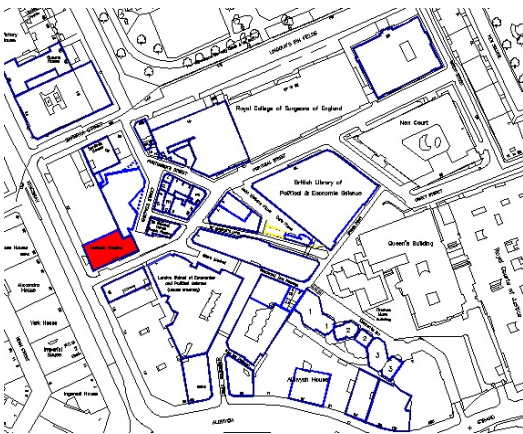
**Building Energy Rating:**  
**B - 27**

**EMR Condition Grade:**  
**Grade C**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**Peacock Theatre**

**Facilities:**  
**Auditorium/ Lecture Theatre**



# 1 PORTSMOUTH STREET

---

**Property Name:**  
**1 Portsmouth Street**

**Property Code:**  
**POR**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**151 m<sup>2</sup>**

**Year of Construction:**  
**c. 1870**

**Planning Listing:**  
**None**

**Address:**  
**1 Portsmouth Street, WC2A 2ES**

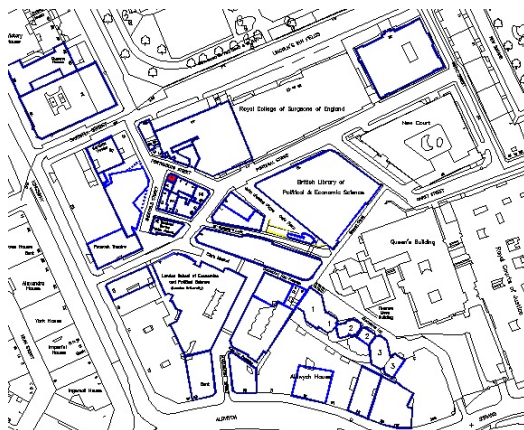
**Building Energy Rating:**  
**N/A**

**EMR Condition Grade:**  
**Grade C**

**EMR Functionality Grade:**  
**Grade 3**

**Main Occupiers:**  
**Anthropology,  
LSE London, Alpha Books**

**Facilities:**  
**Book Shop**



**Property Name:**  
**Queens House**

**Property Code:**  
**QUE**

**Property Tenure:**  
**Leasehold**  
**3<sup>rd</sup> Floor Expires June 2019**  
**2<sup>nd</sup> Floor Expires April 2021**  
**Ground Floor Expires April 2027**  
**Ground Floor Option to Break**  
**April 2021**  
**Year of Construction:**  
**N/A**

**Size NIA:**  
**3<sup>rd</sup> Floor 587 m<sup>2</sup>**  
**2<sup>nd</sup> Floor 211 m<sup>2</sup>**  
**Ground Floor 537 m<sup>2</sup>**

**Planning Listing:**  
**None**

**Address:**  
**55-56 Lincoln's Inn Fields,**  
**WC2A 3LJ**

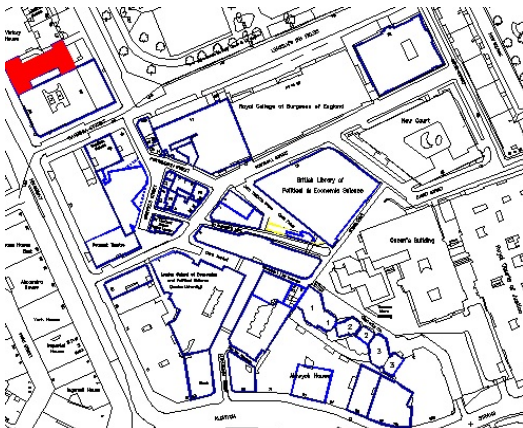
**Building Energy Rating:**  
**N/A**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**Social Psychology, LSE Enterprise,**  
**Miscellaneous Decant Expansion**  
**Space**

**Facilities:**  
**None**



# SARDINIA HOUSE

---

**Property Name:**  
**Sardinia House**

**Property Code:**  
**SAR**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**2,796 m<sup>2</sup>**

**Year of Construction:**  
**c. 1910**

**Planning Listing:**  
**None**

**Address:**  
**52 Lincoln's Inn Fields**  
**WC2A 3LZ**

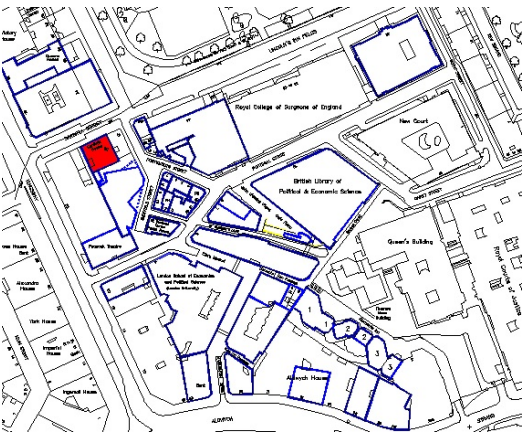
**Building Energy Rating:**  
**Application made**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**International History, Economic**  
**History, Institute of Public Affairs**

**Facilities:**  
**Dental Surgery**



# SAW SWEE HOCK STUDENT CENTRE

---

**Property Name:**  
**Saw Swee Hock Student Centre**

**Property Code:**  
**SAW**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**5,873 m<sup>2</sup>**

**Year of Construction:**  
**2013**

**Planning Listing:**  
**None**

**Address:**  
**1 Sheffield Street**  
**WC2A 2AP**

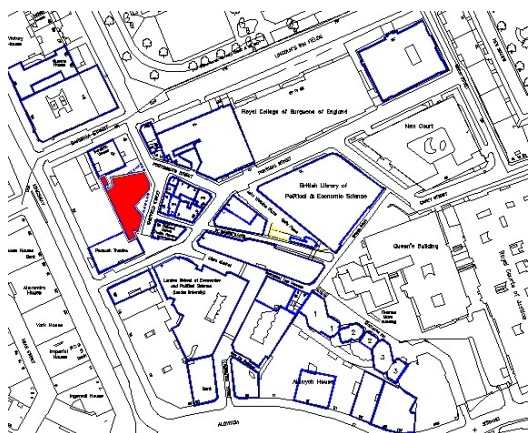
**Building Energy Rating:**  
**EPC A**

**EMR Condition Grade:**  
**Grade A**

**EMR Functionality Grade:**  
**Grade 1**

**Main Occupiers:**  
**Accommodation Office,**  
**Chaplaincy, LSE Careers Service,**  
**Students' Union**

**Facilities:**  
**Bar, Cafés, Careers Centre, Events**  
**Space, Exercise Studio, Gym,**  
**Media Suite, Faith Centre, Roof**  
**Terrace**



# SHEFFIELD STREET

---

**Property Name:**  
Sheffield Street

**Property Code:**  
SHF

**Property Tenure:**  
Freehold

**Size GIA:**  
421 m<sup>2</sup>

**Year of Construction:**  
c. 1904

**Planning Listing:**  
None

**Address:**  
9-10 Sheffield Street, WC2A 2EY

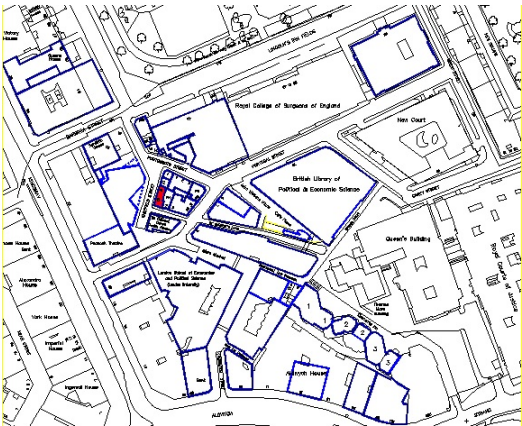
**Building Energy Rating:**  
N/A

**EMR Condition Grade:**  
Grade B

**EMR Functionality Grade:**  
Grade 3

**Main Occupiers:**  
LSE Health, International relations

**Facilities:**  
Meeting Rooms



# ST CLEMENT'S (EAST SIDE TO BE DEMOLISHED)

---

**Property Name:**

**St Clement's**

**Property Code:**

**STC**

**Property Tenure:**

**Freehold**

**Size GIA:**

**9,289 m<sup>2</sup>/4,329 m<sup>2</sup> after  
demolition of east side**

**Year of Construction:**

**Main building c. 1881**

**Planning Listing:**

**None**

**Extension 1970**

**Address:**

**Clare Market, WC2A 2AB**

**Building Energy Rating:**

**C - 73**

**EMR Condition Grade:**

**Grade C**

**EMR Functionality Grade:**

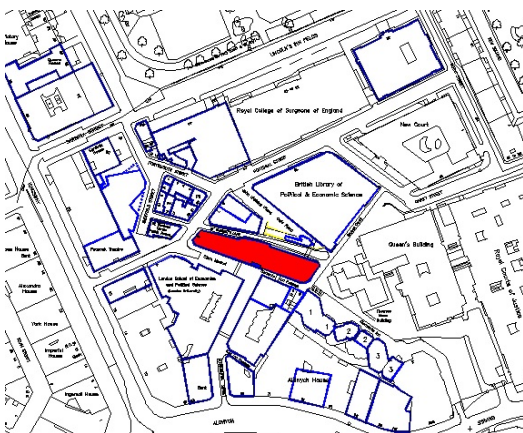
**Grade 3**

**Main Occupiers:**

**Geography & Environment, Media  
& Communications, Sociology  
East side of building to be  
demolished**

**Facilities:**

**Computer Rooms,  
Economists' Bookshop,**



# TOWER ONE

---

**Property Name:**

**Tower One**

**Property Code:**

**TW1**

**Property Tenure:**

**Freehold**

**Size GIA:**

**5,108 m<sup>2</sup>**

**Year of Construction:**

**1971**

**Planning Listing:**

**None**

**Address:**

**1 Clements Inn, WC2A 2AZ**

**Building Energy Rating:**

**E - 111**

**EMR Condition Grade:**

**Grade B**

**EMR Functionality Grade:**

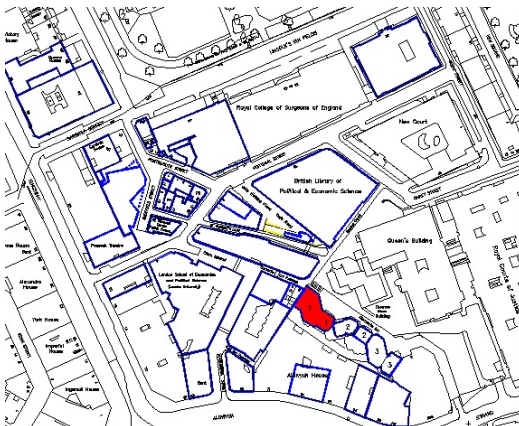
**Grade 2**

**Main Occupiers:**

**CATS, Institute for Global Affairs,  
LSE Cities, Academic Registrars  
Division, Research Division**

**Facilities:**

**Teaching Rooms, Video  
Conference Facility**



**Facilities:**  
Meeting Rooms, Teaching Rooms,  
PC Teaching Rooms



# TOWER THREE

---

**Property Name:**  
**Tower Three**

**Property Code:**  
**TW3**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**5,206 m<sup>2</sup>**

**Year of Construction:**  
**1971**

**Planning Listing:**  
**None**

**Address:**  
**3 Clements Inn, WC2A 2AZ**

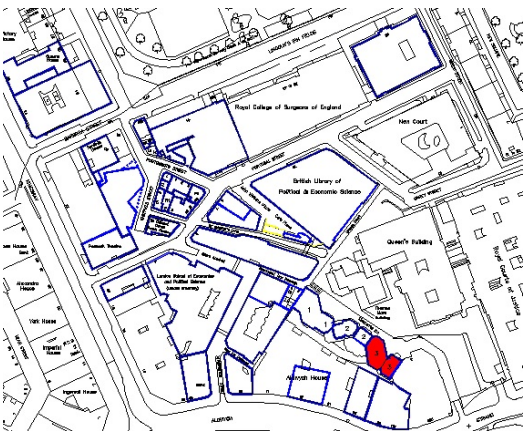
**Building Energy Rating:**  
**E - 111**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**Communications Division,  
Institute for Global Affairs, LSE  
Language Centre, Confucius  
Institute, Centre of Human Rights**

**Facilities:**  
**GP Surgery, LSE BOX, LSE  
Treatment Centre, Media Studio**



# BANKSIDE HOUSE (RESIDENCE)

---

**Property Name:**  
**Bankside House**

**Property Code:**  
**N/A**

**Property Tenure:**  
**Freehold**

**Size (No. of Beds):**  
**617**

**Year of Construction:**  
**c. 1952/3**

**Planning Listing:**  
**None**

**Address:**  
**24 Sumner Street, SE1 9JA**

**Building Energy Rating:**  
**D - 79**

**EMR Condition Grade:**  
**Grade C**

**EMR Functionality Grade:**  
**Grade 1**

**Main Occupiers:**  
**1<sup>st</sup> year Undergraduate, General  
Course and Postgraduate students**

**Facilities:**  
**Student bar and games room,  
Quiet study, table tennis and TV  
rooms, Laundry and ironing room**



# BERRYLANDS SPORTS GROUND

---

<b>Property Name:</b> Berrylands Sports Ground	<b>Property Code:</b> N/A
<b>Property Tenure:</b> Freehold	<b>Size GIA:</b> 17 acres
<b>Year of Construction:</b> N/A	<b>Planning Listing:</b> None
<b>Address:</b> LSE Sportsground, Windsor Avenue, New Malden, Surrey KT3 5HB	<b>Building Energy Rating:</b> N/A
<b>EMR Condition Grade:</b> N/A	<b>EMR Functionality Grade:</b> N/A
<b>Main Occupiers:</b> Sports Ground	<b>Facilities:</b> All weather sports area, Garage, Grass pitches, Pavilion, Residential Bungalow



# BUTLER'S WHARF (RESIDENCE)

---

**Property Name:**  
**Butler's Wharf**

**Property Code:**  
**N/A**

**Property Tenure:**  
**Leasehold**  
**(Expires in 2085)**

**Size (No. of Beds):**  
**280**

**Year of Construction:**  
**c. 1975**

**Planning Listing:**  
**None**

**Address:**  
**11 Gainsford Street, SE1 2NE**

**Building Energy Rating:**  
**C - 62**

**EMR Condition Grade:**  
**Grade C**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**Postgraduate students**

**Facilities:**  
**Computer room, Common Room**  
**with TV, Bicycle storage area,**  
**Laundry room**



# CARR SAUNDERS (RESIDENCE)

---

**Property Name:**  
**Carr Saunders**

**Property Code:**  
**N/A**

**Property Tenure:**  
**Leasehold**  
**(Expires in 2062)**

**Size (No. of Beds):**  
**156**

**Year of Construction:**  
**c. 1965**

**Planning Listing:**  
**None**

**Address:**  
**18-24 Fitzroy Street, W1T 4BN**

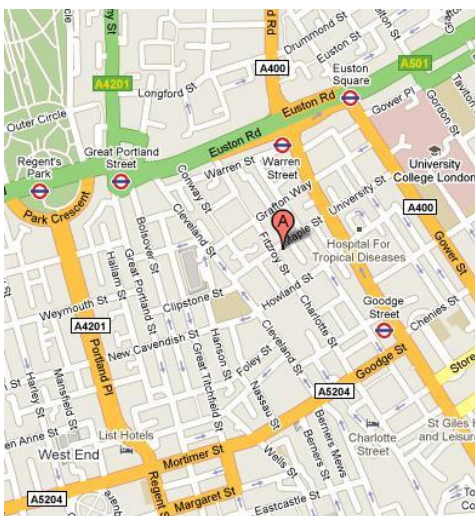
**Building Energy Rating:**  
**C - 71**

**EMR Condition Grade:**  
**Grade C**

**EMR Functionality Grade:**  
**Grade 3**

**Main Occupiers:**  
**1<sup>st</sup> year Undergraduate and**  
**General Course students**

**Facilities:**  
**Common/TV room, Computer**  
**room, Laundry room, Student bar**



# CLINK STREET (RESIDENCE)

**Property Name:**  
Clink Street Residence

**Property Code:**  
N/A

**Property Tenure:**  
Leasehold  
(Expires in 1992)

**Size GIA:**  
297m<sup>2</sup>

**Year of Construction:**  
c. 1860

**Planning Listing:**  
None

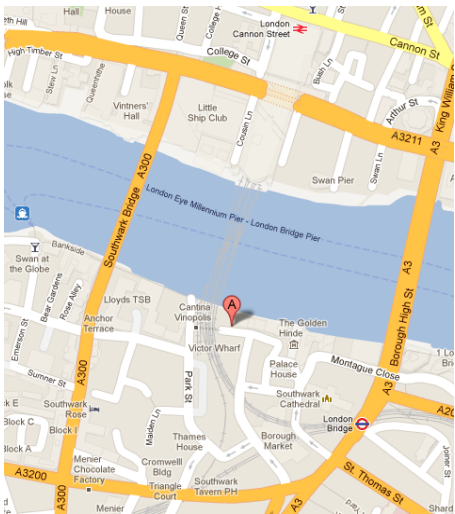
**Address:**  
Clink Street, SE1

**Building Energy Rating:**  
N/A

**EMR Condition Grade:**  
N/A

**EMR Functionality Grade:**  
N/A

**Main Occupier:**  
Director of the London School of  
Economics and Political Science



# GEORGE IV PUB

---

**Property Name:**  
**George IV Pub**

**Property Code:**  
**N/A**

**Property Tenure:**  
**Freehold**

**Size GIA:**  
**434.81 m<sup>2</sup>**

**Year of Construction:**  
**c.1900**

**Planning Listing:**  
**None**

**Address:**  
**28 Portugal Street, WC2A 2HE**

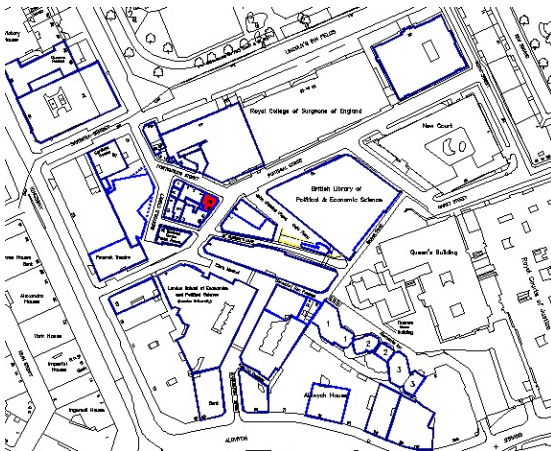
**Building Energy Rating:**  
**N/A**

**EMR Condition Grade:**  
**Grade A**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**Residential and Catering Services**

**Facilities:**  
**Pub on ground and 1<sup>st</sup> floors,  
Three staff flats on 2<sup>nd</sup> - 4<sup>th</sup> floors**



# GROSVENOR HOUSE (RESIDENCE)

---

**Property Name:**  
**Grosvenor House**

**Property Code:**  
**N/A**

**Property Tenure:**  
**Leasehold**  
**(Expires in Sep 2027)**  
**Break Clause Option March 2021**

**Size (No. of Beds):**  
**220**

**Year of Construction:**  
**1896 (Wild Street section: 1907-1915)**

**Planning Listing:**  
**None**

**Address:**  
**141-147 Drury Lane, WC2B 5TB**

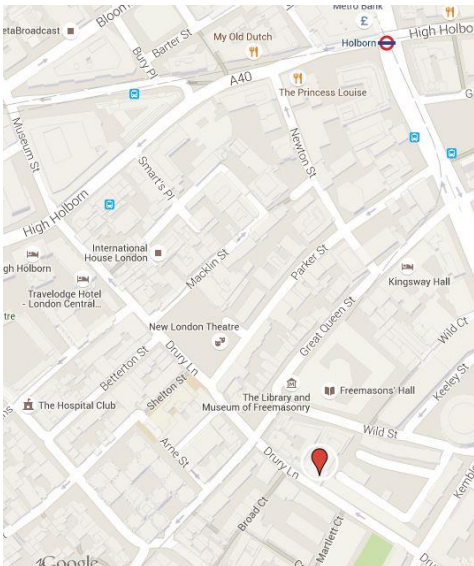
**Building Energy Rating:**  
**C - 73**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**Postgraduate students**

**Facilities:**  
**Communal TV room, Computer room, Laundry room, Mini kitchen in each room, LSE Nursery**



# HIGH HOLBORN (RESIDENCE)

---

**Property Name:**  
**High Holborn**

**Property Code:**  
**N/A**

**Property Tenure:**  
**Freehold**

**Size (No. of Beds):**  
**448**

**Year of Construction:**  
**1995**

**Planning Listing:**  
**None**

**Address:**  
**178 High Holborn, WC1V 7AA**

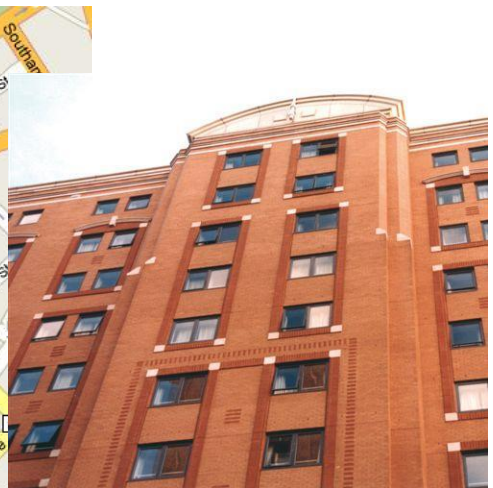
**Building Energy Rating:**  
**C - 63**

**EMR Condition Grade:**  
**Grade C**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**1<sup>st</sup> year Undergraduate, General Course and Postgraduate students**

**Facilities:**  
**Computer room, Laundry room, Two TV rooms, Large communal lounge**



# KING'S CROSS (RESIDENCE)

---

**Property Name:**

**King's Cross**

**Property Code:**

**N/A**

**Property Tenure:**

**Nomination Agreement  
(Expires in 2018)**

**Size (No. of Beds):**

**338**

**Year of Construction:**

**2013**

**Planning Listing:**

**None**

**Address:**

**York Way, N1C 4BD**

**Building Energy Rating:**

**N/A**

**EMR Condition Grade:**

**N/A**

**EMR Functionality Grade:**

**N/A**

**Main Occupiers:**

**1<sup>st</sup> year Undergraduate and  
Postgraduate Students**

**Facilities:**

**Communal room, lounge and TV  
room, Study rooms, Kitchen  
access, Computer room, Laundry  
room, Bicycle storage**



# LILIAN KNOWLES HOUSE (RESIDENCE)

---

**Property Name:**

Lilian Knowles House

**Property Code:**

N/A

**Property Tenure:**

Nomination Agreement

(Expires in 2041)

Break Clause Option Aug 2030

**Size (No. of Beds):**

360

**Year of Construction:**

1868

**Planning Listing:**

None

**Address:**

50 Crispin Street, E1 6HQ

**Building Energy Rating:**

N/A

**EMR Condition Grade:**

N/A

**EMR Functionality Grade:**

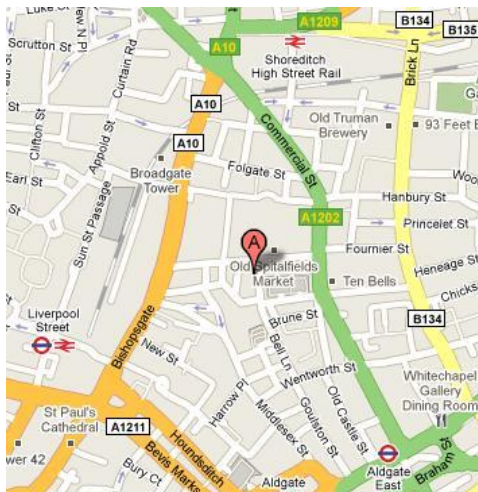
N/A

**Main Occupiers:**

Postgraduate students

**Facilities:**

Student common room and TV room, Computer room, Laundry room



# NORTHUMBERLAND HOUSE (RESIDENCE)

---

**Property Name:**  
**Northumberland House**

**Property Code:**  
**N/A**

**Property Tenure:**  
**Leasehold**  
**(Expires in 2026)**

**Size (No. of Beds):**  
**370**

**Year of Construction:**  
**1883-1887**

**Planning Listing:**  
**Listed Grade II**

**Address:**  
**Northumberland Avenue,**  
**WC2N 5BY**

**Building Energy Rating:**  
**B - 35**

**EMR Condition Grade:**  
**Grade B**

**EMR Functionality Grade:**  
**Grade 2**

**Main Occupiers:**  
**1<sup>st</sup> year Undergraduate and**  
**Postgraduate students**

**Facilities:**  
**Computer room, Laundry room**



# PASSFIELD HALL (RESIDENCE)

---

**Property Name:**

**Passfield Hall**

**Property Code:**

**N/A**

**Property Tenure:**

**Leasehold**

**(Expires in 2041)**

**Size (No. of Beds):**

**227**

**Year of Construction:**

**c. 1830**

**Planning Listing:**

**Listed Grade II**

**Address:**

**1-7 Endsleigh Place, WC1 0PW**

**Building Energy Rating:**

**D - 85**

**EMR Condition Grade:**

**Grade C**

**EMR Functionality Grade:**

**Grade 2**

**Main Occupiers:**

**1<sup>st</sup> year Undergraduate and  
General Course students**

**Facilities:**

**Dining hall, Enclosed garden,  
TV/Common Room, Bar, Laundry  
room**



# ROSEBERY AVENUE (RESIDENCE)

---

**Property Name:**  
**Rosebery Avenue**

**Property Code:**  
**N/A**

**Property Tenure:**  
**Leasehold**  
**(Expires in 2070)**

**Size (No. of Beds):**  
**316**

**Year of Construction:**  
**1975**

**Planning Listing:**  
**None**

**Address:**  
**90 Rosebery Avenue, EC1R 4TY**

**Building Energy Rating:**  
**D - 91**

**EMR Condition Grade:**  
**Grade C**

**EMR Functionality Grade:**  
**Grade 3**

**Main Occupiers:**  
**1<sup>st</sup> year Undergraduate, General**  
**Course, Postgraduate students**

**Facilities:**  
**Communal area, Computer room,**  
**Laundry, Student bar**



# SIDNEY WEBB HOUSE (RESIDENCE)

---

**Property Name:**  
**Sidney Webb House (Great Dover Street)**

**Property Code:**  
**N/A**

**Property Tenure:**  
**Leasehold**  
**(Expires in Sep 2029)**

**Size (No. of Beds):**  
**450**

**Year of Construction:**  
**1998**

**Planning Listing:**  
**None**

**Address:**  
**159 Great Dover Street, SE1 4WW**

**Building Energy Rating:**  
**N/A**

**EMR Condition Grade:**  
**N/A**

**EMR Functionality Grade:**  
**N/A**

**Main Occupiers:**  
**Postgraduate students**

**Facilities:**  
**Communal TV room, Computer room, Laundry room**



# WESTMINSTER PLACE

---

**Property Name:**  
**Westminster Place**

**Property Code:**  
**N/A**

**Property Tenure:**  
**Nominations Agreement**  
**(Expires in 2020 with option to**  
**extend until 2025)**

**Size (No. of Beds):**  
**484**

**Year of Construction:**  
**2015**

**Planning Listing:**  
**None**

**Address:**  
**119 Westminster Bridge Road SE1**  
**7FX**

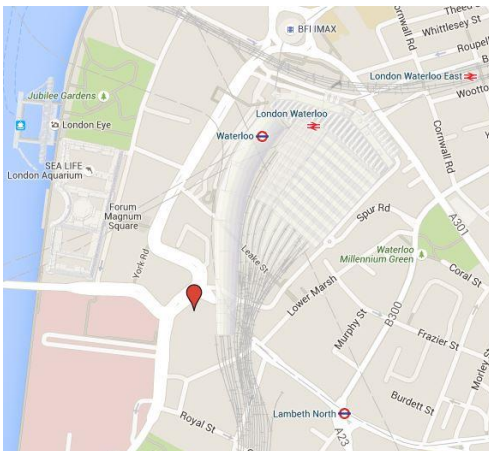
**Building Energy Rating:**  
**N/A**

**EMR Condition Grade:**  
**N/A**

**EMR Functionality Grade:**  
**N/A**

**Main Occupiers:**  
**Postgraduate/Undergraduate**  
**students**

**Facilities:**  
**Communal TV rooms, Computer**  
**room, Laundry room, Swimming**  
**Pool, Gym**



# YE OLDE WHITE HORSE

---

**Property Name:**  
**Ye Olde White Horse**

**Property Code:**  
**N/A**

**Property Tenure:**  
**Freehold**  
**Leased to tenants until Dec 2028**

**Size GIA:**  
**N/A**

**Year of Construction:**  
**c. 1800**

**Planning Listing:**  
**None**

**Address:**  
**2 St. Clements Lane, WC2 2HA**

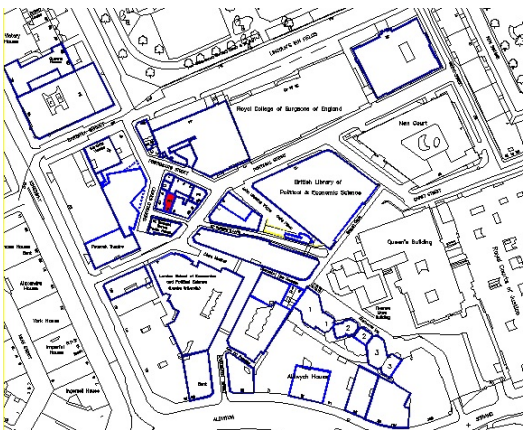
**Building Energy Rating:**  
**N/A**

**EMR Condition Grade:**  
**N/A**

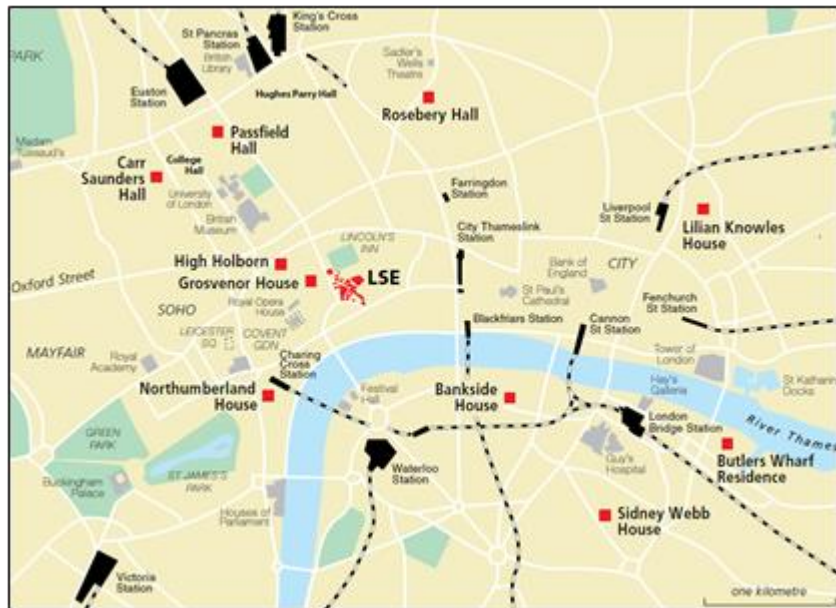
**EMR Functionality Grade:**  
**N/A**

**Main Occupiers:**  
**Commercial tenant**

**Facilities:**  
**Pub**



# MAP OF LSE RESIDENCES



Northumberland House Residence

# 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:**

**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 support 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.

**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.

**Building Energy Rating:**

Refer to the grading contained in the building's Display Energy Certificate (DEC), which is based upon actual energy usage of a building and introduced in response to the EU Energy Performance of Buildings Directive.



NOTES



## CONTACTS

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