



Chambers Institution Levelling Up Fund Project High-Level Report for Sharing

Project Overview

- Reporting Period: June 2026 (05/06/2026-18/06/2026)
- Project Stage: RIBA Stage 4
- Planning permission approved
- Total Budget: £4,662,000 (£4,195,800 LUF, £466,200 CIT Fundraising)

Progress & Activities

- RIBA Stage 4 completed, delivering a fully coordinated technical design for the Chambers Institution refurbishment
- Key elements confirmed: lift installation, new entrance, spatial reconfiguration, upgraded facilities
- Developed with stakeholders and statutory bodies, ensuring compliance and heritage sensitivity (Category A-listed building)
- Programme set (July 2026–Feb 2028 reoccupation); LUF extended to March 2028
- Procurement strategy confirmed with positive market interest
- Accessibility and sustainability embedded in the design
- Current priorities:
 - Securing client approval of Stage 4
 - Finalising remaining scope (windows, signage, displays)
 - Procuring enabling works and site investigations (e.g., asbestos)
 - Preparing main works tender (Aug 2026 target) and engaging contractors
 - Confirming funding alignment
 - Preparing for transition to RIBA Stage 5 (construction)

Programme

- Current forecast completion: **December 2027 (excluding the building recant)**
- Key milestones:
- Stage 3 approved: **4 December 2025.**
- Decant start: **April 2026.** Completed April 2026.
- Main works start: **November 2026.**

Key Achievements

- Completion of a fully coordinated RIBA Stage 4 technical design
- Design delivers full accessibility, including lift access to all floors
- Compliance achieved with fire, access, and conservation requirements for a Category A-listed building
- Strong stakeholder and statutory body engagement throughout design development
- Project programme defined with secured extension to Levelling Up Fund deadline (to March 2028)
- Procurement route confirmed with positive market interest supporting competitive tendering
- Robust risk management approach in place for historic building and delivery challenges
- Accessibility and sustainability principles embedded within the final design

Key Issues

- Historic building unknowns: Risk of unforeseen conditions (e.g., asbestos, structural issues) impacting cost and programme



Funded by UK Government

- Funding constraints: Need to confirm and align funding with total project costs
- Programme risk: Tight timeline with potential delays linked to statutory approvals, procurement, and construction delivery
- Inflation and supply chain: Ongoing risk of material cost increases and contractor availability
- Tender risk: Market conditions may affect competitiveness or affordability of returned tenders
- Coordination complexity: Integration of modern services within a Category A-listed building requires careful design and execution
- Enabling works dependency: Success of main works reliant on early investigations to reduce risk
- Balancing conservation and performance: Constraints of the listed building limit extent of sustainability and thermal improvements

Financial Overview

- Stage 4 budget costs will be reviewed this week.