

Chambers Institution Trust: Update report to PCC 9/10/25

Everything to do with the Phase 1 project is moving forward steadily through RIBA Stage 3, which hopefully will be complete by the end of this month. Completion of this stage will allow an application for Listed Building Consent to be submitted and the work to move on to more detailed technical design. However, there are still a number of ongoing design challenges, with necessary investigative works yet to be completed, and it is important that such matters are resolved properly before moving on. Particularly important is that the lift design will be fully capable of meeting the future needs of the museum and art gallery, and this is not yet clear. Meanwhile arrangements for the decanting of current tenants for the duration of the construction work next year and beyond are being discussed and planned. The project programme is being adapted and developed in agreement with the UK Government funding body, and completion is now being forecast for November 2027.

A copy of the most recent progress report issued by the Project Board is attached for further detail.

The Phase 2 feasibility study and business plan development is progressing well so far, and is firmly in the hands of the appointed consultants following the initial inception and briefing meetings. As we are still in the information gathering stage, there is nothing further to report as yet.

We await a response from OSCAR on the SCIO application, but as soon as the new body has been set up we will move quickly to establish the Friends of the Chambers Institution in an effective supporting role.

A drop-in information session at the Burgh Hall is planned for Saturday 29<sup>th</sup> November between 10.00am and 4.00pm, when there will be an opportunity to view the current plans for the first phase, to ask questions about what will happen during the construction stage, and to understand the objectives of the feasibility study and business plan to shape the future development of the whole building complex.

Sam Coe



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

### Project Overview

- Reporting Period: September 2025
- Project Stage: RIBA Stage 3
- Total Budget: £4,662,000 (£4,195,800 LUF, £466,200 CIT Fundraising)

### Progress & Activities

RIBA Stage 3 continues, with key developments and ongoing challenges:

- Final Stage 3 fire engineer report; has been issued by Jensen Hughes and being reviewed by the design team. Building standards have indicated that there is no requirement for fire rated lobbies at the first and second floor gallery spaces.
- A revised RIBA Stage 3 programme has been developed which outlines that the RIBA Stage 3 report is due to be issued to SBC for review and approval on 30/10/2025.
- The master project programme has been developed. This outlines the re-baselined positions of the project following delayed RIBA stage 3 completion.
- Decant discussions with building tenants have commenced. TTPM are developing individual decant programmes for each tenant based on the master programme.
- Additional opening-up works quote has been submitted.
- Stage 2 CCTV survey approved; scheduled for late September.
- CAB layout (Option C) was approved by CAB and the project board. Subsequently issues have been raised, and discussions are ongoing.
- RFI tracker developed and shared with SBC

### Programme

- Current forecast completion: 19 November 2027
- Reforecast completion date is the result of the full re-profiling exercise which was completed following the delayed RIBA stage 3.

### Key Achievements

- Fire Engineer report issued.
- Revised RIBA stage 3 programme completed.
- Master project programme completed.
- Individual decant programmes being drafted for each tenant
- Stage 2 of CCTV survey approved.
- CAB option C approved.

### Key Issues

- Outstanding surveys and opening-up works
- Lift design concerns and structural constraints
- Ownership boundary affecting fire escape compliance
- Stakeholder feedback and layout coordination

### Risk & Change Management

- Risk register under review and being updated
- Risk review meetings to recommence at start of RIBA stage 4.

### Financial Overview

- Budget remains within LUF allocation