

# South Molton Community Liaison Group

Meeting #8

30<sup>th</sup> July 2025 12:30-1:30pm



# Hello and welcome

**Introductions**

**Previous Actions**

**Project Update – Site works**

North and South Blocks

South Molton Street

**Community Initiatives**

**Feedback**

**Next steps**

# Introductions

# Previous Actions

# Previous actions

**Grosvenor** to circulate minutes to members and publish on the South Molton website.

**Grosvenor** to diarise next meeting for summer 2025. **Community Liaison Group** to confirm attendance.

**South Molton Street Retailers** to organise a separate meeting to discuss how to encourage more footfall to the street.

**Grosvenor** to investigate if other opportunities for advertising can be made available to SMS retailers.

**Curo** to investigate any possibility of reducing the depth of the South Molton Street site hoarding into the public footpath.

**Community Liaison Group** members to consider how we might increase attendance at future sessions and share any additional feedback on how we can continue to ensure the meetings correctly cater to attendees.

# Project Update

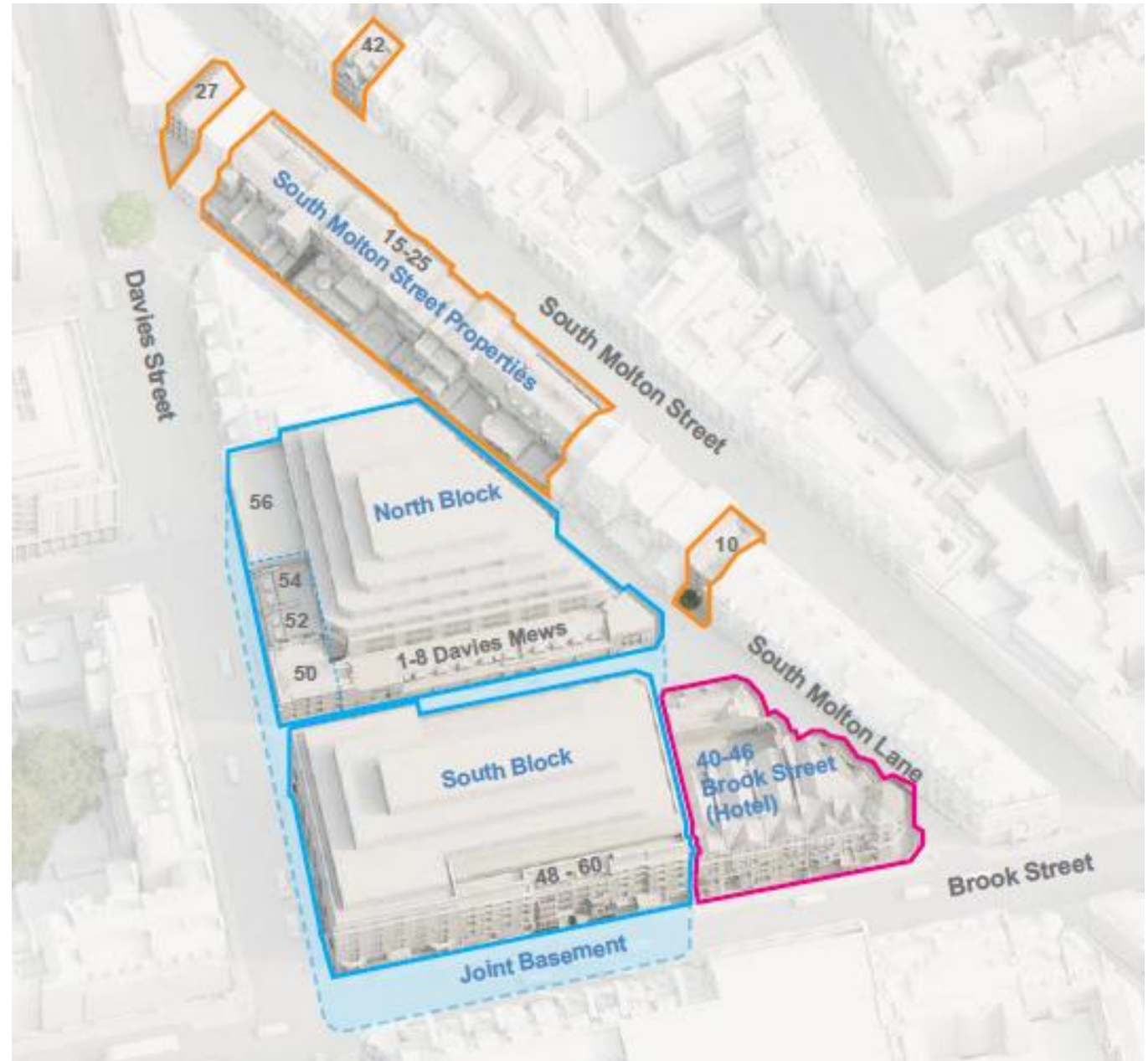
# Project Overview

The South Molton development consists of:

**‘North and South’ buildings** - Two office buildings above ground floor retail/restaurants/Running Horse Pub

**South Molton Street** - 33 homes (22 private & 11 affordable) above ground and lower ground floor retail/F&B

**Hotel** – at 40-46 Brook Street



# North and South Buildings



# Project Update – Skanska North and South

## Works to Date:

- North Block
  - Concrete core constructed to level 6
  - Reinforced concrete vertical elements poured between Basement level -1 and the Ground Floor
  - Ground Floor concrete slab is in progress
- South Block
  - Concrete core constructed to level 5
  - Reinforced concrete vertical elements poured between Basement level -2 and basement level -1
  - Restoration works to the Brook Street Façade continue
- Running Horse Pub
  - Drainage has been installed at basement level
  - Structural restoration works continue throughout the building



North Building



South Building

# Project Update – Skanska North and South

## Upcoming Works:

- North Block
  - Commencement of steelwork
  - Completion of the reinforced concrete core
  - Completion of the remaining RC substructure works
- South Building
  - Commencement of steelwork
  - Completion of the reinforced concrete core
  - Completion of the remaining RC substructure works
- Running Horse Pub
  - Assembly of the demolition scaffolding to the rear of the building
  - Completion of the ground floor slab



# Progress Pictures – North Block



North concrete core structure



Decking and fixing of the first GF slab pour



Ground floor slab pour 2a



Basement drainage install in the RHP



Floor joist strengthening in the RHP



Structural restoration works in 52-54 Davies Street



# Progress Pictures – South Block



South concrete core structure



Pouring of reinforced concrete columns



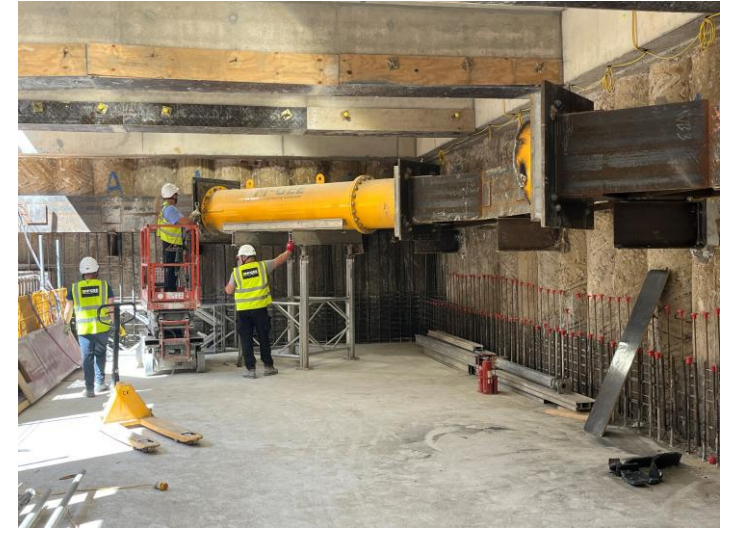
Brook street façade restoration works



Ground floor falsework erection



Small core poured to ground floor level



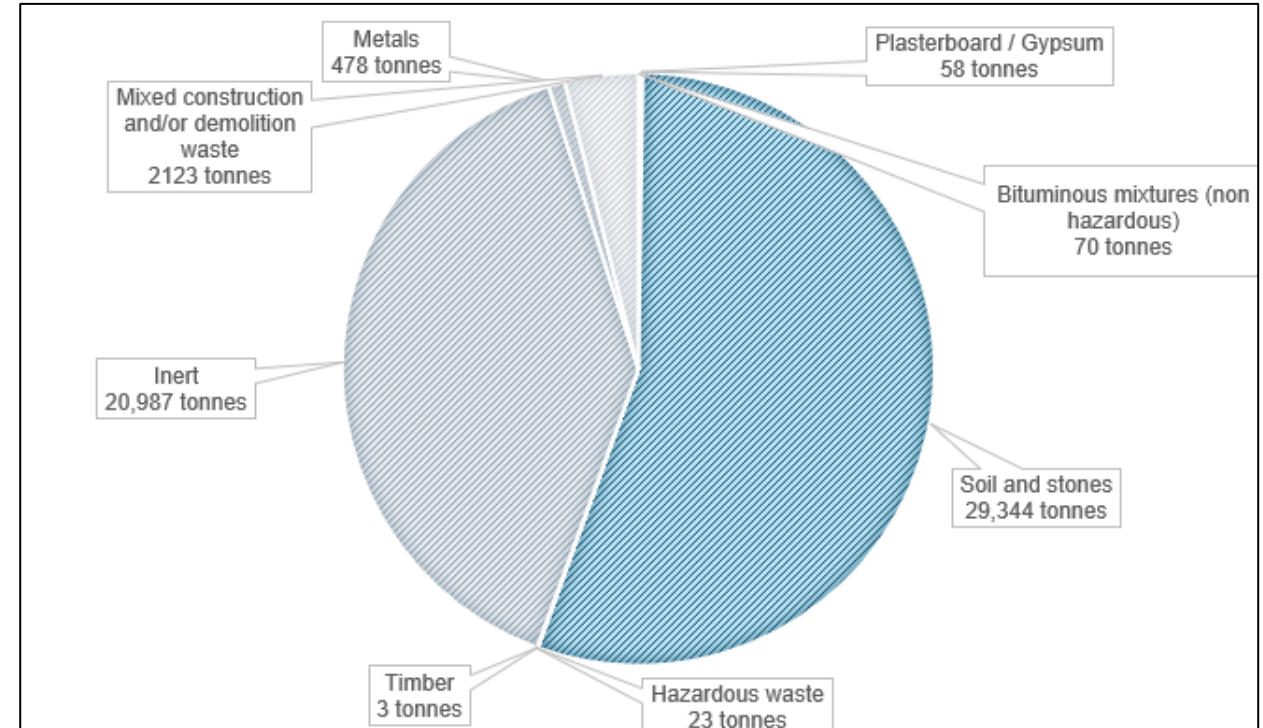
Temporary prop removal



# Environment & Sustainability

- We are targeting BREEAM Outstanding, WELL Platinum & NABERS 5\*.
- We will be using XCarb steel, which is a low carbon steel, for sections of the frame. We will also be using some low carbon pipework.
- The total waste produced up to Jun-25 is 53,066 tonnes. This excludes the soil sent for re-use. We have achieved 99.9% diversion from landfill.
- From Jan 24 to Jun 25, there has been approximately 26,150 tonnes of clean soil sent for re-use at a London golf course. This supports Grosvenor's drive for a Circular Economy.

Waste produced (split by waste type)



# Social Impact

- Following our TfL barriers to access session we have made recommended changes to visual contrast of parts of the site externals and improved signage.
- Visited St Mary's Bryanston Square Primary School to support their gardening club, and create a career awareness volunteer programme for the next academic year.
- Upskilled the Skanska team on Social Impact and how everyone can have a positive influence on the community in their day-to-day roles.
- Took part in the annual Dragon Boat Race to raise money for Groundwork
- McGee supported Pitch Ready, a Westminster initiative to support young entrepreneurs.



# South Molton Street



# Project Update

## Works to Date:

- Drainage works are now fully complete in all units
- Structural alterations completed in 8 of the 14 units
- Fit out works progressing across 8 of the units.
- Roof works completed on units 15-20 with units 21,22 and 10 currently in progress.
- Façade restoration works progressing on SMS between units 21 – 25. As well as unit 10, 27, 42 and SML.

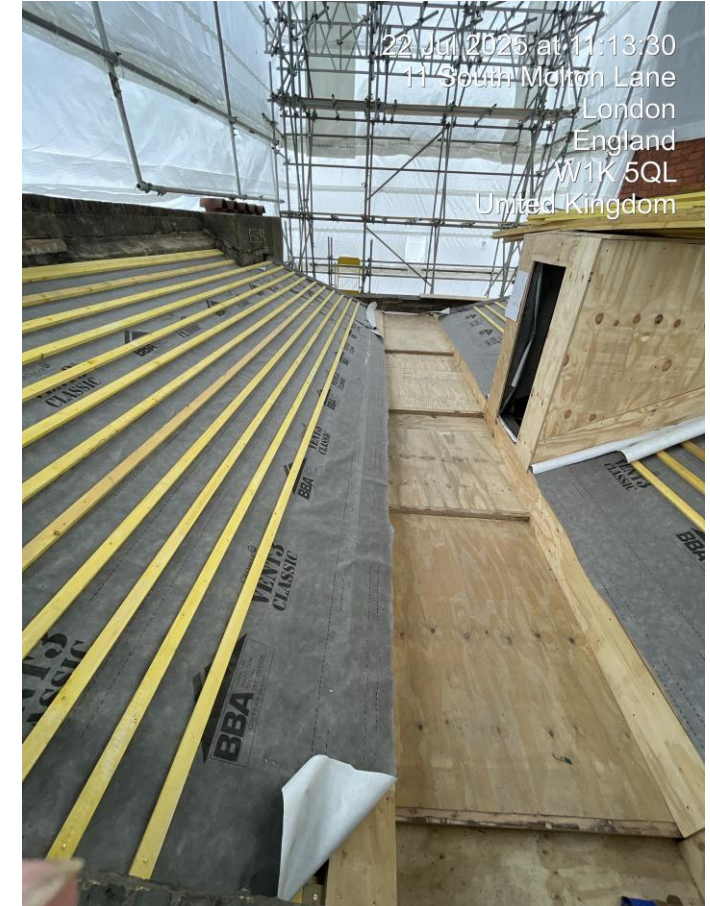




# Project Update

## Upcoming Works:

- Demolition taking place on unit 21-25 façade and unit 42
- Roof repair works continuing onto units 24,25, 27, 42.
- Brickwork extensions to start construction on SML.
- Fit out works progression in units 15-20, 22, 10 and 27.
- Decorations continuing along SMS and SML with new glazing and windows being installed.
- Waterproofing to progress within Through units 25,27, 42 and 10.



# Utilities

## Thames Water:

- Thames Water will be carrying out a disconnection of existing water supplies on units 15-22 between 22.09.25 – 04.10-25. To properly disconnect, Thames Water need to excavate on South Molton Street, outside of our hoarding line.
- There will be a temporary road closure put in place for the duration of the works. Pedestrian access will be maintained for the duration of the work, but these works may disrupt deliveries.
- However, As with the UKPN closure, Curo's logistics team will aid where they can in assisting deliveries onto the street during the period.
- Thames Water have yet to confirm a date for the disconnection of the remaining units under Curo's development scope. This will likely be in Q1 2026, but we are chasing for an exact date and will share this as soon as we can.





## South Molton Lane Passageway 22/23

- When dismantling the roof to unit 23 South Molton Street, we found that the brickwork to the rear façade was failing.
- This meant that a section of the façade required rebuilding prior to demolition internally.

### What this means?

- There will be a delay to the reopening of the passageway between SMS and SML with a new date currently predicted to be the **16<sup>th</sup> October**.
- We do not anticipate that there will be any further delays to the reopening of the passageway.

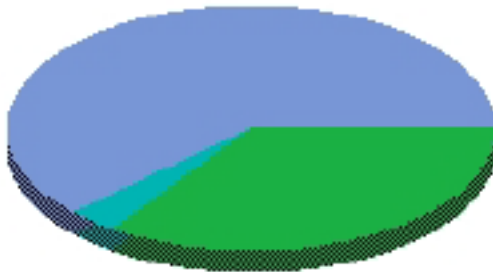


## Environment and Sustainability

- As part of Curo's commitment to achieving Net Zero Carbon by 2040, the SMS team work closely with our subcontractors and a specialist waste management company to reuse materials on site where possible, and to recycle all waste removed from site.
- To date we have had 3,245.03t of waste sent off with 99.72% diverted from landfill.

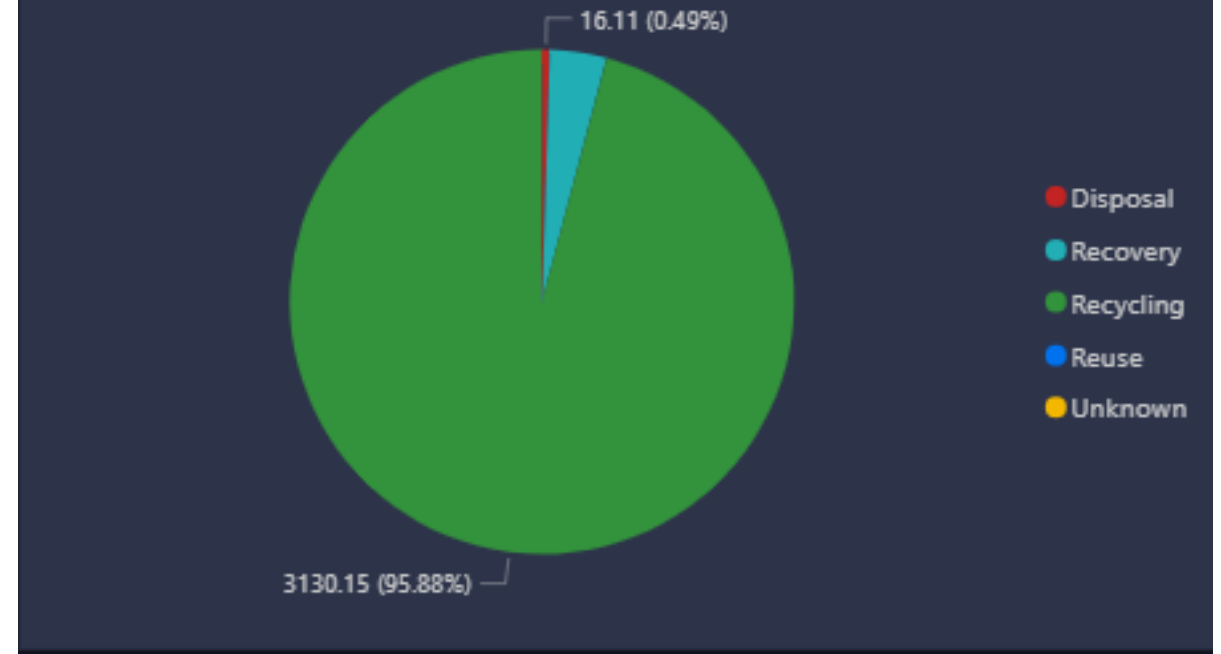
### Proportions of waste timber reused and recycled

■ High Grade Reuse (40%) ■ Low Grade Reuse (3%) ■ Recycling (57%)



Recycling Rate: **100%** (National average recycling rate for waste timber  $\leq 70\%^1$ )

### Waste Management Route - Summary (t)



- Our timber waste on site is removed separately to general site waste, using a specialist wood recycling service. To date we have generated 28.4t of timber waste, 100% of which has been either reused on site or recycled.

# Corporate Social Responsibility

## Meet the Team

- Mo joined the SMS team through a careers fair put on by our colleagues at Strive Development. He has joined us for work experience over the past 6 weeks to gain knowledge of the industry by shadowing both our commercial and operational teams. Mo has made a real impact since joining the team, and as such, has been offered a graduate opportunity with the business as a trainee surveyor.
- Through Strive Development we have a further 3 students from the local area lined up to carry out work experience over the coming months to help promote construction as a career option in the local community.



# Community Initiatives



# Community updates



## Grosvenor Square CLG

Works to deliver the redesign started in July. Stay up to date by joining the mailing list at [bit.ly/GrSqMaylim](https://bit.ly/GrSqMaylim)



## Summer exhibitions

Hamiltons Gallery (13 Carlos Place) and Gagosian (Davies Street)

# Feedback



# Next Steps

# Next Steps

- **Grosvenor** to circulate minutes to members and publish on the South Molton website.
- **Grosvenor** to diarise next meeting for Autumn. **Community Liaison Group** to confirm attendance.

# Thank you.