

South Molton Community Liaison Group

Date	14/11/2025
Time	12:30pm – 1:30pm
Location	Grosvenor Office, 70 Grosvenor Street
Attendees	Grosvenor: Annabel Coke Skanska: Dermot O’Kelly, Charlie Smith and Peter Walsh Curo: Harry Baimbridge and Joe Whyte Representatives attended from: <ul style="list-style-type: none">• Mayfair residents• Peabody residents• Local businesses• South Molton Street Retailers• West One (CPC Project Services)
Apologies/ Distribution:	Invites were also sent to representatives from: <ul style="list-style-type: none">• City of London• Mayfair Neighbourhood Forum• Multiple Brook Street businesses• Multiple South Molton Street businesses• RSMSJ

1. Recap of previous actions

Annabel Coke provided a recap of actions from the previous session. A brief overview of the scheme was also provided.

- **Curo** to investigate the extent of Thames Water’s proposed work and work closely with TW on preparing a traffic management plan to mitigate impact to the street.
 - Curo worked with Thames Water to minimise disruption to the street and ensure TW maintained a minimal and tidy site.
- **Grosvenor** to follow up with Thames Water on engagement with SMS retailers.
 - Thames Water completed a letter drop ahead of starting works.

2. Project Update by Skanska on North and South

Charlie Smith shared an update on works to the North and South Blocks and the Running Horse Pub, providing an overview of the works that can be seen rising above the hoarding on the North and South site.

A project update covered environmental sustainability and social value measures, noting the installation of low carbon steel onsite.

Questions arose in relation to the following:

- What are the noisy hours on site?
 - o The site operates on two hours on – two hours off noisy works schedule of 08.00-10.00, 12.00-14.00 and 16.00-18.00. Most substantial noisy works should be finishing in the next few months.
- When will works finish for Christmas?
 - o There will be a slow down on site from 15th December – 5th January as most sub-contractors break for Christmas. There will be 24/7 security and a full skeleton crew on site throughout the Christmas period.

3. Project Update by Curo on South Molton Street

Harry Bambridge provided an update on works to date on the South Molton Street Properties. Harry shared information on UKPN's works starting that day. More information on Thames Water's second phase of works will be shared as soon as we have this information.

Curo shared some of their recent sustainability figures, and shared some of the successes of CUBES, an initiative to promote the benefits of roles in construction.

The reopening of South Molton Passage for the Christmas period was discussed. Members of the CLG confirmed that they would prefer for the Passageway to remain closed over the Christmas period.

Questions and comments were noted as follows:

- When are the first retail units due to open?
 - o The South Molton Street retail units are due to sectionally complete from January next year.
- What does CUBES entail for the onsite team?
 - o Young professionals work with different members of the Curo team (both on and off site) to experience different parts of the business and different types of construction roles.
- When will Thames Water's works be finishing?
 - o We are still awaiting definitive dates from Thames Water. While neither Grosvenor nor Curo has authority over Thames Water, which operates as a statutory body, we continue to work closely with them to align their activities with the development project.

4. West One Logistics Update

CPC Project Services gave an update on the timeline for the West One development. Although the project was originally set to start on site in March 2026, TFL has rejected the logistics plans, so the dates may change. As of September, the determining authority is no longer WCC; instead, the project is now under the MDC's jurisdiction.

Questions arose on the following:

- How will traffic be handled on Weighouse Street?
 - Office deliveries will decrease, but logistics plans are being finalised. The contractor is expected to hold CLGs for West One at a later date.
- o Is it possible that works will not start on site in March?
 - Due to factors such as Oxford Street pedestrianisation and TFL's stance on logistics, along with other issues, a delay could occur.

5. Community Initiatives

Grosvenor announced festive community events, including a Christmas tree unveiling at the Connaught on 20 November at 18:30 and holiday film screenings at Grosvenor Chapel. They also highlighted an upcoming careers fair in partnership with the Department for Work and Pensions, offering local businesses free access to pre-screened skilled candidates. Please get in touch for more information.

6. AOB

Questions arose on the following:

- Why is there less light in the flats opposite the North and South buildings?
 - o Rebuilding on the sites may restore pre-demolition light levels. Shorter days and cloudy weather as we head into winter may also reduce natural light.
- Where are the residential terraces in the project?
 - o Residential terraces are located at the rear of South Molton Street properties, facing South Molton Lane.
- Will CPC Project Services continue to attend the South Molton CLG?
 - o West One representatives will continue to be invited. Grosvenor continues to liaise with West One outside of the CLG as well.
- Thames Water's works were disruptive on South Molton Street. The SMS retailers would appreciate a visit and heads up ahead of works in the street.
 - o Thames Water is a statutory body that works independently of Grosvenor and Curo. Thames Water issue letter drops to alert local residents and businesses of their upcoming works. Curo shares updates in newsletters and quarterly CLGs; past versions are available on the project website [here](#).
- A local retailer raised that they were worried about noise during their upcoming board meeting.
 - o Grosvenor offered for this to be hosted in one of the meeting rooms at 70 Grosvenor Street.

7. Next Steps

- **Grosvenor** to circulate minutes to members and publish on the South Molton website.
- **Grosvenor** to diarise the next meeting for Q1 2026. **CLG members** to confirm attendance.
- **Curo/Grosvenor** to visit SMS retailers before Thames Water's return to SMS.