

South Molton Community Liaison Group

Meeting #9

14th November 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 autumn 2025. **Community Liaison Group** to confirm attendance.

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.

Grosvenor to follow up with Thames Water on engagement with SMS retailers.

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

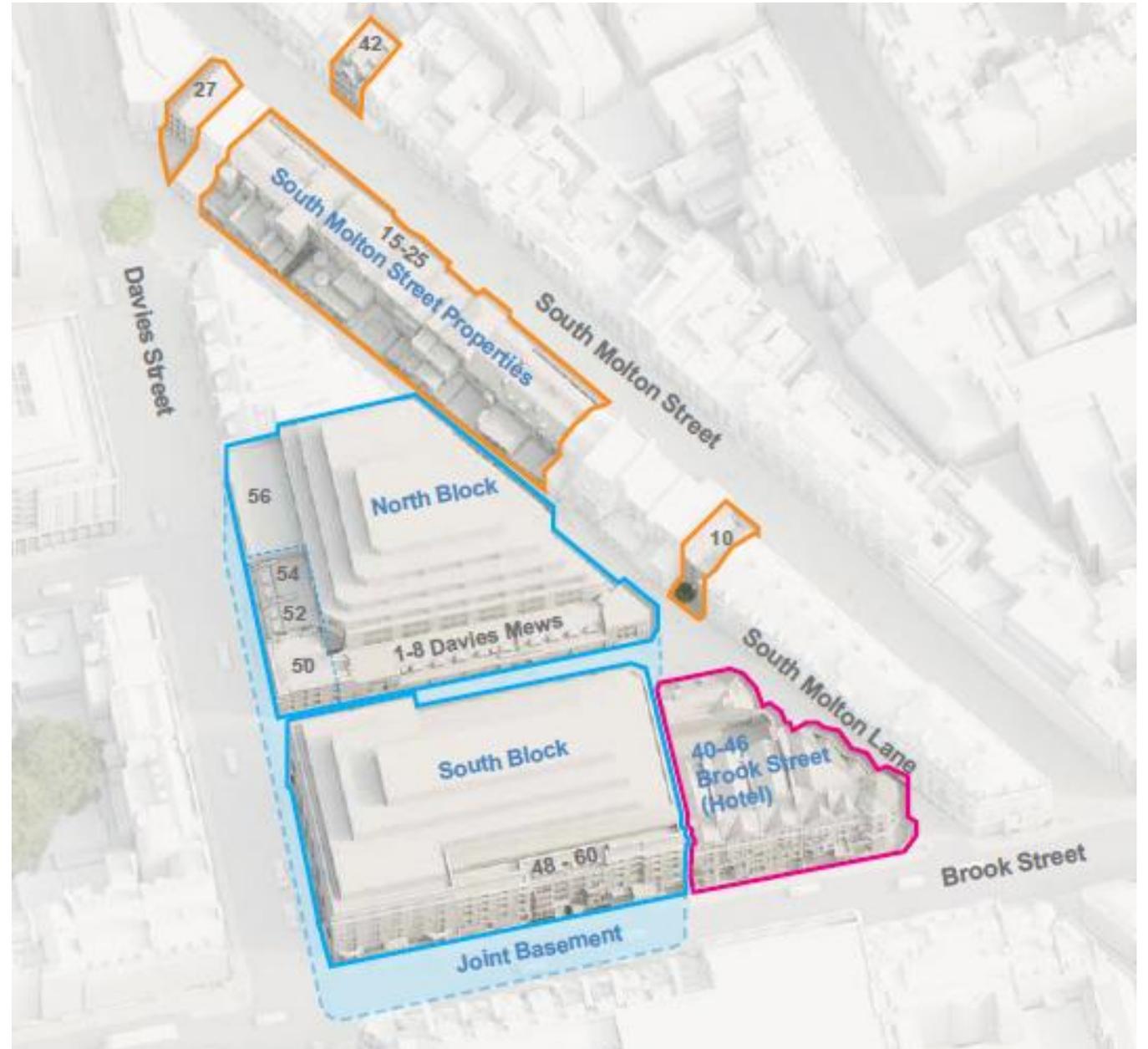
Project Overview

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 & South Blocks
 - Concrete core constructed to highest level – jumpform dismantled
 - Steelwork frame in progress
 - Ground floor concrete slabs complete
 - New tower cranes erected
 - Basement screeding in progress
 - Initial mechanical plant delivered to the basement
 - Blockwork walls started in the basement
- Running Horse Pub
 - Drainage & concrete slab complete
 - Demolition of 52-54 complete
 - Internal structural alterations ongoing



North Building



South Building

Project Update – Skanska North and South

Upcoming Works:

- North & South Blocks
 - Continued erection of the steelwork frame
 - Continuation of the metal decking to the steelwork frame
 - Commencement of the 'above ground' concrete
 - Construction of the blockwork walls in the basement
 - Commencement of the mechanical and electrical installation in the basement
- Running Horse Pub
 - Strengthening of the existing floors
 - Structural steel strengthening in the basement
 - Ground floor opening brickwork

Progress Pictures – North Block



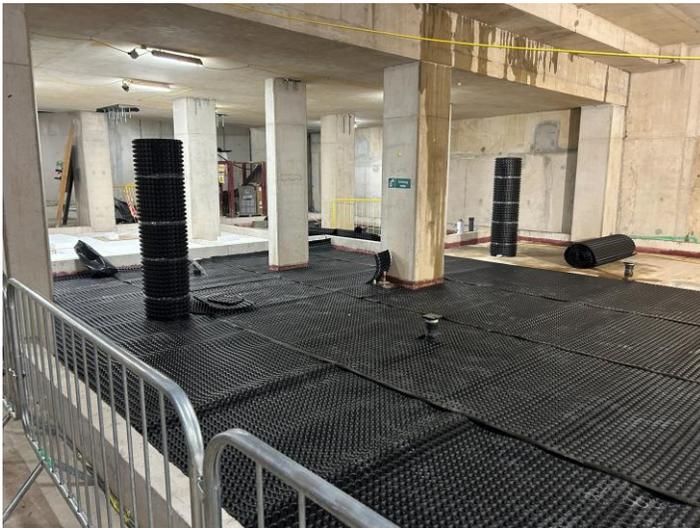
North concrete core structure



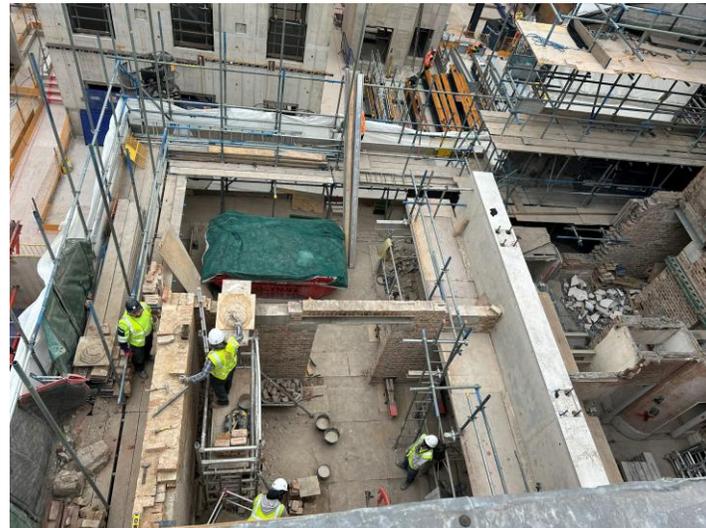
Steelwork erection



Jumpform being dismantled



Waterproofing and screed in the basement



Demolition of 52-54 Davies Street



Structural restoration works in 52-54 Davies Street

Progress Pictures – South Block



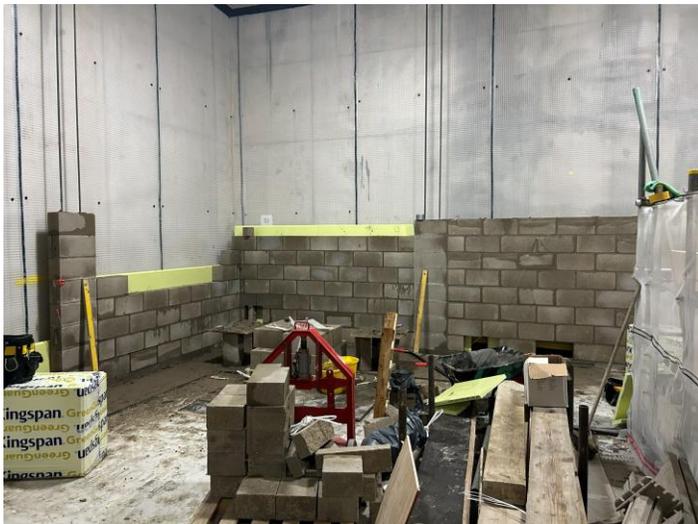
South concrete core structure



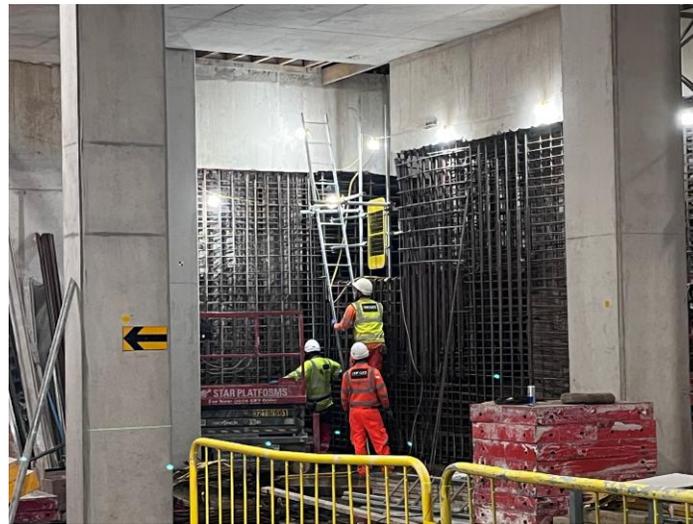
Steelwork erection



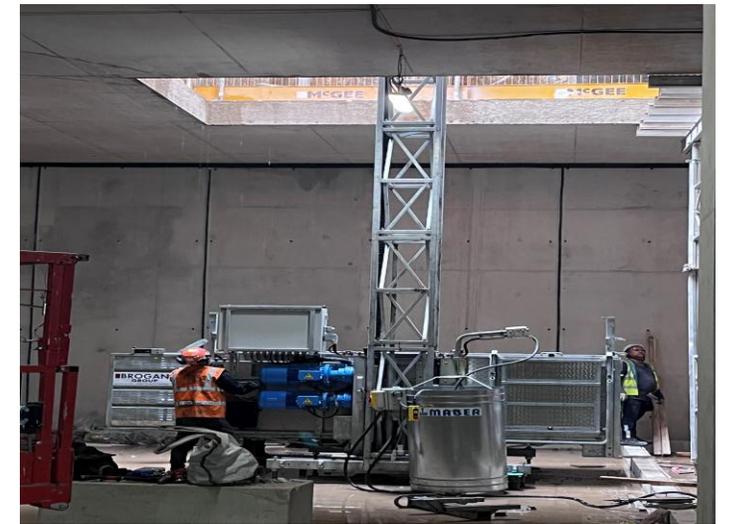
Screed at basement level 2



Basement blockwork started



Final reinforcements being fixed in the basement



Basement hoist installation

Environment & Sustainability

- The first XCarb steel (low carbon steel) was installed in September. Approximately 85% of rolled steel sections (by weight) will be XCarb on the project.
- Reused steel has been procured for some elements of the buildings. Reused steel supports Grosvenor's carbon reduction & circular economy targets.
- The total waste produced up to Sep-25 is 55,262 tonnes. This excludes the soil sent for re-use. We have achieved 99.9% diversion from landfill.
- In our Considerate Constructors visit in September we scored **45 out of 45**, and earned a bonus point for our collaborative work on improving a safety aspect on site. This demonstrates that we are implementing best practices in relation to worker wellbeing, community relations and environmental impact.

XCarb Steel: 85%
less carbon than
traditional blast
furnace steel

Re-used Steel: 97%
less carbon than
traditional blast
furnace steel

SCORING	
Respect the Community	Excellent - 15 / 15
Care for the Environment	Excellent - 15 / 15
Value their Workforce	Excellent - 15 / 15
Total Report Score	Excellent - 45 / 45

Social Impact

- Hosted Work Experience for 2 City of Westminster College Engineering Students
- Advertised, interviewed and onboarded our Groundwork Supported Employment Placement providing work to a local person
- Supported 3 University of Westminster Architecture students with their Site Diary project
- Volunteered at The Marylebone Project to give women experiencing homelessness an insight into the construction industry and advice on crafting their CVs.
- Volunteered at St Mary's Bryanston Square to repaint their outside space and spread bark and mulch
- Delivered an "Introduction to Architecture" session to Year 5&6 at St Mary's Bryanston Square



Volunteers from Grosvenor, Hopkins & Skanska delivering a session at St Mary's



Skanska volunteers with women from The Marylebone Project



Max receiving his certificate of work experience completion from Paul, our Project Director



Skanska, G&T and Clipfline team tidying up at St Mary's Bryanston Square

South Molton Street



Project Update – Curo South Molton Street



Works to Date:

- Lime plaster and finishes progressing within units 15-17.
- Second fix to all retail spaces from units 15-20.
- Structural alterations now complete in 9 of the 14 units.
- Fit out works progressing across 8 of the 14 units.
- Rear extension to unit 15 has now been constructed.
- Roof works now completed on unit 15-22 and unit 10.

Project Update

Upcoming Works:

- Structural alterations to units 21-25 to be completed bringing all major demolition to a close on SML.
- Roof works to progress between units 23-25, 27 and 42.
- Rear extensions on SML to be built on unit 19,20,21,22.
- Shopfront installation to take place between units 15-20.
- Plant room completion to power units 15-25.
- Terrace installation to units 15-20.
- Second fix and finished between units 15-19.

South Molton Street Interface

- UKPN planned to install power for units 20,21,22 from the 12th November. All works will be carried out behind our hoarding line and will not impact the street.
- Thames Water's next visit will be to carry out the incoming to units 15-22. We are currently waiting on a confirmed date for the works but we expect this to be within November.
- Structural works are currently progressing within units 23 and 24 to allow us to reopen South Molton Passageway. We plan the reopening to take place in early December in preparation for the busy Christmas season. We appreciate your cooperations on the delay to this reopening.



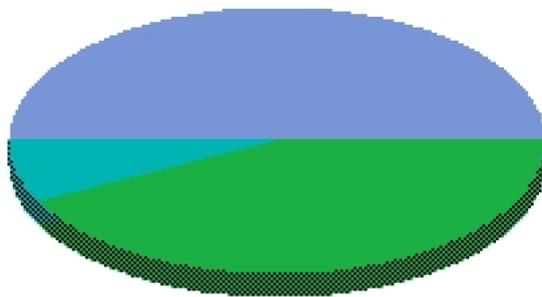
Environment and Sustainability

As part of Curo's commitment to achieving Net Zero Carbon by 2040, the SMS team work closely with our subcontractors and specialist waste management company to reuse materials where possible on site and recycle all waste removed from site.

To date we have had 4036.25t of waste sent off site with 99.59% diverted from landfill.

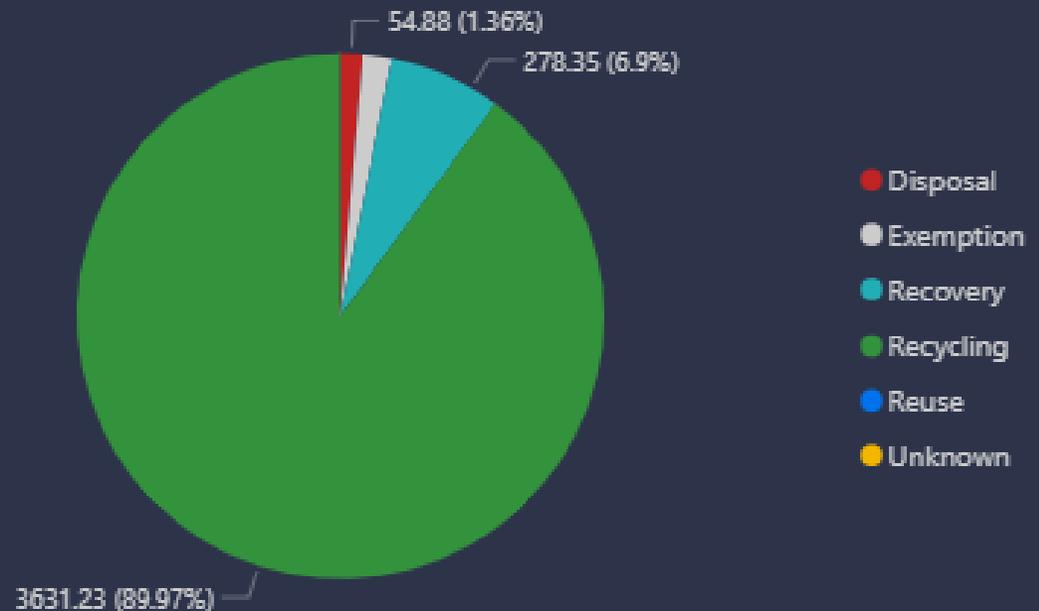
Proportions of waste timber reused and recycled

■ High Grade Reuse (46%) ■ Low Grade Reuse (4%) ■ Recycling (50%)



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 using a specialist wood recycling service. To date we have generated 30.8t of timber waste and 100% of this has either been reused or recycled away from site

Corporate Social Responsibility.

CUBES

At Curo, promoting the development of younger professionals is very important to us. Cubes is an initiative where all junior members of staff meet up and discuss their roles and responsibilities across different sites within the business to gain a broader understanding of the different interfaces within construction.

This month the team met up at our Curo living project in Gravesend where they were hosted by the site team who delivered an informative presentations and carried out a full site tour including the show homes.

In the afternoon, the 'CUBES' rolled up their sleeves and got stuck into a community project at woodlands park in partnership with the local council helpin enrich Biodiversity as part of the scheme.



Brook Street Hotel



Community Initiatives



Community updates



**Sign up to our May 2026
recruitment event**



**Christmas Tree unveiling on
20th November**

loveactually



**Festive screenings at
Grosvenor Chapel**

Feedback



Next Steps





Next Steps

- **Grosvenor** to circulate minutes to members and publish on the South Molton website.
- **Grosvenor** to diarise next meeting for Q1 2026. **Community Liaison Group** to confirm attendance.

Thank you.