



GROSVENOR

# South Molton Triangle Community Liaison Group

Meeting #4

19 June 12:30-1:30pm



# Hello and welcome

**Introductions**

**Previous Actions**

**Site Walk Through**

**Project Update – Site works**

North and South Blocks

South Molton Street

**Community Wellbeing Initiatives**

**Work Experience**

**Feedback**

**Next steps**

# Introductions

# Previous Actions



# Previous actions

**Grosvenor** to diarise next meeting for early summer.

**CLG members** to confirm attendance.

**Grosvenor** to reshare the Planning Reference number and Terms of Reference with CLG members.

**CLG members** to review and 'sign off' Terms of Reference.

**Grosvenor** to investigate hosting a meeting on traffic with West One and stakeholders.

**CLG members** to share any additional feedback.

**Grosvenor** to include Peabody flat noticeboards and RSMSJ website in circulation

# Site Walkthrough



# Project Update



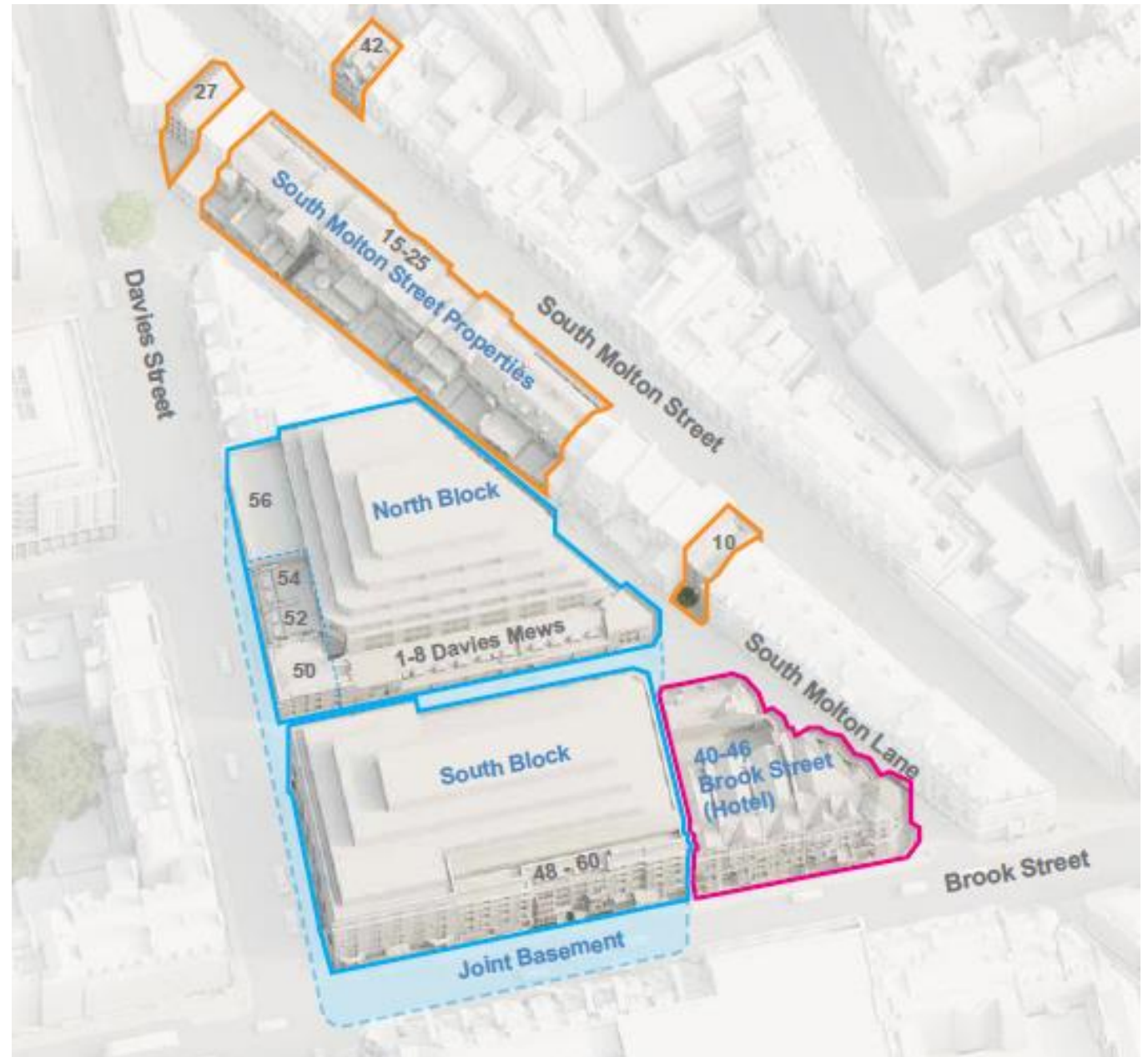
# Project Overview

The South Molton Triangle consists of:

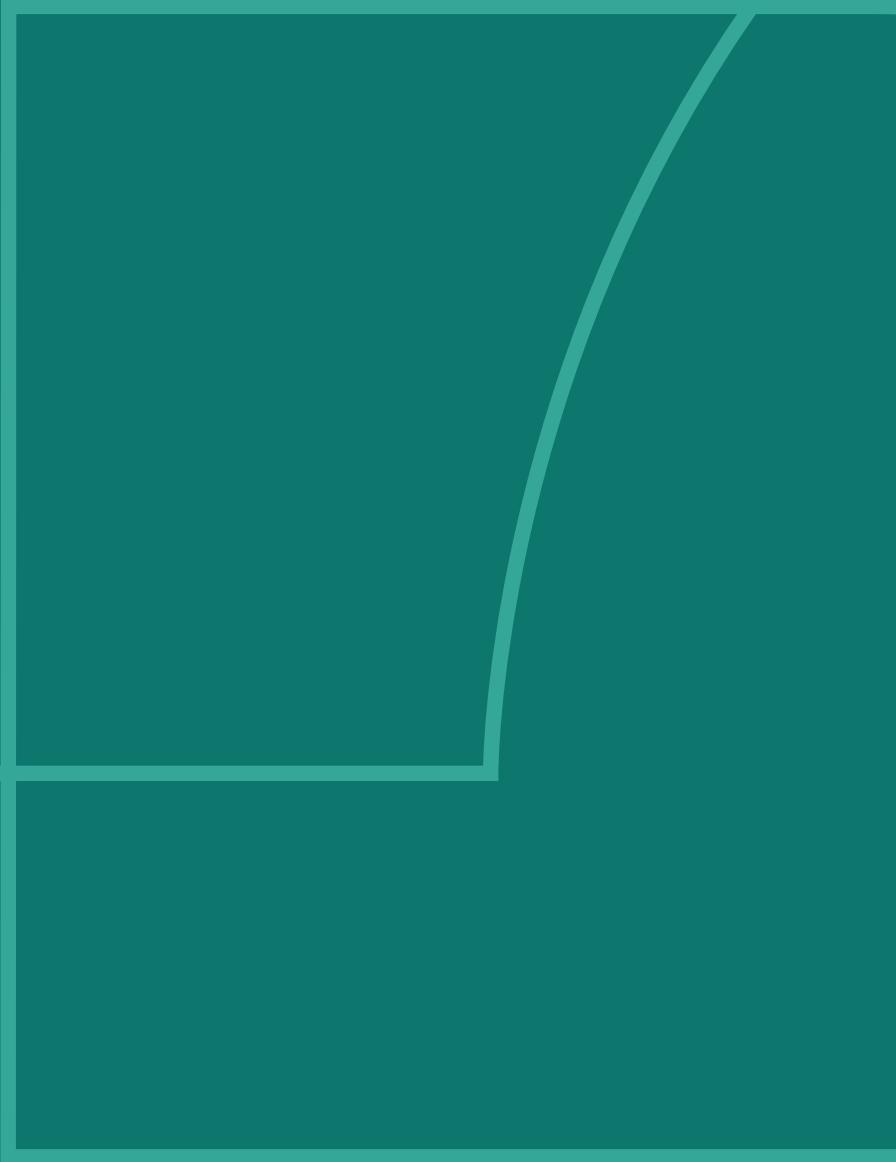
**‘North and South’ buildings** - Two office buildings above ground floor retail/restaurants/Running Horse Pub

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

**Hotel** – 31 bedrooms at 40-46 Brook Street



# North and South Buildings





# Works to Date

- Demolition works commenced in November 2023.
- Demolition of the following has been completed:
  - 48-58 Brook Street.
  - 56 Davies Street.
  - Low-rise buildings to the south side of Davies Mews.
- Stone façade deconstruction has been completed at:
  - 56 Davies Street
  - Brookfield House
- Piling enabling works are complete including obstruction removal and Phase 2 has commenced



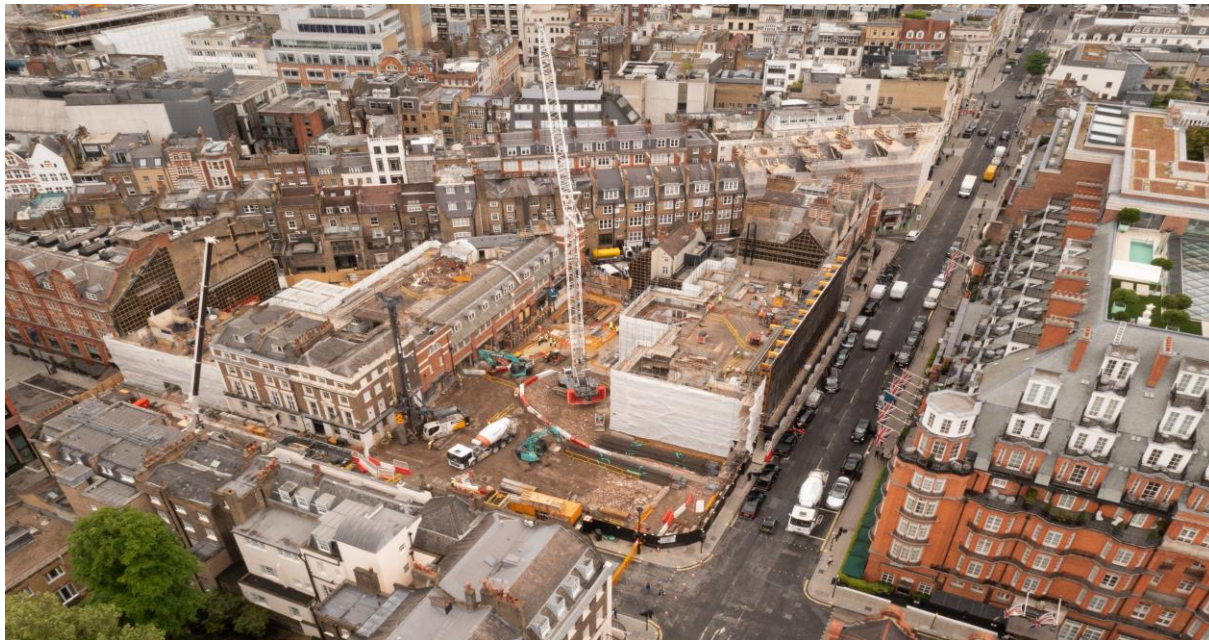
# Upcoming works

- Groundworks including underpinning works are progressing well around the site.
- Early archeological investigations have commenced, with further investigations taking place in the coming month.
- Piling will continue, we expect for our piling works to be complete by early August.
- Installation of the façade retention structure to 52-54 Davies Street.
- Ground level reinforced concrete works to the south basement.
- Installation of printed hoarding graphic panels to the perimeter.
- Installation of the Tower Crane.





# Progress Pictures



# Piling & Basement Works

- Piling works commenced in February 2024.
- We are halfway through piling works with completion due in August.
- An Auger cleaner will be used throughout the piling process to mitigate noise and vibration from the rig.



# Environment and Sustainability

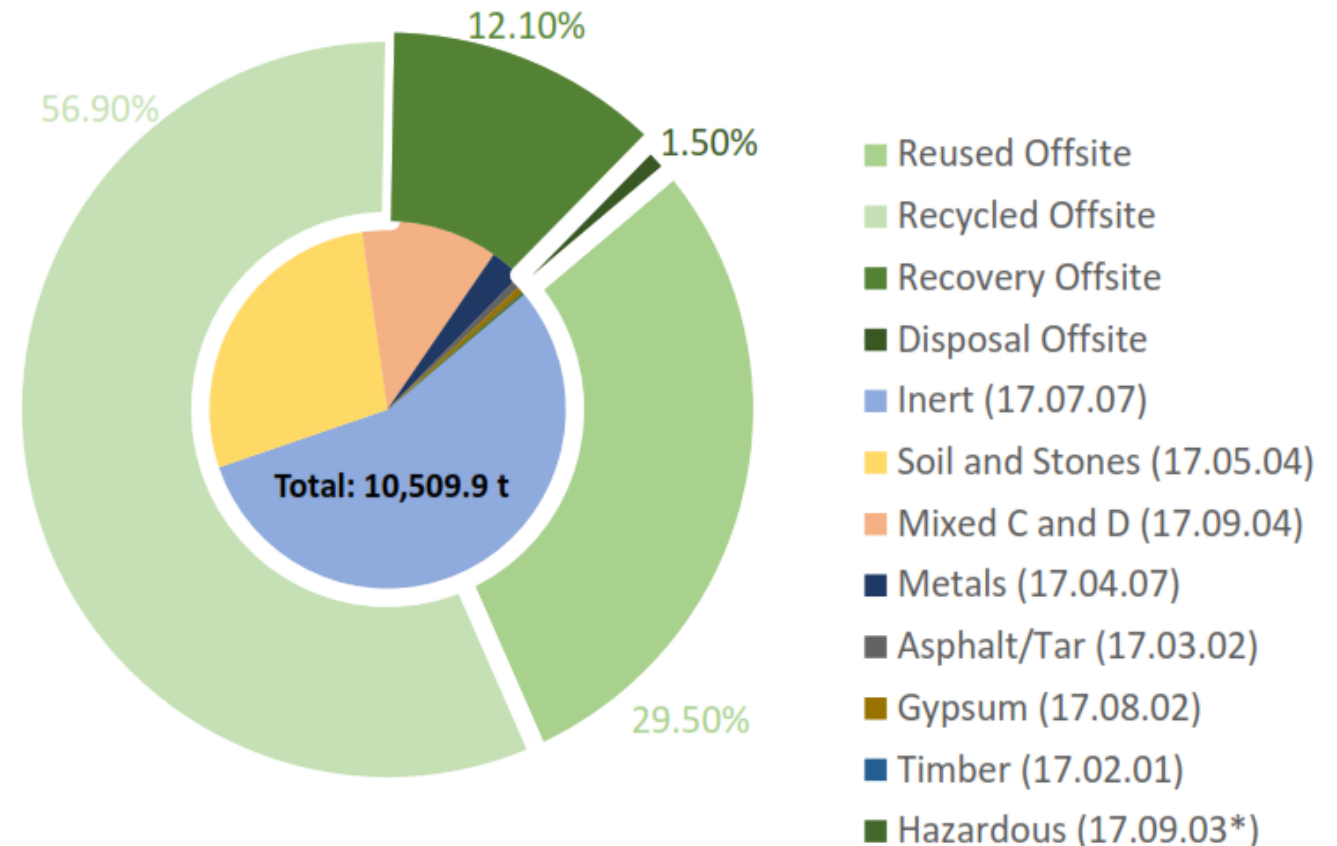
We are targeting a BREEAM Outstanding sustainability rating and WELL Platinum for the project.

To date we have generated 10,500 tonnes of waste and have successfully diverted 98.3% of the waste from landfill.

The project has ambitious environmental targets. To meet these targets, we are committed to carrying out best practices to reduce our environmental impact.

This includes:

- Only using HVO fuel instead of Diesel
- Using rebar with 98% recycled content
- Using recycled aggregates
- 100% green electric tariff supply



# Corporate Social Responsibility

- In May, we had our first Considerate Constructors site assessment, and we are pleased to announce we scored **44/45**.
- Since our last Community Liaison Meeting, McGee have been involved in a variety of initiatives, volunteering and offering support to the local community. A few examples of these are:
  - Pitch Ready 2024
  - Run Kids Run 2024
  - Litter pick around the site



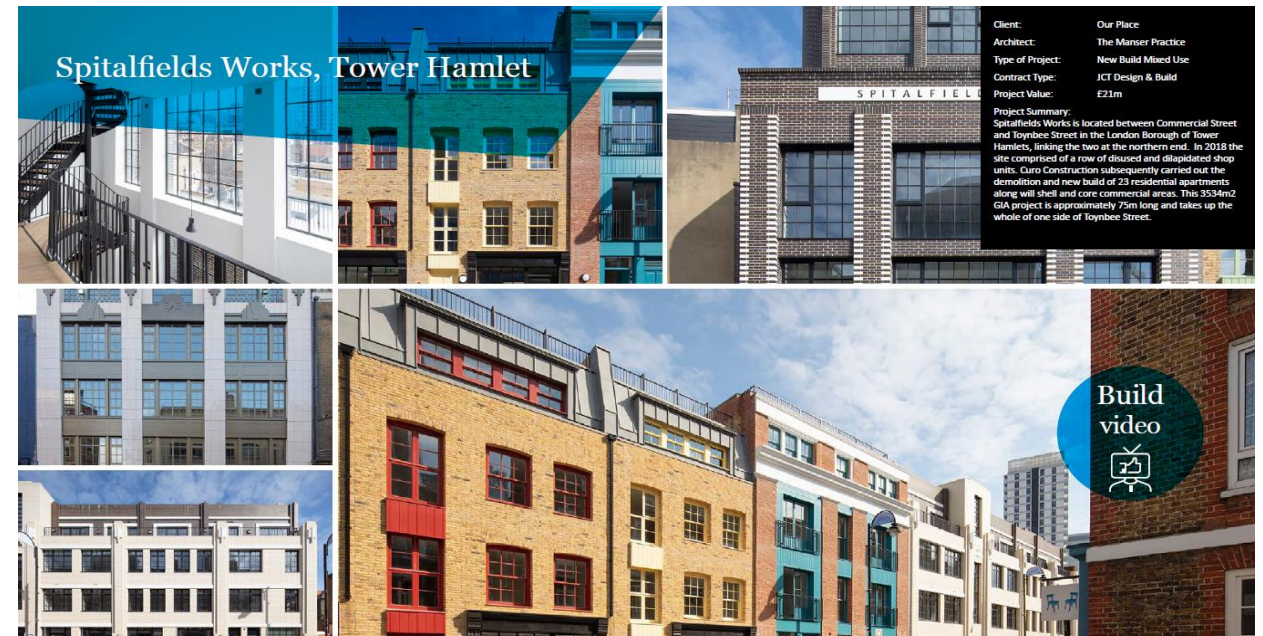


# South Molton Street



# About Curo Construction

- Privately owned construction company established in 2013 – 10 years of quality service.
- A wealth of experience in delivering large central London complex projects.
- Our knowledge and experience allow us to operate across various sectors.
- Our staff have a passion for delivery & ensure needs of the community are met in everything we do.



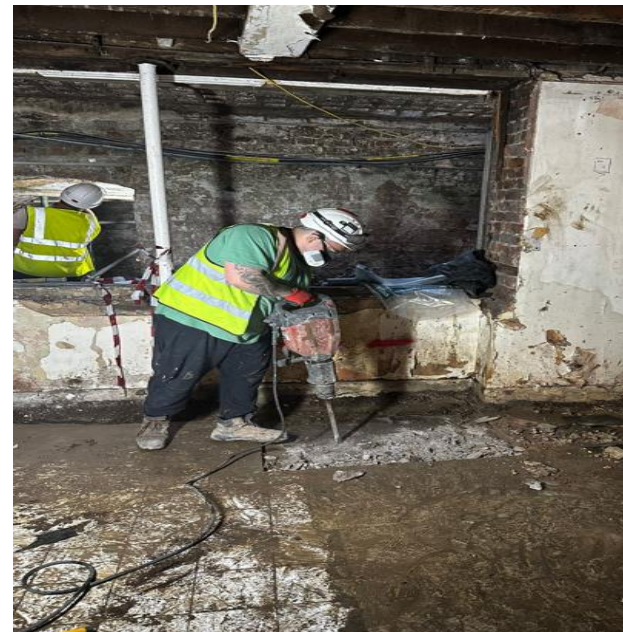
# Site Logistics

- All site deliveries will be via Brook Street and the south side of South Molton Lane.
- All vehicles will have minimum FORS silver, and all deliveries will be booked via our DMS (delivery management system) to avoid traffic congestion
- Hoarding will be erected around the perimeter of the site. The hoarding will have lights and CCTV installed to improve security.
- Noise, dust, and vibration monitoring will be in place to enable us to monitor works and reduce our impact of the community. This is being monitored by 24 Acoustics.



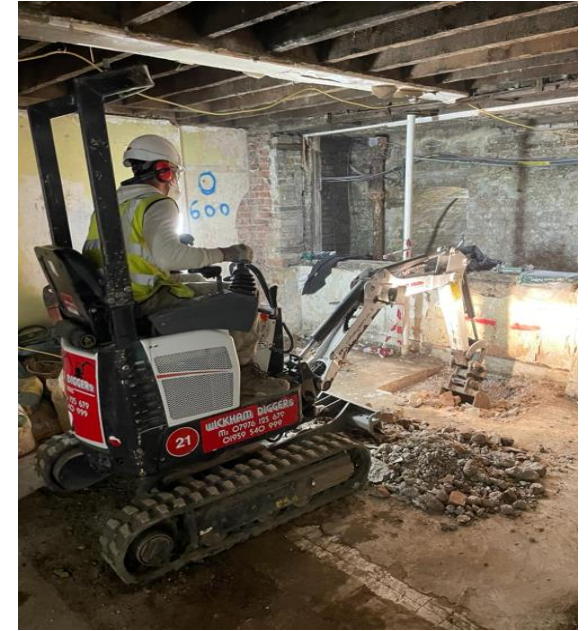
# Works to Date

- South Molton Street & South Molton Lane hoarding works.
- Structural alterations to 15 & 16 South Molton Street.
- Underpinning works to 15 & 16 South Molton Street.
- Asbestos removal from 42 South Molton Street.



# Upcoming Works

- Soft strip to 42 South Molton Street.
- Further Structural alterations and underpinning to 15 & 16 South Molton Street.
- Early archeological investigations have commenced with MOLA attending the site. Further investigations are taking place in the coming month.
- Commencement of demolition works within 17-22 South Molton Street.
- Utilities installation.



# Environment and Sustainability

We are targeting a BREEAM Excellent sustainability rating for the project.

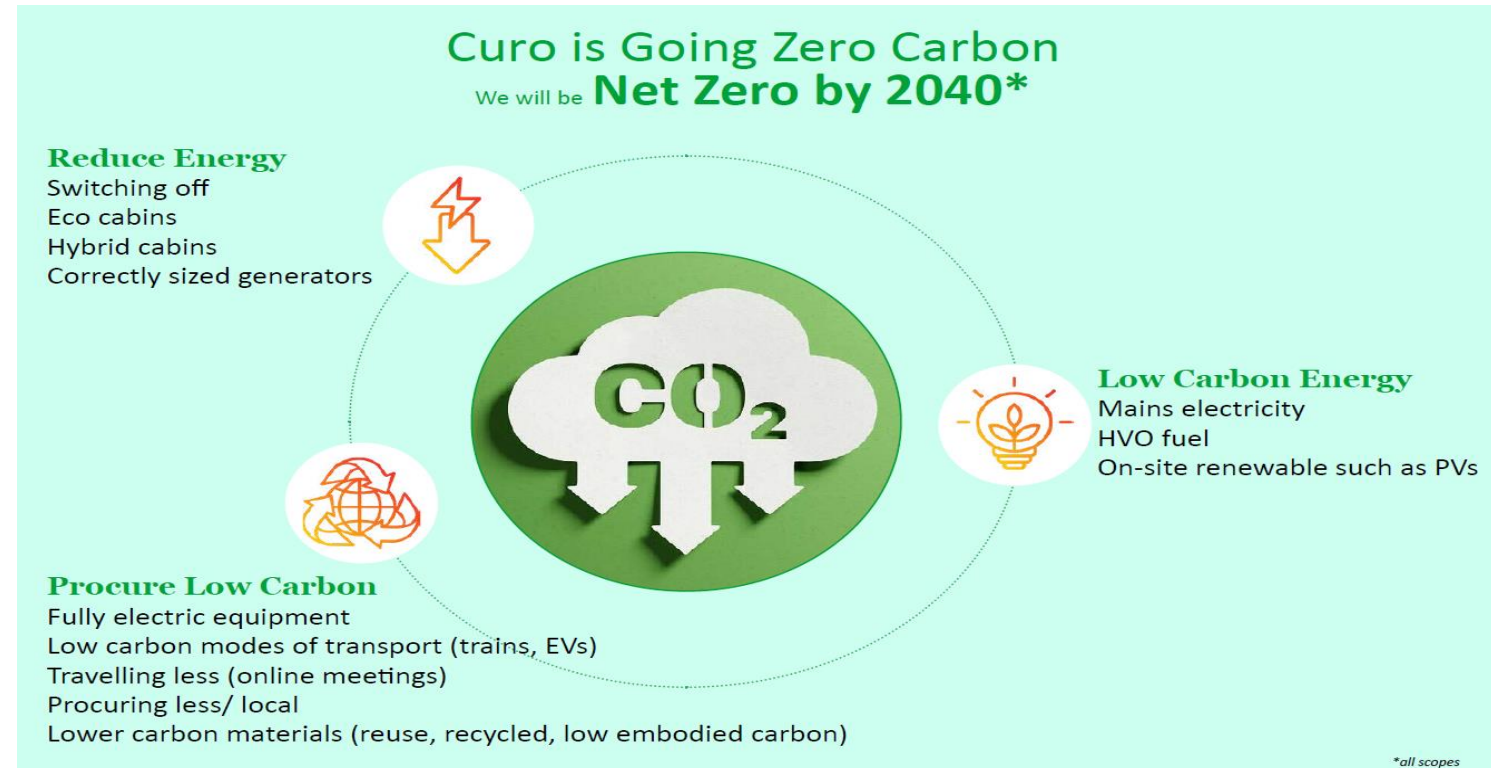
The project is in its infancy; to date we have generated 296 tonnes of waste.

The project is working alongside EMR to utilise reused steel in the permanent works.

Curo has ambitious environmental targets and is committed to going zero carbon.

We will be Net Zero by 2040!

To achieve our carbon target near-, medium, and long-term objectives have been developed, setting out our strategic actions to improve efficiency and reduce emissions.



# Corporate Social Responsibility

- Curo is committed to supporting local communities in 2023 £85,000 was raised for charity.
- The Princes Trust is our official charity partner- we work with them to raise awareness of the construction industry as a career option for young people who may have ruled it out
- We are committed to investing in people. Our social value record for 2022/2023 are below:



Target – increase YOY  
(2022-2023 baseline year)

Community:

- ▶ 2022-2023
- ▶ 21 young people helped into employment
- ▶ £85k raised
- ▶ 129 hours donated
  - ▶ Partnership with Princes Trust
  - ▶ CCS minimum target of 42 average
  - ▶ Modern Slavery Awareness and Mitigation programme

Employees:

- ▶ Mental Health First Aiders
- ▶ Free company gym
- ▶ Employee Assistance Programme with private health care
- ▶ Fairness, Inclusion and Respect campaign
- ▶ Excellent health and safety standards



**21** young people helped into employment



**1** young person secured full-time employment within the Curo Group

**5** young people found employment within the Construction sector

**7** young people are being supported by their progression mentors onto their next steps

**129** hours donated across all teams & regions



Over **£85k** raised for social enterprises



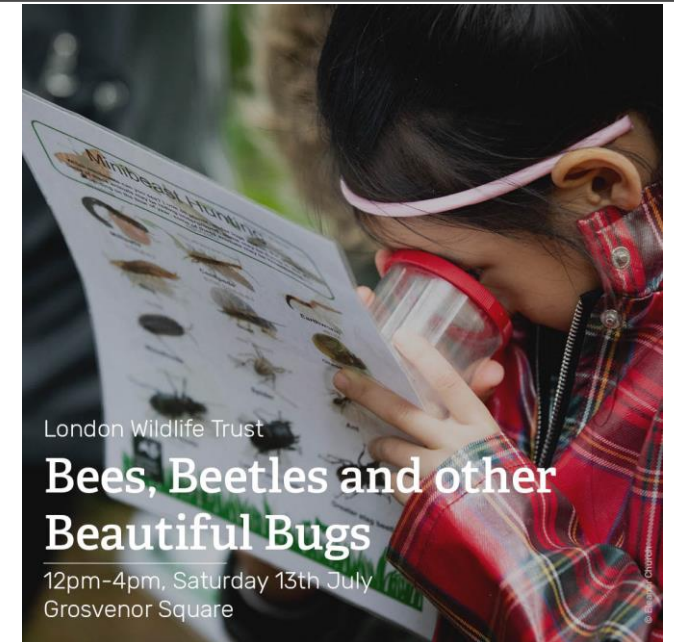
# Community Wellbeing Initiatives





# Community Wellbeing Initiatives

- **Mayfair Club**, Grosvenor's loyalty scheme for residents and workers in Mayfair to take advantage of dozens of exclusive offers and promotions from Mayfair's fashion brands, restaurants and more.
- **Team GB Olympics FanZone** will be coming to Grosvenor Square between 26<sup>th</sup> July – 11<sup>th</sup> August.
- **Free London Wildlife Trust community events** in Grosvenor Square on 13<sup>th</sup> July and 16<sup>th</sup> August from 12pm-4pm



# Work Experience

Grosvenor hosted 10 young people, aged 16-23 years old, at 70 Grosvenor Street for a week of work experience.

The group included people from our partnership with Construction Youth Trust.

As part of their work experience, the group were taken on a walking tour of the South Molton development.

The rest of the week was spent learning about property and sustainability, pathways into the property sector, creating CVs and interview and presentation skills.



# Feedback

- General comms
- Format and frequency of CLG

# Next Steps





# Next Steps

- **Grosvenor** to circulate minutes to members and publish on the South Molton website.
- **Grosvenor** to diarise next meeting for Autumn 2024. **Community Liaison Group** to confirm attendance.



**Thank you.**

Grosvenor.com