

South Molton Community Liaison Group

Date	30/01/2025
Time	12:30pm – 1:30pm
Location	Grosvenor Office, 70 Grosvenor Street
Attendees	Grosvenor: Martin Kinsey, Alex Clarke, Annabel Coke Skanska: James Wildgoose and Peter Walsh Curo: Connor Lancaster Representatives attended from: <ul style="list-style-type: none">• Mayfair residents• Gray's Antiques• Peabody residents• Local businesses
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• West End Ward Cllrs• West One (British Land)

1. Recap of previous actions

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

2. Project Update by Skanska on North and South

James Wildgoose shared an update on the North and South Block works since taking over the site from McGee in November and an overview on works due to commence over the coming quarter.

An update was also provided on project environmental sustainability and social value enhancement measures.

Questions arose in relation to the following:

- What is mini-piling?
 - Mini-piles are smaller piles installed by a smaller machine. They cause less noise and vibration and take less time to install than regular piles.
- Is the tower crane interfering with mobile and TV signal in the surrounding area?
 - Due to the number of tower cranes and building works in the area, this is not currently thought to be caused by the South Molton tower crane.

It was noted that mobile signal changes had been noticed across London.

- What is the impact of the North and South basements on the Elizabeth line? Was this not a two-storey basement?
 - o In the original planning application, there was a two-storey basement. In the subsequent Section 73, this was decreased to single-storey for sustainability reasons, and to remain well clear of the Crossrail tunnel.
- Is piling the noisiest part of the development works?
 - o Typically, yes. Piling works in the North basement are due to complete in February. Foundation underpinning works to the northern boundary area also largely complete. Skanska continue to work to minimise noise in the meantime.

3. Project Update by Curo on South Molton Street

Connor Lancaster provided an update on works to date on the South Molton Street Properties. Attendees were made aware of phase 2 of UKPN works, which are due to commence in April 2025.

Curo and Grosvenor will share further details of the SMS UKPN works via the next CLG, as well as newsletters and a letter drop.

Curo shared details of the sustainability and heritage protection measures being implemented on site to reuse as much existing material as possible, as well as sharing some Corporate Social Responsibility good news stories.

Questions and comments were noted as follows:

- Will the buildings look the same once the development works finish?
 - o Yes. In places, new materials have been used, which might look distinct for a time, but will weather and blend with time.
- Will there be traffic marshals whilst UKPN works are in the public footpath?
 - o UKPN are responsible for marshalling works completed outside of the Curo site boundary.
- Have the wider safety issues presented by UKPN's works been considered, including reserving space for fire access?
 - o Works outside of the Curo site boundary are the responsibility of UKPN. Curo have a meeting scheduled with UKPN and will advocate for specific safety considerations. Work in the public highway will be carried out in two phases so as to prevent the requirement of a full road closure. Grosvenor have previously requested stronger steel mesh fencing to be used on South Molton Street in response to feedback, to minimise safety risks to public.
- Are the site entry cameras in the hoarding filming people?
 - o These devices are door locks that use facial recognition, but do not record.

- What happens to beams that have bug infestation or rot?
 - o Full surveys are conducted. Where sound, materials are reused, strengthened or relocated to elsewhere in the building where they can be used. Suspected cases of bug infestation would be fumigated before being reused, and these would then be incorporated as non-structural.
- Veolia are no longer picking up rubbish from the collection point outside West One at the north end of the street.
 - o Grosvenor are not aware of any reason why the collection schedule would change. We have been working with FirstMile to improve waste collection on the street. Grosvenor will re-engage with the Council on Veolia services and report back.

4. Community Initiatives

Grosvenor have partnered with Age UK to produce a programme of activities and events to support elderly or vulnerable residents, with details on the upcoming Age UK coffee morning shared with the group. To help us improve our services, Grosvenor are currently seeking feedback through our Community Survey, leaflets with a website link and QR code to this were shared with attendees. An update was given on the Community Archaeology dig hosted in Grosvenor Square earlier this month.

5. AOB

Questions arose on the following:

- Who has replaced Tim as Property Relationship Manager?
 - o For now, please refer to Vera Prihonska or Jose Ruiz-Rodriguez.
- What are the current development completion dates?
 - o South Molton Street (Curo): Q1 2026
 - o North and South (Skanska): Q3 2027
- Where else have Grosvenor shared details on the Age UK coffee morning?
 - o Details were also included in the Mayfair Community Newsletter. Anyone wishing to sign up for the newsletter can do so here: <https://bit.ly/MayfairNewsletter>
- Does Grosvenor have an update on British Land's planned works at West One? In particular, any logistics plans regarding the West One servicing from Weighhouse Street.
 - o No. Grosvenor confirmed that they are in touch with British Land and would again share concerns of CLG members regarding the ongoing servicing of West One.
- What is the purpose of all of the cameras currently in the area?
 - o TFL are currently measuring traffic flow in the area.
- Why was James Street closed to traffic with no forewarning?
 - o It is understood that this was a result of a Thames Water emergency and is unrelated to the South Molton development works.

6. Next Steps

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

Grosvenor to diarise the next meeting for spring 2025. **CLG members** to confirm attendance.

Grosvenor to share further details of the SMS UKPN works via the next CLG, as well as newsletters and a letter drop.

Grosvenor to engage with WCC regarding Veolia waste collection arrangements for SMS.

CLG 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.