

South Molton Community Liaison Group

Date	01/05/2025
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: Tom Stanion and Joe Whyte Representatives attended from: <ul style="list-style-type: none">• Mayfair residents• Peabody residents• Local businesses• West End Ward Cllr• RSMSJ
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 One (British Land)

1. Recap of previous actions

Annabel Coke provided a recap of actions from the previous session, and an overview of changes brought about through the CLG. A brief overview of the scheme was also provided.

2. Project Update by Skanska on North and South

James Wildgoose shared an update on works to the North and South Blocks and the Running Horse Pub, and an overview on upcoming works due to commence over the coming quarter.

An update was also provided on project environmental sustainability and social value enhancement measures, including Skanska's recent perfect score on their latest Considerate Constructors Scheme assessment.

Questions arose in relation to the following:

- How did Skanska reduce piling disturbance?
 - o Piling works are now complete. Skanska used a cased piling method specifically because of the reduced disturbance this causes.

3. Project Update by Curo on South Molton Street

Joe Whyte provided an update on works to date on the South Molton Street Properties. A reminder of the upcoming phase 2 of UKPN works, which have been condensed to a single closure of South Molton Street, due to commence on 13 May 2025 was provided.

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 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. Curo have confirmed that their own traffic marshal will be nearby should there be any need to assist.
- When will the scaffold on South Molton Street come down?
 - o The first scaffold strike has been completed, with the scaffold outside 15 and 16 South Molton Street now fully removed. The scaffold is being removed in sections as roof works complete. Scaffold removal along South Molton Street is targeted to complete in September.
- Can we reduce the size of the South Molton Street hoarding?
 - o The extent of the SMS hoarding's protrusion into the street is already quite compact to allow for necessary site activity. However, Curo will consider whether width can be reduced at all.
- What can Grosvenor do to counteract lower footfall on the street?
 - o Grosvenor included advertising panels for the South Molton Street retailers in the original hoarding design to advertise that the retailers remain open whilst our development works are ongoing. There was a discussion over additional measures that can be done to promote additional footfall to the street. It was agreed that the retailers set up a separate working group to discuss and representatives from Grosvenor could be invited to participate.
- Can the construction hoarding be used to advertise the retailers currently on South Molton Street?
 - o The logos of current retailers are currently advertised on the 27 SMS and 42 SMS hoarding returns facing Oxford Street and on the 10 SMS facing Brook Street. Separately, we are working with a company called Urban Vision to install advertising locations on the scaffold wrap. Urban Vision will manage these advertising locations and retailers are encouraged to contact them directly to purchase space. Grosvenor will investigate if other opportunities for advertising can be made available to SMS retailers.

4. Community Initiatives

Grosvenor shared an update on the Meet the Contractor event they hosted to introduce Maylim, who will be starting on site in Grosvenor Square Gardens in June. Grosvenor also shared details on the upcoming Recruitment Fair we are co-hosting on 16th May to connect local candidates with Westminster businesses including hotels, retailers, restaurants and suppliers, no matter how big or small.

5. AOB

Questions arose on the following:

- When is the hotel being delivered, and how will this impact deliveries in South Molton Lane?
 - o An exact start date is not currently known, but Grosvenor will be working closely with Oberoi to maintain escape access out of the Lane.
- Are the site works the cause of the recent traffic light outage on Grosvenor Street?
 - o The recent traffic light outage had no connection with South Molton construction works and occurred a couple streets away from the site boundary. Grosvenor recommended reaching out to the local Council or Highways authority for any further information or concerns regarding this.

6. Next Steps

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

Grosvenor to diarise the next meeting for summer 2025. **CLG members** 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.

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.