

South Molton Community Liaison Group

Meeting #7

1 May, 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 spring 2025. **Community Liaison Group** 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.

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.



Changes you have made through the CLG

- Public art
- Newsletter circulation and communication methods for disruptive works
- Addressing rubbish buildup on the street against the hoarding on SMS
- Hoarding graphics QR codes supplemented with web address for accessibility
- Designated smoking area for construction teams
- Litter picks and site cleaning
- Information available on the updated SM website
- 17 SMS plaque sticker

Project Update

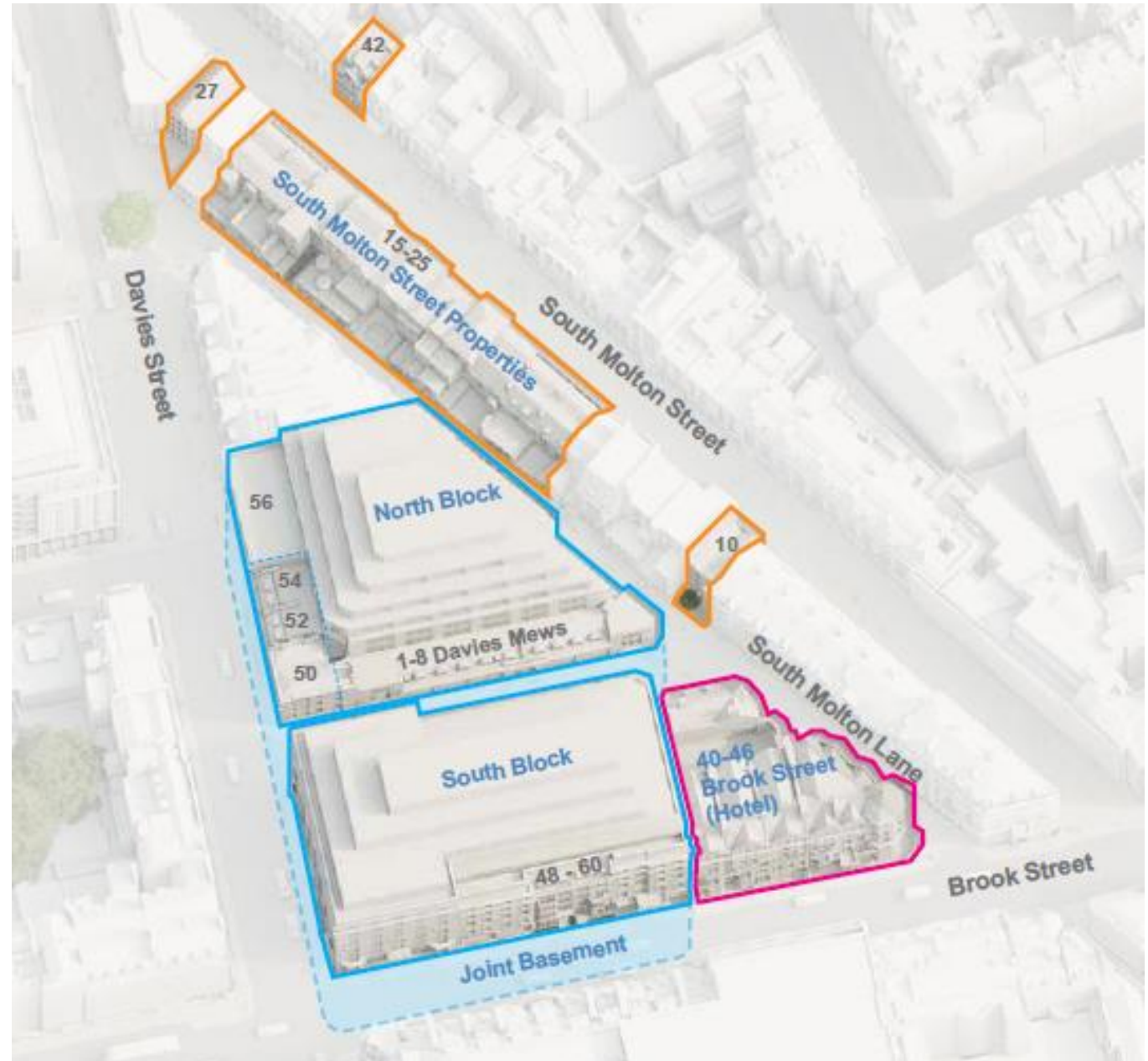
Project Overview

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

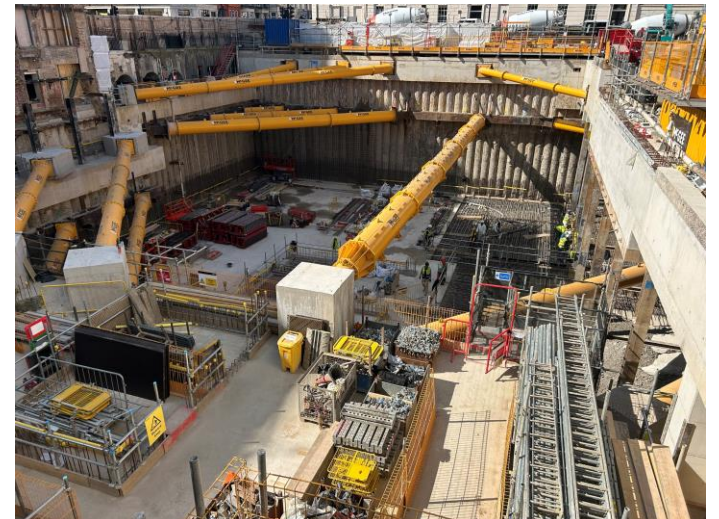
Project Update – Skanska North and South

Works to Date:

- North Block
 - Central bulk excavation complete
 - Lift pits installed
 - Reinforced concrete slab poured at basement level -1
- South Block
 - Bulk excavation complete to basement level -2
 - All temporary works structural props installed
 - Reinforced concrete slab poured at basement level -2
- Running Horse Pub
 - Structural repairs made on ground floor, level 1&2.
 - Structural reinforced concrete underpins poured below basement level.



North Building



South Building

Project Update – Skanska North and South

Upcoming Works:

- North Block
 - Formation of reinforced concrete slabs up to ground floor level
 - Assembly and commencement of Jumpform core
 - Commencement of steelwork
- South Building
 - Formation of reinforced concrete slabs up to ground floor level
 - Removal of temporary props
 - Assembly and Commencement of Jumpform core
- Running Horse Pub
 - Completion of basement underpinning
 - Continuation of structural repairs

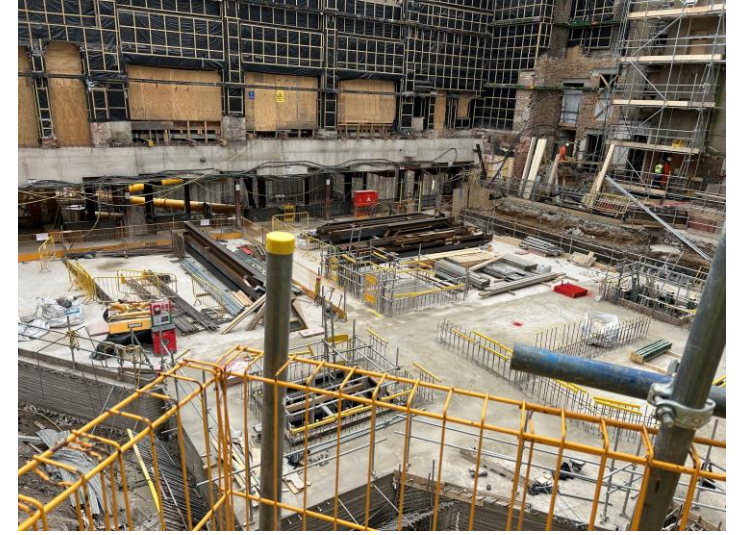
Progress Pictures – North Block



North Block perimeter raking beams



Formation of the lift pits in central slab



Formation of central slab to B1 level



Digging of final underpins



Bricking up of old chimney flues in the RHP



Installation of concrete lintels

Progress Pictures – South Block



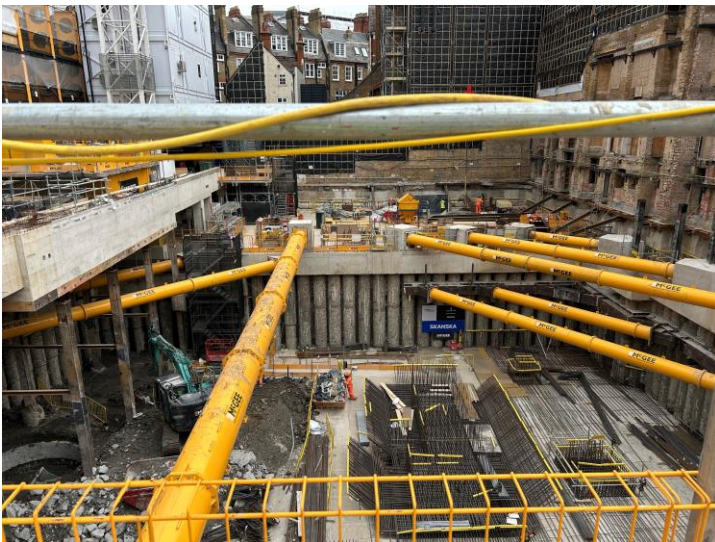
Bulk Excavation down to B2 level



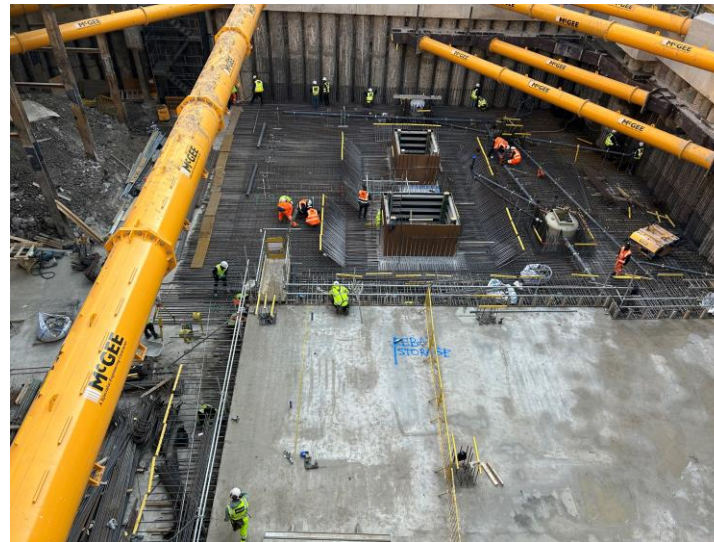
Initial concrete blinding at B2 level



Fixing of the bottom mat on pour 2



Fixing of lift pits



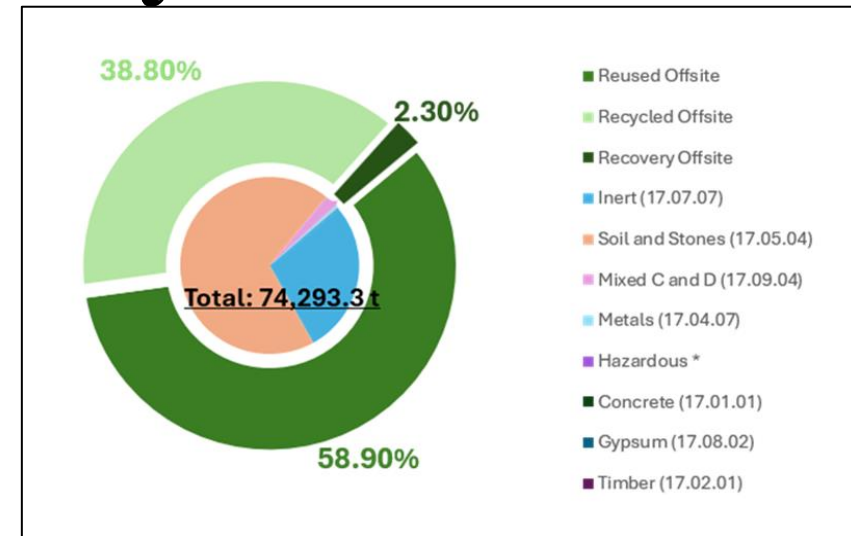
Pour 3 part 2 slab poured



B2 slab nearing completion

Environment & Sustainability

- We are targeting BREEAM Outstanding, WELL Platinum & NABERS 5*.
- We are preparing a Low Carbon Action Plan which includes potential carbon saving opportunities e.g. steel re-use.
- The total waste produced to date is 74,293.3 tonnes. We have achieved 99.9% diversion from landfill.
- From Jan 24 to Jan 25, there has been approximately 19,000 tonnes of clean soil sent for re-use at a London golf course. This supports Grosvenor's drive for a Circular Economy.
- We took part in the Great British Spring Clean in March by carrying out litter picking in the local area.



Social Impact

- We scored 45/45 on our latest Considerate Constructors Scheme assessment, demonstrating best practice in worker wellbeing, community relations and environmental impact.
- City of Westminster level 2 engineering students welcomed to site for a career talk and site walk
- Engineering team delivered a session to University College London engineering students to demystify what an engineer does and showcase the exciting work on site.
- Training session held on site with TfL on reducing barriers to access around the site



South Molton Street

Project Update – Curo South Molton Street

Works to Date:

- Drainage completed in 10 of 14 units
- Structural alterations completed in unit 10-18 and unit 27
- Fit out works progressing across 5 of the units
- Waterproofing is progressing throughout the basements with 5 basements now completed.
- Façade restoration works progressing on South Molton Street between units 15-25



Project Update

Upcoming Works:

- Temporary works ongoing to allow for structural alterations from units 19-25.
- Roof repair works ongoing between unit 19-22.
- Façade repairs progressing on SMS and SML. This include repairing damaged brickwork and imperfections on street elevation, repointing and tinting where required to ensure the repairs keep the traditional look of the street.
- Following the strip of the scaffold currently taking place on the unit 15 and 16, Brickwork extensions to start construction. Together with the brickwork repairs these will give a new look to the rear of the buildings.
- Drainage works to units 21, 23, 24, 42.
- Brickwork repairs and extensions on SML.
- Progression of fit out, with first and second fix installations progressing in units 10, 15-19, 27 and 42.

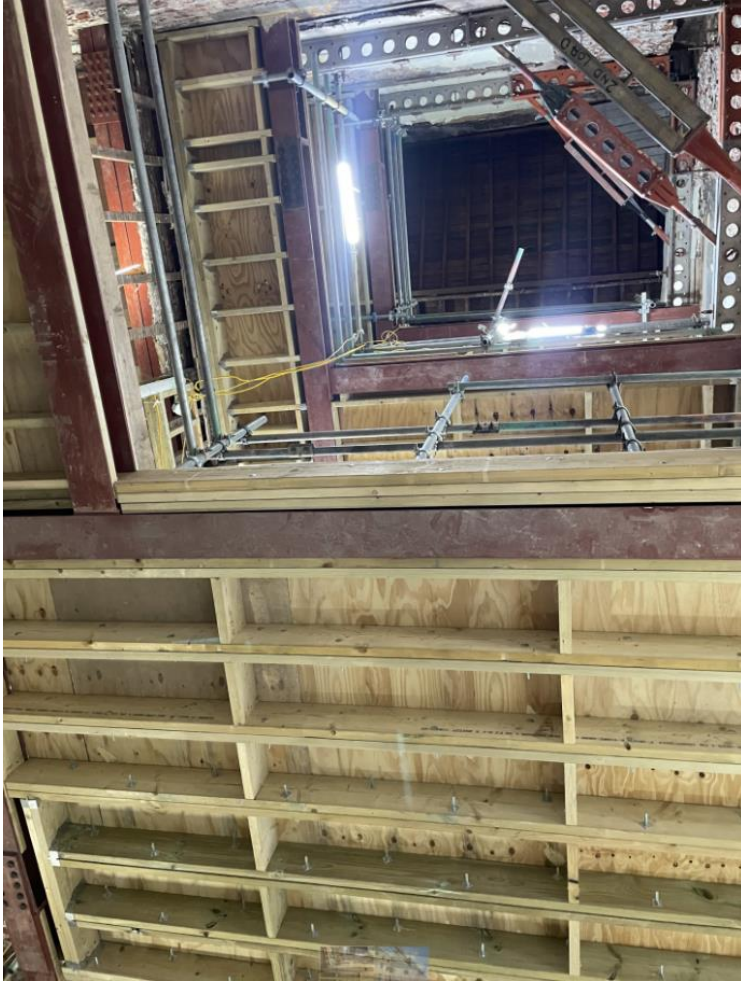
Project Update

UKPN:

- UKPN have reapplied for a new permit which starts their works on SMS on 13th May. This was moved from the original date of 30th April as the Council rejecting UKPNs permit due to the date falling too close to bank holiday.
- We have worked with UKPN to reduce disturbance to the street, and they will now require only one road closure of South Molton Street. This will start on the 13th May as stated above and is planned for a duration of 5 days.
- Scaffold strike started on the 22nd April in preparation for the UKPN power incoming dates. The strike will take a total of three weeks for phase 1 which includes unit 15 and 16.
- Other than the road closure for the road crossing stated above, all works to be contained behind site hoarding with breaking out by hand.



Project Update



Environment and Sustainability

Our Commitment to Net Zero Carbon

As part of Curo's goal to achieve Net Zero Carbon by 2040, the SMS team works closely with subcontractors and a specialist waste management company to:

Reuse materials on site wherever possible

Recycle all waste removed from site

Key Impact to Date:

1595.84 tonnes of waste processed

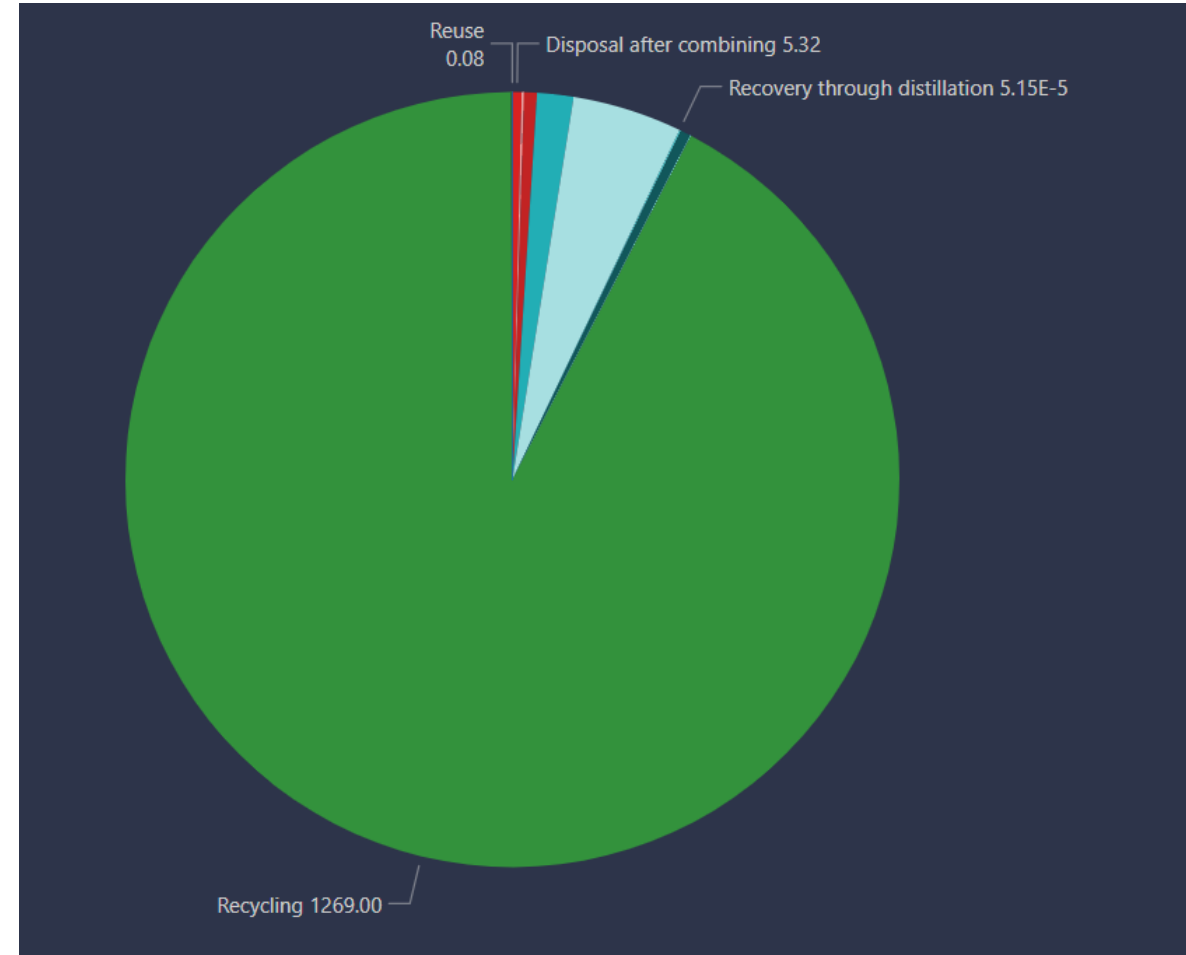
99.47% of waste diverted from landfill



Site Reuse Highlight

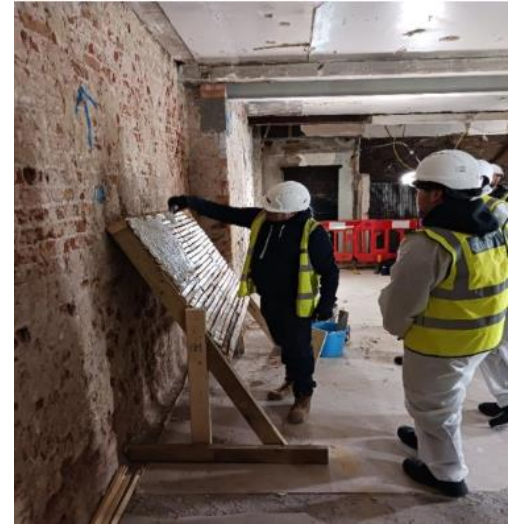
Given the heritage nature of the project, there are unique opportunities for material reuse.

In 19 SMS, rather than replacing the existing rafters, we have preserved and strengthened them, integrating them into the new roof structure.



Corporate Social Responsibility.

- As part of Curo Construction's continued commitment to social value, and in partnership with Strive Development, Construction Youth Trust, students from St Augustine's School were offered the opportunity to take part in work experience for the week 17/2/25 – 21/2/25.
- 8 Students took part in the work experience, they were tasked with planning a construction build from a planning and delivery perspective. They were given a budget and had to deliver a presentation to our site team on how they would deliver their project, with the winners getting a prize at the end of the week.
- Curo's inhouse heritage brickwork and lime plaster contractors; Impera Conservation and Anthemion Restoration; held workshops within the week, giving the students hands on experience into the different trades we use on site.
- Curo as a business have also raised over £25,000 to develop job skills and confidence for young people to support them for a better future.



Community Initiatives

Community updates



Grosvenor Square starting on site in June

Visit grosvenorsquare.org for more details on the contractor team (Maylim) that will be delivering the redesign and the delivery programme.



Recruitment fair on 16th May

Email Mayfair@grosvenor.com to register

Feedback

Next Steps

Next Steps

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

Thank you.