

## Community Newsletter

South Molton | July 2025

### Hello Neighbour,

June brought another month of significant progress at South Molton, made even more enjoyable by the recent warm weather. We look forward to continuing this great work through July and the summer.

#### Progress So Far

- In the North Block we have completed 90% of the excavation works, formed the basement level -1 slab and commenced the ground floor slab works.
- The North Block superstructure core is complete up to level 2.
- In the South Block, we have completed the basement level -2 and -1 slabs.
- The South Block superstructure core is complete up to level 1.
- In the Running Horse Pub, basement excavation and drainage works are complete. Sensitive restoration works continue in the upper floors.

#### Team building

On June 5<sup>th</sup> the South Molton project teams from Skanska and McGee took part in the 22<sup>nd</sup> annual Grosvenor Dragon Boat Regatta at the Dorney Lake Olympic rowing course. A huge £66,000 was raised for Groundwork - the highest total to date. It was the fourth year supporting Groundwork through Grosvenor's Greener Futures initiative, the programme has already helped 80 people into work, with two-thirds moving into long-term employment. Now, these funds will enable 10 more Westminster residents to access six months of training, employment and follow-on support, helping them build more secure futures.

#### IN THIS ISSUE

- Progress so far
- Site working hours
- Planned works
- Team Building
- Community Engagement
- Environmental update
- Key contacts

#### Planned works for this month

- In the North Block we will complete the excavation works, basement level -1 slab whilst continuing to form the ground floor slab.
- In the South Block, we will continue the perimeter liner wall and commence the ground floor slab construction.
- Both superstructure concrete cores will continue to progress to around level 6 by the of July.
- Tunnelling works in the South Block to connect new drainage to the public sewers.
- Structural alteration works continue throughout the Running Horse Pub and 50-54 Davies Street with the final part of demolition to start in late July in 52-54 Davies Street.



Grosvenor's Annual Dragon Boat Regatta

## Community Engagement

June saw the first meeting of the South Molton Social Impact Working Group. This group brings together representatives from Grosvenor, Skanska, and our wider team of consultants and suppliers to explore how we can work together to deliver meaningful benefits to the local community.

One of our key initiatives for the year ahead is our partnership with St Mary's Bryanston Square. We're proud to be supporting the school not only through refurbishment works but also by engaging with students through activities like the gardening club. By sharing our skills and knowledge, we hope to inspire young minds and help broaden their horizons.

### HOW TO GET IN TOUCH

Should you have any queries or concerns regarding the project, please do not hesitate to get in touch.

#### Peter Walsh

Community Liaison

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### SITE WORKING HOURS

<b>Monday – Friday</b>	08:00 – 18:00
<b>Saturday</b>	08:00 – 18:00
<b>Sunday</b>	No works on site
<b>Bank Holidays</b>	No works on site
<b>Noisy working hours</b>	08:00 – 10:00
<b>Monday – Friday</b>	12:00 – 14:00 16:00 – 18:00

### THANK YOU

At Skanska, we understand that construction work can be quite disruptive to the local community. We appreciate your patience and understanding, and we will continue to make every effort to minimise any inconvenience to you.

## Environmental Update

100% of non-hazardous waste was diverted from landfill in June, exceeding the project target of 99.5%.

1,044 tonnes of soil were sent for re-use, supporting a circular economy.



North Block Core progress



South Block Core progress



# Insite

## South Molton Street Community Newsletter

July 2025

### Dear Neighbours

June has been another busy month of dedication and progress. As we move into July, we're striving to be maintaining this progression and continuing our work with a high level of efficiency and dedication.

### The South Molton Team

### What's been happening in June

June has been a productive month on site, with plenty of progress made. Here's a quick roundup:

- ▶ Roof works are now complete from 15 to 19 SMS.
- ▶ Roof works have commenced at No. 10.
- ▶ Demolition of the rear extensions on 19 and 20 has been completed.
- ▶ Scaffolding from 17 to 20 has been removed from the SMS façade and roofs.
- ▶ New structural joists have been installed in the South Molton Passageway.
- ▶ New concrete staircase complete in 10 SMS to form new passageway.
- ▶ Chimney rebuilds on the roof of No. 20 complete.
- ▶ New Roof complete at No. 20.

### What's planned for July

- ▶ New UKPN power feed connection to 17, 18 and 19 SMS.
- ▶ Structural steel installation in No. 25.
- ▶ Structural repairs and temporary works installation in 20 and 21.
- ▶ Completion of the first fix of mechanical and electrical in 15 and 16.
- ▶ Roof repairs to No. 10.
- ▶ Roof repairs on No. 22.

### Project highlight:

### New Roof on No. 20

In June we completed the construction of the new flat roof at 20 South Molton Street.

We carefully rebuilt the two chimney stacks separating 21 and 20 after taking them down due to structural failure. The two chimney stacks were carefully rebuilt with reclaimed bricks to match the existing chimney stacks using a lime mortar mix. The roof itself was built up with insulation and waterproofing with a felt finish.

Render has also been repaired to the parapet wall perimeter of the roof to match the existing render that originally was there.



## 10 SMS Passageway

During June we formed and poured the new concrete stairs within No. 10.

This will be a new passageway for public access from South Molton Street to Davies Mews.

The construction of these new stairs has marked a key milestone in the construction phase of 10, which required large amounts of temporary works to allow us to make the necessary structural alterations to the existing structure.

Now that the passageway has been poured, we have turned our attention to constructing the new roof for the building with internal drylining 1<sup>st</sup> fix to commence.

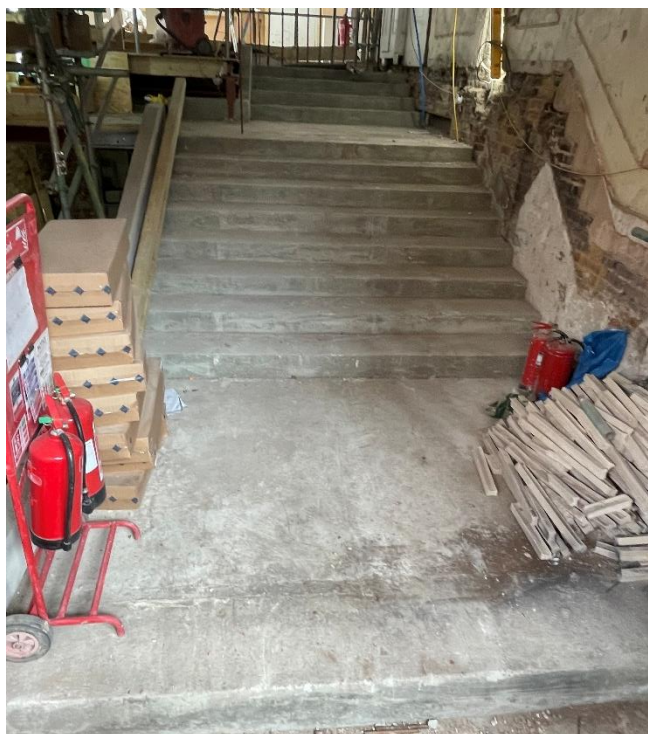


Photo of new concrete stairs within 10 SMS

## Logistics

### South Molton Passage Closure:

The South Molton Street passageway will remain closed through July while demolition and structural works continue at No. 22 and 23.

Safety remains our top priority — both for our site team and the wider community — so the closure will stay in place to ensure a safe and secure working environment throughout this phase.

We appreciate your understanding and apologise for any inconvenience caused.

## Thank you!

Curo know how their works can interfere with your day-to-day journeys. We would like to thank you all for your understanding so far and moving forward for the duration of the project. We will strive to reduce any disturbance the works may bring to you.

## Get in touch

If you have any questions or complaints, please do not hesitate to contact us:



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## Site opening hours

### Site Working Hours:

Monday to Friday, 8am – 6pm

Saturday, 8am – 1pm

### Noisy Working Hours:

8 – 10am, 12 – 2pm and 4 – 6pm daily

## Sign up to the mailing list

These newsletters and other project updates are also sent digitally to the South Molton mailing list.

Sign up at [bit.ly/SMTmailinglist](https://bit.ly/SMTmailinglist) or by scanning the QR code.

