

South Molton Community Liaison Group

Date	07/05/2026
Time	12:30pm – 1:30pm
Location	Grosvenor Office, 70 Grosvenor Street
Attendees	Grosvenor: Annabel Coke, Martin Kinsey, Alex Clarke North and South (Skanska): Charlie Smith and Peter Walsh Hotel (G&T and Toureen): Adam Pleeth, Andy Fox Representatives attended from: <ul style="list-style-type: none">• Mayfair residents• Peabody residents• Local businesses• South Molton Street and Brook Street Retailers• West One (McLaren)• RSMSJ
Apologies/ Distribution:	Invites were also sent to representatives from: <ul style="list-style-type: none">• Mayfair Neighbourhood Forum• Multiple South Molton Street and Brook Street businesses

1. Recap of previous actions

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

- **Curo** to visit SMS retailers before Thames Water's return to SMS.

2. Project Update by Skanska on North and South

Charlie Smith shared an update on works to the North and South Blocks and the Running Horse Pub, including the recent completion of the steel frame and concrete pours. Skanska also shared news of the ongoing removal of the Brook Street Façade Retention Scheme. All welfare is also due to be internalised to the site over the period, meaning there will be a reduction in operatives outside of the site boundary.

Skanska confirmed they are on programme and due to finish in July 2027.

Skanska also shared details of social impact initiatives.

Questions arose in relation to the following:

- When is the last concrete pour?

- Final concrete pour will complete this week. If works are ever causing a disturbance to our neighbours, please contact Skanska (site contact information available here: [Teams - South Molton](#)).

3. Project Update by Curo on South Molton Street

Annabel Coke provided an update that works on the South Molton Street Properties are likely to be delayed whilst we work through a commercial situation with Curo. Whilst we cannot provide details at this time, we will provide further updates via newsletter once we have a clear update to communicate. It was also noted that Thames Water are currently on site and their works are due to complete by 19 May.

No questions nor comments were raised.

4. Brook Street Hotel

Whilst this project is not part of Grosvenor's development, Toureen attended to explain their logistics interface with the wider South Molton development, following their start on site in April. Hoarding and scaffold erection are expected to start in early June 2026.

Questions arose on the following:

- How many people will be working on the site?
 - Likely between 40-50.
- Will the scaffold maintain pedestrian traffic flow?
 - Pedestrian traffic flow will be maintained via a covered walkway.
- How will logistics access through South Molton Lane be maintained between the different contractors?
 - Toureen will primarily utilise Brook Street to service their works.
- When are works due to finish?
 - Q2 2028

5. West One Logistics Update

John Macleod from McLaren shared that they are now on site at West One. West One are running their own Community Liaison Group for the development.

For more information on this development and how to join the West One CLG, please visit the project website here: [West One](#) or contact: westone@kandaconsulting.co.uk.

6. Community Initiatives

Grosvenor outlined some live community initiatives, including details on their monthly run club, a neighbourhood Instagram channel for local updates, and the 'Always On' recruitment offer.

No questions nor comments were raised.

7. AOB

Questions arose on the following:

- Clarification was requested on the scope and purpose of a recently issued notification of upcoming works by FM Conway.
 - o McLaren confirmed that this is likely West One related and to do with upcoming works on Davies Street.
- A question was raised on when Grosvenor Square Gardens would re-open.
 - o It was confirmed that this is expected on 20 July 2026.

8. Next Steps

- **Grosvenor** to circulate minutes to members and publish on the South Molton website.
- **Grosvenor** to diarise the next meeting for Q3 2026. **CLG members** to confirm attendance.