

South Molton Community Liaison Group

Meeting #10

5th February 2026 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 Q1 2026. **Community Liaison Group** to confirm attendance.

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

Project Update

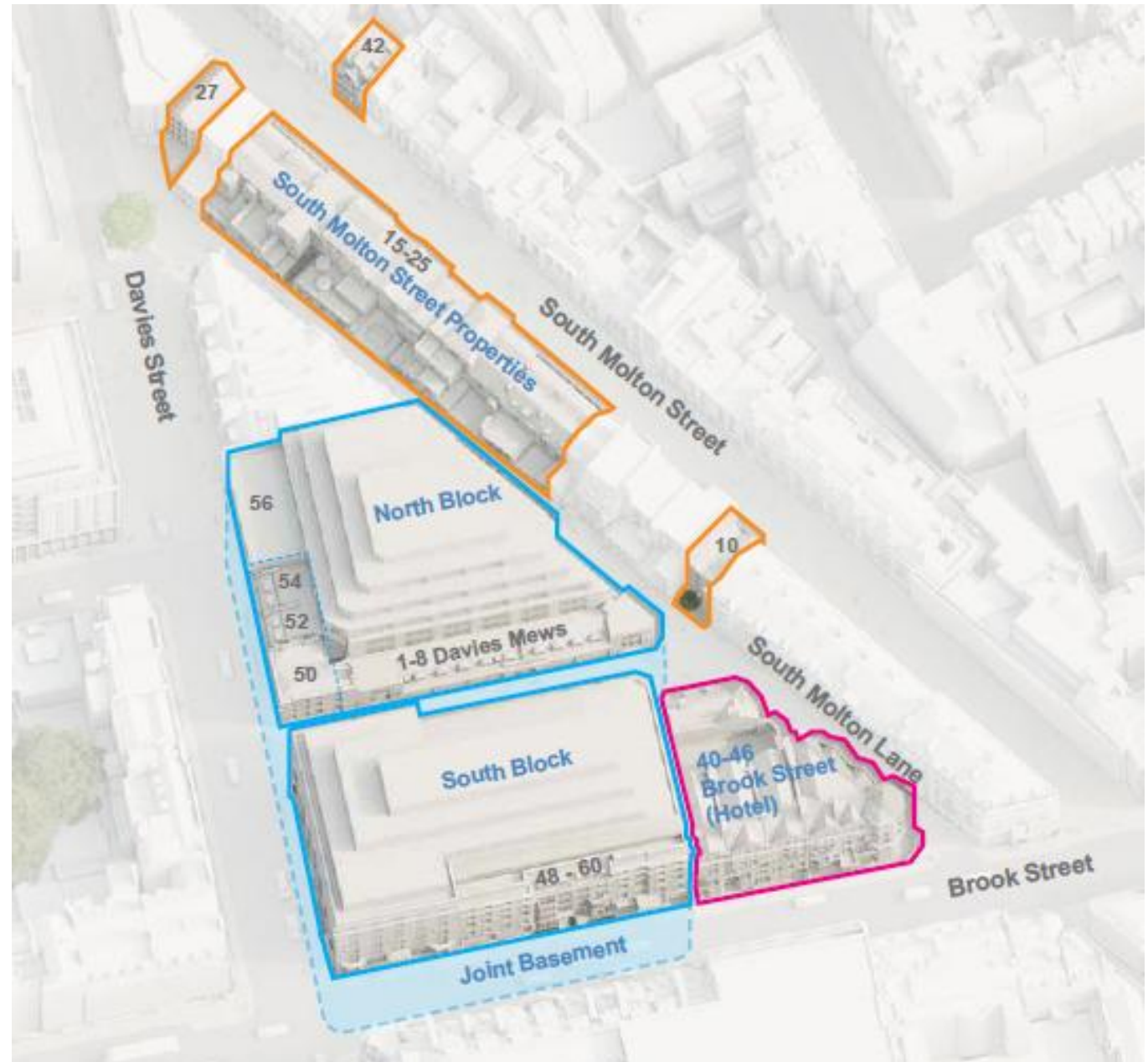
Project Overview

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 & South Blocks
 - Concrete core constructed to highest level
 - Steelwork frame in progress – 50% complete
 - ‘Above Ground’ concrete slabs in progress – Level 2 complete
 - Ground floor concrete slabs complete
 - Mechanical and electrical service install in progress
 - Blockwork walls complete at Basement Level 2 & in progress at Basement Level 1
- Running Horse Pub
 - Drainage & concrete slab complete
 - Demolition of 52-54 complete
 - Strengthening to the existing structure in progress
 - Connection to the new structure also in progress



North Building



South Building

Project Update – Skanska North and South

Upcoming Works:

- North & South Blocks
 - Continued erection of the steelwork frame
 - Continuation of the metal decking to the steelwork frame
 - Continuation of ‘Above Ground’ concrete slabs
 - Construction of the blockwork walls at Ground Floor Level
 - Continuation of the basement service installation
 - Continuation of the staff welfare fit-out
- Running Horse Pub
 - Strengthening of the existing floors
 - Structural steel strengthening in the basement
 - Ground floor opening brickwork

Progress Pictures – North Block



North Structure Progress



Basement Service Install



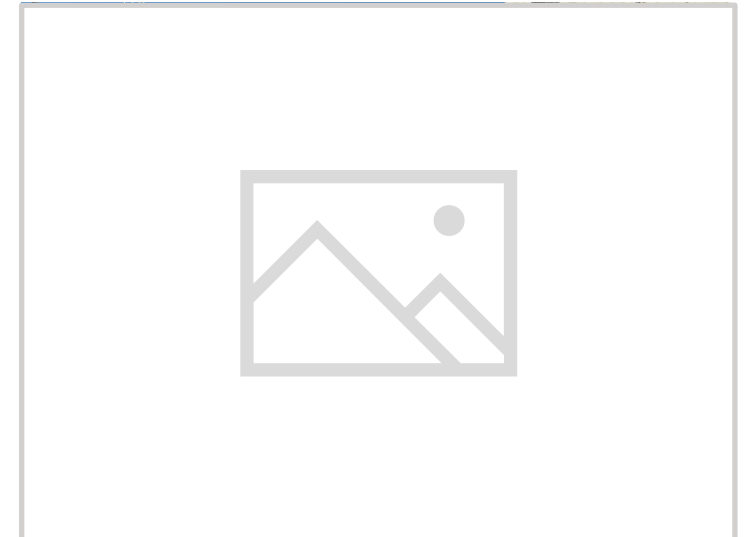
UKPN Room Built



Above Ground Concrete Poured – Level 1



Lobby Slabs Level 1&2 Poured – Level 3 in Progress

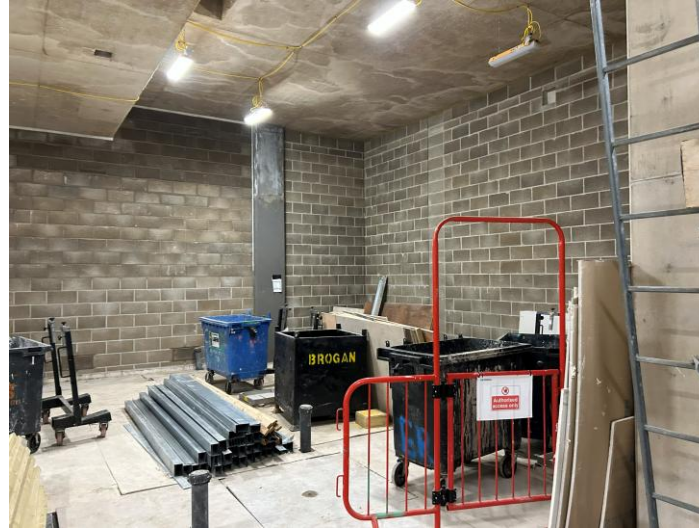


Metal deck Installed Level 2 – 52/54 Davies Street

Progress Pictures – South Block



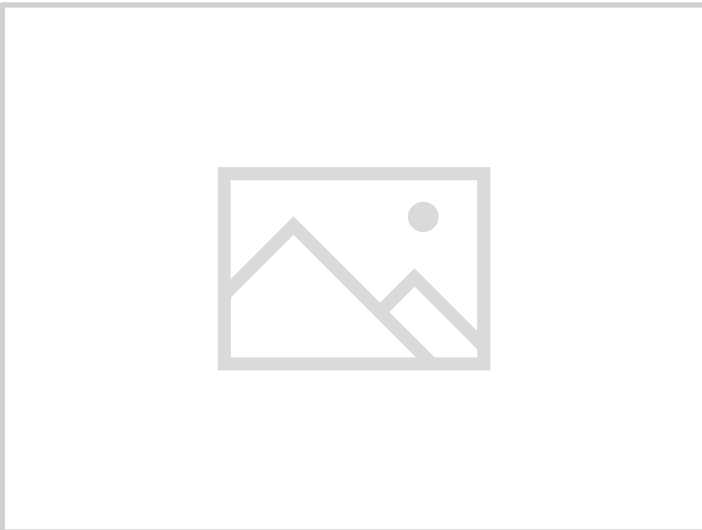
South Structure Progress



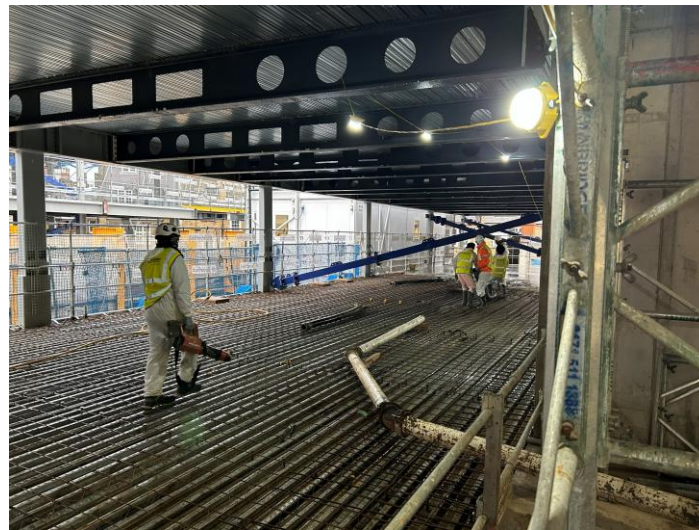
Basement Blockwork Nearing Completion



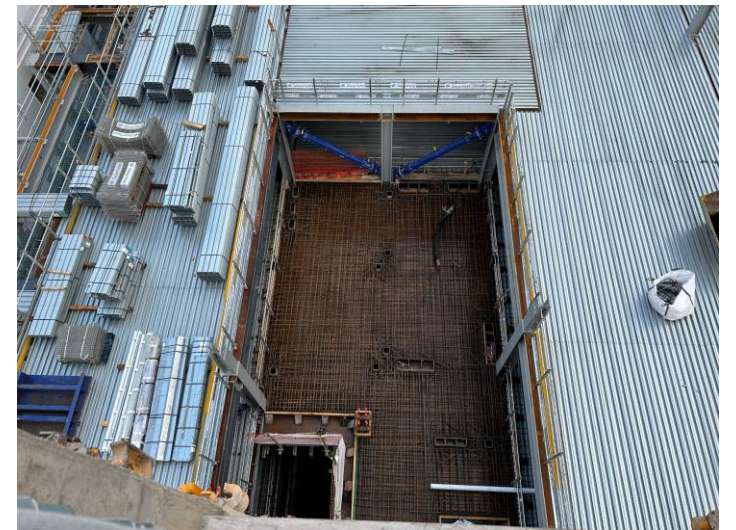
Basement Welfare Fit-Out



Service Install Basement Level -2



Above Ground Concrete Poured – Level 1



Lobby Slabs Levels 1,2&3 Poured

Environment & Sustainability

- The metal deck being installed on the project is produced using an Electric Arc Furnace, which means that electricity rather than coal is used in the manufacturing process. This is more energy efficient and emits significantly less carbon.
- The total waste produced up to the end of Nov-25 is 57,476.90 tonnes. This excludes the soil sent for re-use at a local golf course. We have achieved 99.96% diversion from landfill.
- Our subcontractors undertake spill drills to make sure they know what to do if there is a fuel or chemical spill on site. Our concrete subcontractor successfully completed one of these last week.
- Our site has been selected for a Considerate Constructors National Site Award 2026. This recognises excellence in considerate construction.

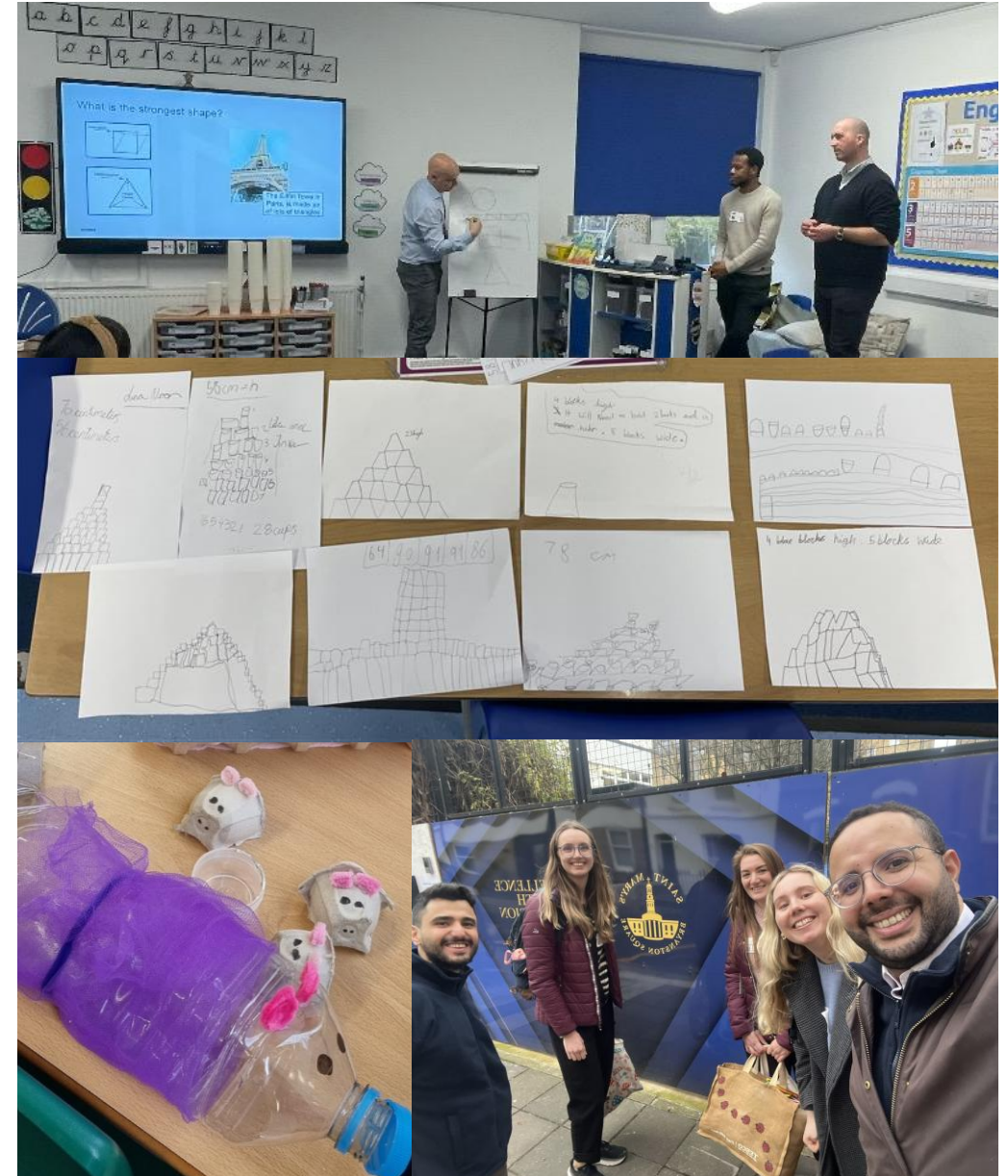


CONSIDERATE
CONSTRUCTORS
SCHEME

NATIONAL
SITE AWARDS

Social Impact

- Introduction to Structural Engineering, and Sustainability sessions to year 2 and year 4 at St Mary's Bryanston Square. The students learnt about the strongest shapes and circular economy.
- A local apprentice has started working on the project as a Quantity Surveyor, he is on a degree apprenticeship programme with JA Brooks, our Mechanical Services contractor.
- A local person has been supported into work with Severfield working to erect the steel frame.
- We have invited applications for work experience with the team 16-20th February in collaboration with Construction Youth Trust. We are offering 8 local students the chance to meet our consultant team to explore a wide range of careers within real estate.



South Molton Street



Current Progress

Works to Date:

- Shopfront installations are nearing completion on units 15, 16, and 17, giving the street a visibly refreshed frontage.
- Finishes are now being completed in the first apartments at 15 and 16, marking real progress inside the buildings.
- First and second fix works are continuing across several units, keeping internal fit out on track.
- Structural alterations are progressing on units 21 to 25 and the island units (10, 27, and 42).
- Rear extensions are advancing along South Molton Lane.
- Roof works continue to make steady progress across the terrace.



15 and 17 shop fronts



Extension to unit 22



Newly installed kitchen in 16

Upcoming Works

Upcoming Works:

- Remaining structural alterations to units 21 to 25 will be completed, including the final demolition works in unit 25.
- All outstanding roof works will be completed.
- Shopfront installation will progress up the terrace between units 18 and 22, continuing the streetscape improvements.
- Apartment fit out works will continue across the residential units.
- Final finishes and snagging will move ahead in both the retail and residential areas.
- Landscaping works will begin on South Molton Street outside units 15 and 22.
- Scaffolding and the temporary tin roof will be removed as façade and roofing works are completed.
- Progress will continue towards Section 1 completion, with units 15 to 22 prepared for handover for tenant final fit out.

South Molton Street Interface

- Please note that the logistics route will be temporarily relocated to the junction of South Molton Lane and Davies Street to facilitate Skanska utility works.

This change is anticipated to commence in the second week of March and will remain in place for approximately 3–4 weeks.

- The passageway will remain closed until further notice.

We apologise for any inconvenience this may cause and appreciate your cooperation during this period.

Safety Awards

- ISO 45001 Accredited health and safety system, Led by out health and safety director.
- Recognised across the industry for SIPP accreditations including safe contractor.
- Winners of the CCS safety innovation of the year award.



Brook Street Hotel

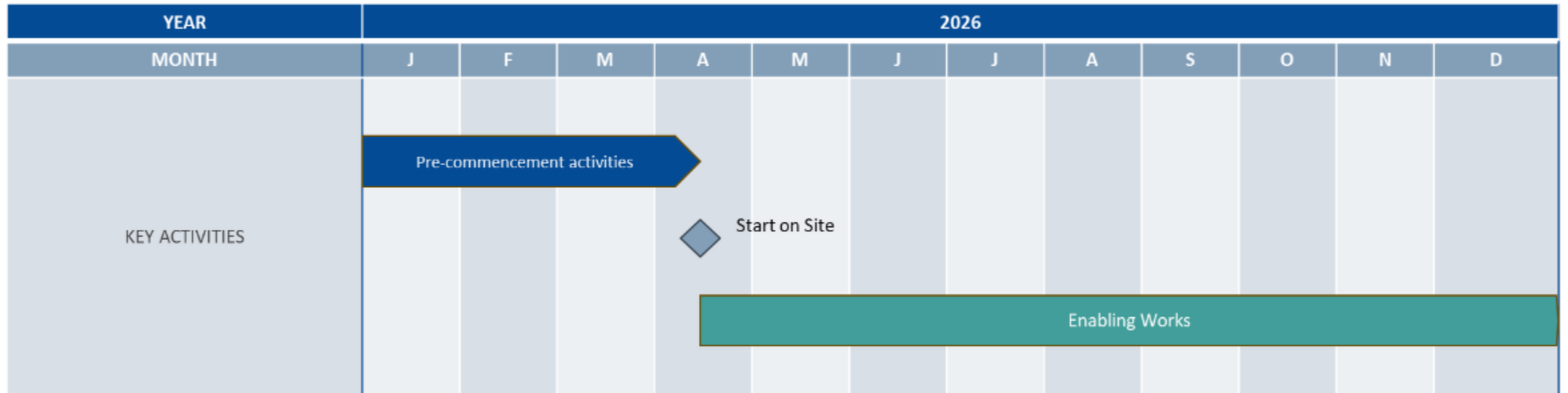


Project Overview





Programme (Draft)



Logistics Strategy (Draft)





Community and Logistics

- Construction logistics will align with Grosvenor's wider South Molton Estate plan.
- Noise, dust, and vibration monitoring throughout construction.
- The project will adopt a strong sustainability focus, including energy-efficient systems, responsible sourcing, and waste reduction measures during construction to minimise the environmental impact on the local area.
- Continued updates via the South Molton Community Liaison Group

Community Initiatives



Community updates



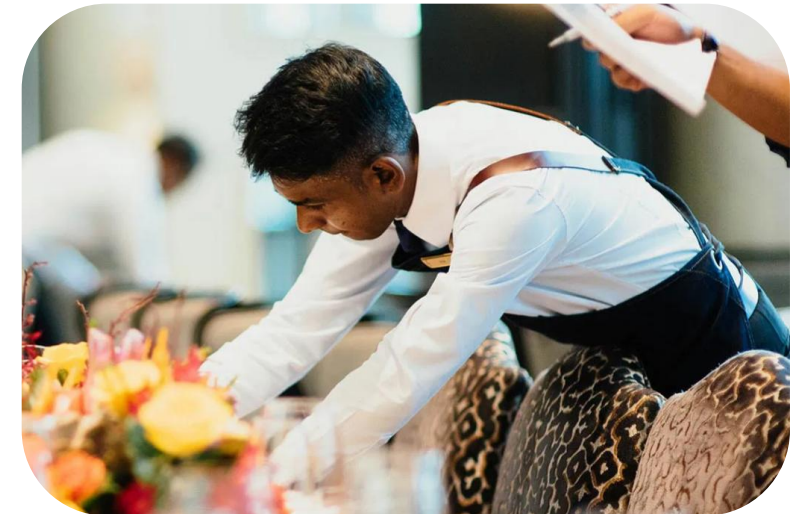
Take part in our annual survey at bit.ly/MayfairSurvey by 27th February.

As important local stakeholders, we invite you to share your feedback on our approach and the way we engage with you. Respondents will be entered into a prize draw to win a £500 Mayfair Farm Shop voucher.



Apply to the People Positive Community Fund

Grants up to £15k are available to projects benefitting people in Mayfair and addressing priority issues of safety & community. Applications open next Wednesday 11th at bit.ly/PeoplePositiveFund. We're also inviting local businesses to contribute to the fund so we can have a greater impact together.



Recruitment support

We are continuing to work with the Department for Work and Pensions and WCC to provide a **free recruitment service** to all our customers, no matter what sector.

Feedback



Next Steps





Next Steps

- **Grosvenor** to circulate minutes to members and publish on the South Molton website.
- **Grosvenor** to diarise next meeting for Q2 2026. **Community Liaison Group** to confirm attendance.

Thank you.