



GROSVENOR

South Molton Community Liaison Group

Meeting #6

30 January 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 beginning of 2025. **Community Liaison Group** to confirm attendance.

Project Update

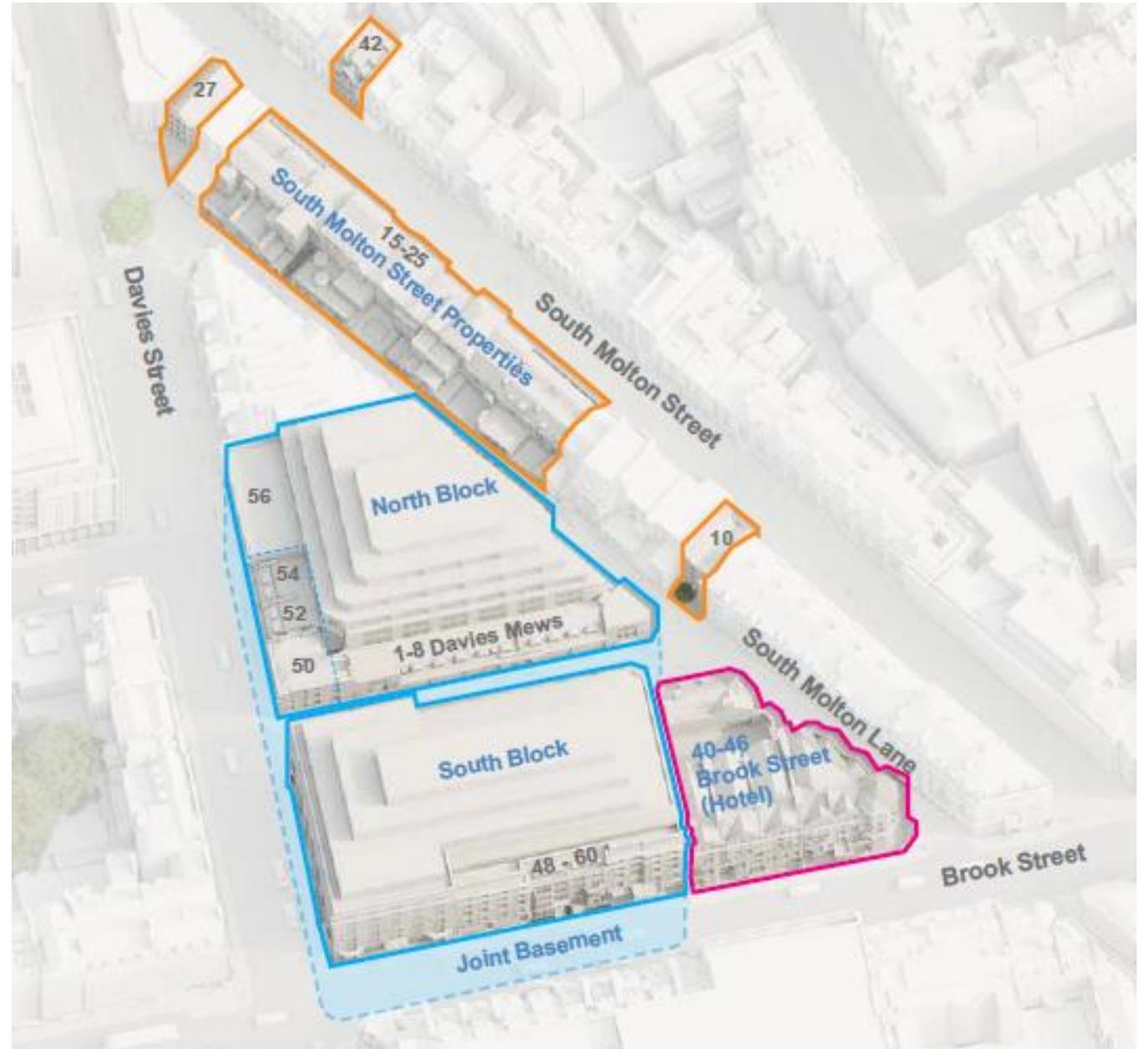
Project Overview

The South Molton Triangle 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
 - Demolition works 90% complete
 - Underpinning works complete party walls and retained facades
 - Façade Retention system installed along 1-8 Davies Mews
- South Block
 - Completion of demolition of piling works
 - Installation of tower crane and site cabins
 - Excavation to basement level -1
 - Formation of first reinforced concrete slabs at basement level -1
- Running Horse Pub
 - Internal structural repairs to outside walls
 - Installation of perimeter scaffold to allow window removal and subsequent repairs



North Building



South Building

Project Update – Skanska North and South

Upcoming Works:

- North Block
 - Mini piling to enable excavation works
 - Excavation works down to Basement Level 1.
 - Formation of basement level -1 raft slabs
- South Building
 - Installation of reinforced concrete slabs at Basement level -1
 - Temporary propping and excavation works down to Basement Level -2
 - Installation of basement level -2 raft slab
- Running Horse Pub
 - Continue with internal structural repair works
 - Commence roof survey works and initial repairs

Progress Pictures – North Block



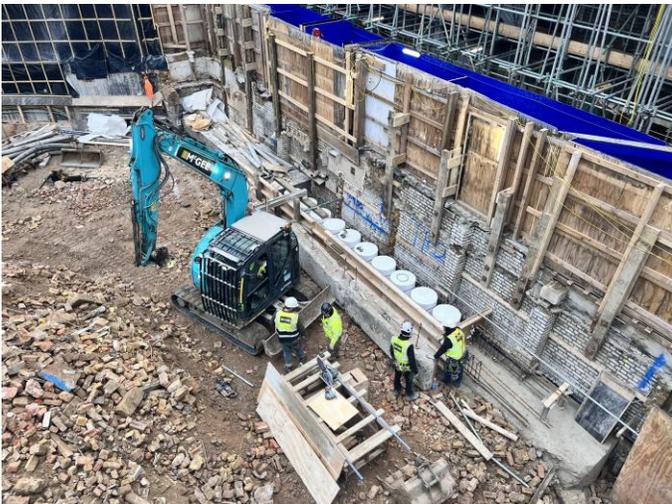
Davies Mews Façade Retention Installed



Ground Floor Slab Demolition works



Underpinning to retained walls



Preparation for piling works



Overview of Façade North Block



Scaffold works to the RHP

Progress Pictures – South Block



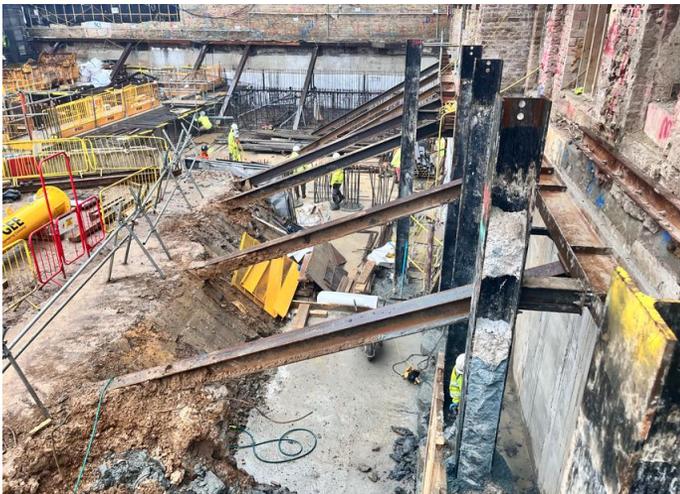
Waterproofing works to Davies Mews



Concrete works under Davies Mews



Installation of tower crane and cabins



Perimeter prop installation



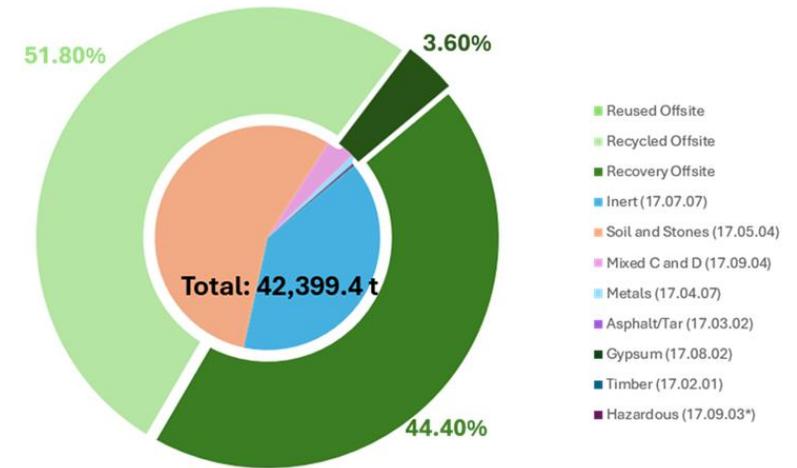
Excavation works



Formation of B1 raft slabs

Environment & Sustainability

- We are targeting BREEAM Outstanding, WELL Platinum & NABERS 5*.
- We are aiming to reduce carbon on the project, both in the materials we are using and via the construction processes on site. For example, it is a fossil fuel-free site.
- The total waste produced to date is 42,399.4 tonnes. We have achieved 99.9% diversion from landfill.
- We will be reusing stone on the façade and using reclaimed brickwork in the basement. This supports a Circular Economy.
- We will also be using pre-fabricated façade panels – this will help to reduce the noise produced on site as the panels are manufactured offsite.



Social Value

- 2 Westminster residents supported into employment.
- Job fair participation and promotion of available positions around site – please do share.
- Working with schools to support future work experience.
- Supported women experiencing homelessness through the Marylebone Project.
- Supported Westminster job seekers through the Chocolate Makers programme.

People Positive At a glance

Our strategic priorities

Improving people's wellbeing in the places we make and manage



Helping local economies to thrive by championing inclusive growth and diversity



Maximising the positive impact of our people and partners

Delivered through

Places

Acting on local drivers of wellbeing, alongside meaningful community engagement

Team

A diverse and engaged workforce equipped to maximise impact

Partners

Collaborating to deliver inclusive growth and improve wellbeing

Philanthropy

Building long-term partnerships that support local needs



South Molton Street



Project Update – Curo South Molton Street

Works to Date:

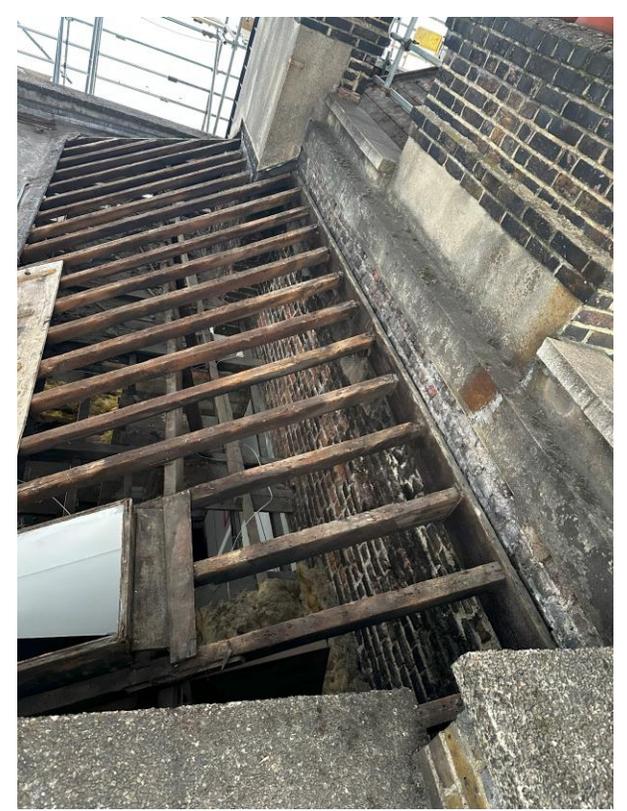
- Main scaffold elevation on South Molton Street and the majority of South Molton Lane scaffold and tin roof are now complete.
- Drainage & new slab in units 15 & 16 as well as 17 & 18 micro retail units.
- Existing roofs have been stripped from 15-20 South Molton Street.
- Temporary works & demolition of unit 10.



Project Update

Upcoming Works:

- Temporary works ongoing to allow for structural alterations from units 19-21.
- Window repairs ongoing in units 15-21.
- Survey & remedial works to existing roof structure of 15-18 including the forming of new gutters and strengthening heritage rafters where reuse is possible.
- Floor levelling & strengthening internally to units 15-18.
- Drainage installation to units 19-21.
- New roof coverings to units 15-18.
- Brickwork repairs to basement in preparation of waterproofing.
- UKPN to connect incoming services into properties.



UKPN – Phase 2

Following their initial works last year, UKPN will be completing Phase 2 of their works later this year.

We are waiting on UKPN to confirm timings, and we will share more information on dates and make clear any disruption through the monthly newsletters and at the next CLG.

- Works are due to be completed in phases from end of April to September.
- Most works will be completed behind site hoarding with breaking out by hand.
- There may be road closure whilst connection works take place.



Project Update

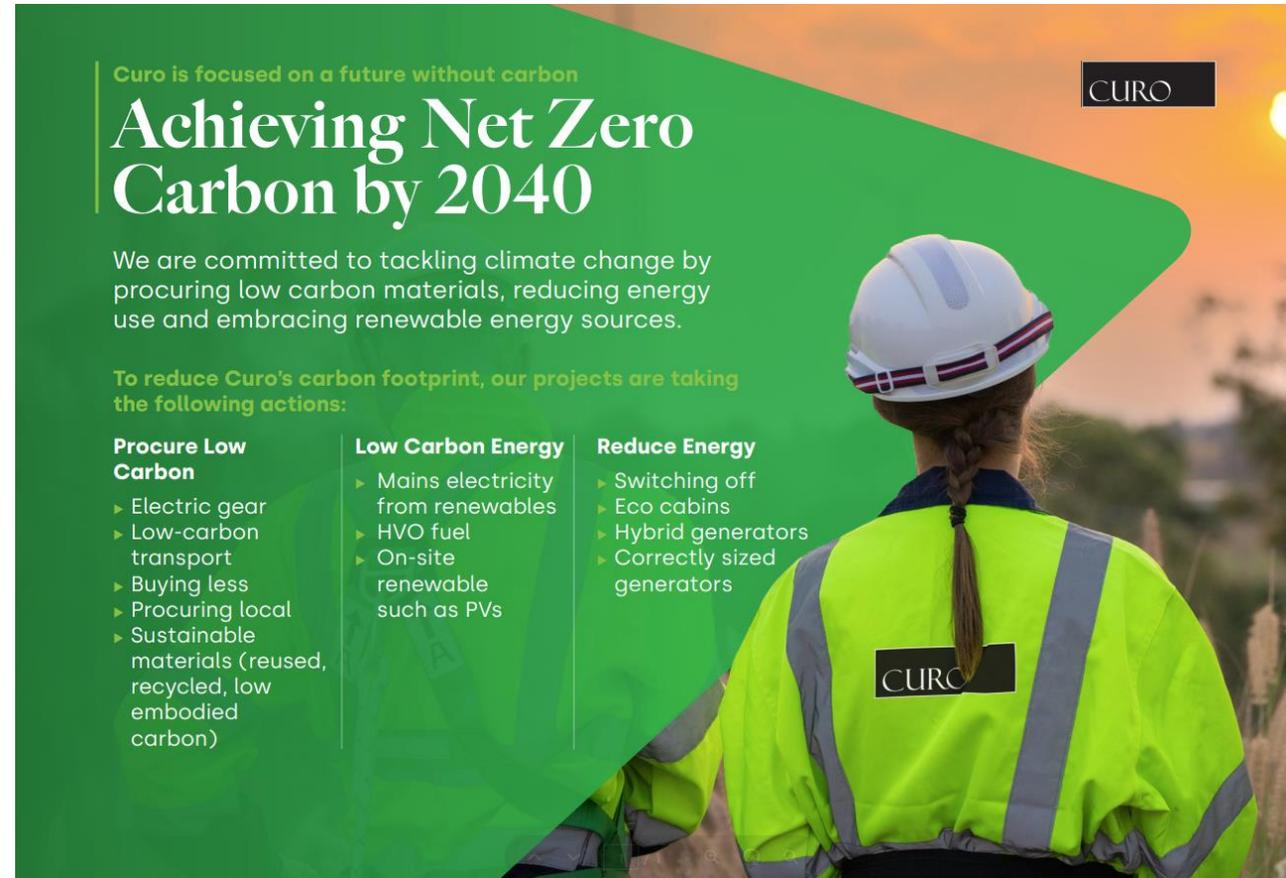


Environment and Sustainability

Along with the reuse of recycled steels we are also targeting the reuse of minimum 50% of existing roof coverings. Where heritage timbers are rotten or infected with wood worm we are removing affected areas and reusing offcuts for floor strengthening and formation of new smaller structures.

To date we have had 1,391 tonnes of waste sent off site, with 99.77% diverted from landfill.

Curo are committed to achieving Net Zero Carbon by 2040.



Curo is focused on a future without carbon

Achieving Net Zero Carbon by 2040

We are committed to tackling climate change by procuring low carbon materials, reducing energy use and embracing renewable energy sources.

To reduce Curo's carbon footprint, our projects are taking the following actions:

Procure Low Carbon <ul style="list-style-type: none">▶ Electric gear▶ Low-carbon transport▶ Buying less▶ Procuring local▶ Sustainable materials (reused, recycled, low embodied carbon)	Low Carbon Energy <ul style="list-style-type: none">▶ Mains electricity from renewables▶ HVO fuel▶ On-site renewable such as PVs	Reduce Energy <ul style="list-style-type: none">▶ Switching off▶ Eco cabins▶ Hybrid generators▶ Correctly sized generators
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CURO

Corporate Social Responsibility

- The King's Trust – We previously mentioned that we had a trainee from the Kings Trust, we have recently had another trainee join our team as a Trainee Site Manager.
- Curo, along with Skanska & McGee put on a Christmas lunch for all operatives.
- With Strive Development, our Social Value & Learning Consultants we have: Attended Westminster City Councils Neurodiverse Team's, applying for jobs workshop, where 8 students were engaged with potential opportunities.
- With Strive Development, the SMS team will be putting on two work experience workshops with 2 groups of students from local colleges in March 2025.
- The Curo SMS team and subcontractors have advertised a total of 3 job opportunities for local residents.



Community Initiatives



Community Initiatives

Join an Age UK event on 4th March

We're excited to be partnering with Age UK Westminster on a programme of activities and events to support elderly or vulnerable residents.

Age UK is holding a coffee morning at **Mayfair Library on 4th March 11.30am-1.30pm** to share details on the support already available and hear what additional services residents would like to see delivered in Mayfair. This will be a wonderful opportunity for residents to connect and engage with one another - plus there will be sandwiches & cakes, a guest speaker, quiz and a raffle!

Please email enquiries@ageukwestminster.org.uk or phone 0203 3004 5610 to register your interest or to find out more about any of the other offerings.

Share your feedback

We are keen to understand what you think of the service we currently provide and the way we engage with you. Please visit bit.ly/MayfairSurvey or click the button below to share your feedback by Sunday 9th February to help shape our future services and ultimately improve our approach.

To say thank you for completing the survey, you could win a £100 voucher for the Mayfair Farm Shop! We look forward to hearing from you.



Community archaeology dig in Grosvenor Square

Earlier this month, we were joined by a team of community volunteers including community stakeholders, Peabody residents and members of the Mayfair Youth Forum who worked alongside the Museum of London Archaeology (MOLA) to explore the hidden stories beneath Grosvenor Square before work begins on site later this year.

Whilst nothing major was found, a variety of interesting objects were discovered such as a 100-year-old button! As well as continuing to engage communities in a meaningful way beyond planning and into delivery of the redesign, this is one way we're bringing people of different backgrounds together to build a sense of community in Mayfair.

Feedback



Next Steps



Next Steps

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



Thank you.

Grosvenor.com