



GREENWICH HOSPITAL

GREENWICH ESTATE - KEY STAKEHOLDER CONSULTATIVE GROUP

TERMS OF REFERENCE

INTRODUCTION

1. As owners of core properties within the World Heritage Site, including Greenwich Market, Greenwich Hospital has formed a Key Stakeholder Consultative Group (KSCG) under the Chair of the local MP, the Rt Hon Nick Raynsford MP, to provide a forum for consultation on a vision for the regeneration and improvement of the Hospital's core property within the Greenwich World Heritage Site.
2. The contribution of the Key Stakeholder Consultative Group will inform the project definition study which the Hospital will undertake to assess the options for the regeneration and improvement of the Hospital's core property in Greenwich, in particular the Greenwich "island site" including the market area.

BACKGROUND

3. There has been a market at Greenwich since the 14th century, but the history of the present market dates from 1700 when a charter to run two markets, on Wednesdays and Saturdays, was assigned by Lord Romney to the Commissioners of Greenwich Hospital for 1,000 years. So began an enterprise which has proved to be both a privilege and a burden, as the Commissioners have discovered whenever changes have been solicited or required.
4. Market stalls and buildings were erected on a number of sites to the west of Greenwich Hospital in 1737, and in the 1760s and 1810, before the current island site was established in 1827-33 under the direction of the Surveyor to Greenwich Hospital, Joseph Kay. Later significant phases of development occurred in 1902-8 (with the demolition of the Kay Market and rebuilding in steel and glass; conversion of the flanking shops into warehouses), 1958-60 (retaining the Market structure but demolishing the flanking buildings and rebuilding as three storey warehouses and offices) and during the 1980s (conversion of the warehouses into shops). The weekend market began in c1985.
5. The maintenance of the properties in the "island site" due to age and in some cases deterioration caused by passing traffic, requires intensive management and will continue to do so in the future. Whilst the properties have been well maintained in the past this has not led to any improvements in respect of the quality of the built and retail environment. Over time this lack of improvements could lead to a spiral of deterioration of both the buildings and the retail environment to the disadvantage of all stakeholders in Greenwich.

6. There is general agreement that the structure and fabric of the island site and the market area is in need of regeneration to improve both the buildings and the retail environment for retail and residential tenants and visitors to the World Heritage Site.
7. Also there is a shared intention to improve the environment in preparation for the 2012 London Olympics which will see six events hosted within the Borough.

KEY STAKEHOLDER CONSULTATIVE GROUP

8. The Key Stakeholder Consultative Group will be established by Greenwich Hospital under the Chairmanship of the Rt Hon Nick Raynsford MP.
9. The Key Stakeholder Consultative Group will be a small group comprising local stakeholders including some members of the World Heritage Site Steering Group (WHSSG).
10. The Key Stakeholder Consultative Group will comprise:

KEY STAKEHOLDER CONSULTATIVE GROUP		
Chairperson		Rt Hon Nick Raynsford MP
LB Greenwich	WHSSG	A Council member
Greenwich Hospital	WHSSG	Director
Greenwich Foundation	WHSSG	
National Maritime Museum	WHSSG	
Urban Space Management	WHSSG	
Greenwich Town Centre Traders Association		2 representatives
Chamber of Commerce		
Greenwich Peninsula Partnership		
Town Centre Residents		
The Greenwich Society		

11. As constituted the Key Stakeholder Consultative Group will represent the views and interests of all key stakeholders within the defined area - including retailers, the market traders, other businesses, residents, local government, commercial and civic organisations, and WHS key attractions. However it will not exclude wider public consultation.
12. Additional local stakeholders may be invited to attend.
13. A quorum will be 5 members.

OBJECTIVE

14. The objective of the Key Stakeholder Consultative Group is:
 - To provide a forum for consultation on a vision for the regeneration and improvement of the Hospital's core property within the Greenwich World Heritage Site, in particular the Greenwich "island site" including the market area.
15. The vision is to cover the next 50 years having regard for the improvement of the environment for the 2012 London Olympics.

AREA

16. The objective is confined to the Hospital's core property within the area bounded by Church Street, the river, Eastney Street, Romney Road and Nelson Road.

CONSTRAINTS

17. Although the Key Stakeholder Consultative Group will concentrate on the Hospital's core property within the defined area, it will refer any broader issues which emerge to the Council or the WHSSG as appropriate. For example issues relating to property which is not owned by the Hospital or matters which are outside the Hospital's responsibility such as transport, traffic congestion, and parking.

ADMINISTRATION AND FUNDING

18. Greenwich Hospital will:

- • establish, organise and fund the Key Stakeholder Consultative Group.
- • fund the project definition study, including the necessary advisers.
- • not fund any additional work which may be identified by the Key Stakeholder Consultative Group which is not directly relevant to the project definition study.
- • provide an Agenda for each meeting distributed at least one week before the meeting.
- • provide the minutes of each meeting within 2 weeks of completion of the meeting.

19. The Key Stakeholder Consultative Group's members will:

- • be formally appointed at the first meeting, as will the Chair and Vice Chair.
- • meet regularly to review progress and achievement of the objective set out in these Terms of Reference.

20. Specialists may be invited to attend consultative group meetings to advise, progress and report on certain matters.

GREENWICH HOSPITAL COMMITMENT

21. Greenwich Hospital is committed to the good stewardship of its properties in Greenwich and to the regeneration and improvement of these properties in a way that will both support World Heritage Site status and enhance the environment in preparation for the 2012 London Olympics.

22. The Hospital is committed to undertaking a project definition study of the potential options for the regeneration and improvement of the Greenwich "island site", including the market area.

23. The Hospital recognises that the wider benefit of the Greenwich community is a factor that needs to be considered fully in this consultation. It is therefore committed to full engagement and consultation with all the key stakeholders, including retailers, the market traders, other businesses, residents, local government, commercial and civic organisations, WHS key attractions, and other interested parties.

24. The Hospital accepts that there is a need to maintain the retail diversity and character of the market area and to recognise the position of the traditional retailers in considering the options for regeneration and improvement.

COMPLETION

25. The Key Stakeholder Consultative Group will be disbanded at a time to be decided by its members.