

LOCK KEEPERS COTTAGE

THE CANAL INFORMATION CENTRE

The owners of the Lock Keepers Cottage are British Waterways. They were partners with the developers Suffolk Wharf Limited, while still retaining the freehold of the Cottage (and maybe the freehold of the previous recycling centre which was partly on canal land).

The Information Centre is the Lock Keepers Cottage, and is operated under a Management Plan described below in extracts from the Section 106 Legal Agreement for the development.

**S106 Agreement to Planning Ref: PE 9700702/R3
15 March 1999**

2. DEFINITIONS

Para 2.21 "Information Centre Management Plan"

A management plan for the canal Information Centre ("the Centre") setting out full details of its management and operation this to include inter alia the following:

Full details of hours of operation of the Centre (these to a minimum of 30 hours per week and to provide for weekend opening)

A full inventory of furniture and equipment to be retained and used at the Centre in so far as may be appropriate (having regard to the nature and extent of any interactive equipment to be installed in the Centre for the use by members of the public) the anticipated level of staffing for the Centre (such staff to be appropriately identified and trained in order to be able to assist in the dissemination of information)

Educational Services that will be offered to local groups and residents by the Centre details of charges to be made by the Centre for any of the above (having regard for the principle that the basic services provided by the Centre will be low charge)

6. THE CANAL INFORMATION CENTRE

Para 6.6

The Owner covenants with the Council that it shall not occupy the B1 Element or allow the B1 Element to be occupied until such time as

- (i) the Canal Information Centre has been completed in accordance with the provisions of clause
- (ii) the Canal Information Centre has opened for operation in accordance with the terms of the version of the Information Centre Management Plan approved by the Council.

Para 6.7

Upon the Canal Information Centre opening for operation the Owner shall ensure that the Canal Information Centre shall thenceforth be retained in operation permanently and managed in strict accordance with the version of the Information Centre Management Plan approved by the Council (unless otherwise agreed in writing between parties).

[Note: The B1 Element referred to is the main new building including offices, Wetherspoons etc. that should not be occupied until the Information Centre is operational].

When the Information Centre opened there should have been an agreement drafted. I do not know by whom, but possibly by Suffolk Wharf Limited, or by one of the development partners such as British Waterways. The Council should have a copy, as required.

When I have asked BW about it they admit there is some sort of management agreement but they will not give me a copy as they make out it is 'commercially sensitive'. They admit that they should train staff and provide leaflets, but I do not know any more details. Any time I have challenged them on this over the past few years, they have then supplied leaflets and say that they have talked to the staff, so there is some compunction.