

STATES OF JERSEY



HAVRE DES PAS LIDO (P.61/2022): AMENDMENT

Lodged au Greffe on 14th April 2022
by the Minister for Infrastructure
Earliest date for debate: 25th April 2022

STATES GREFFE

HAVRE DES PAS LIDO (P.61/2022): AMENDMENT

1 PAGE 2, PARAGRAPH (a) –

After the words “Property Holdings Department,” insert –

“, in consultation with the steering group established in paragraph (b).”.

2 PAGE 2, PARAGRAPH (a) –

Replace the word “maintaining” with –

“including to make reasonable endeavours to maintain”.

MINISTER FOR INFRASTRUCTURE

Note: After this amendment, the proposition would read as follows –

THE STATES are asked to decide whether they are of opinion –

- (a) to ensure that the Property Holdings Department, in consultation with the steering group established in paragraph (b), upholds its full obligations as landlord of the Lido at Havre des Pas with immediate effect, including to make reasonable endeavours to maintain the facility as watertight in respect of rainwater penetration through the roof (barring extremes of weather) and ensuring that the public toilets at the pool are available all year round;”
- (b) to establish a steering group to maximise the benefit of the Lido to the community and to resolve any issues arising in future, with the steering group to meet quarterly and its membership to include political representation from the Parish of St. Helier; and
- (c) to initiate negotiations with the current operator of the Lido facility for a new 9-year lease, with standard break clauses.

REPORT

Maintaining the facility as watertight

In 2015 a competitive tender process was conducted which led to the selection of a bid to operate the Havre des Pas Lido Café. The bid included the operation of the beachside café as well as using it as an entertainment, events and tourism venue. The bid highlighted a number of key issues, including the proximity of the structure to the sea and the impossibility of keeping the premises wind and watertight.

The lease agreed with the tenant following the successful bid was for the Landlord to “make reasonable endeavours to keep the property wind and watertight (it being acknowledged that due to the nature of the complex this cannot be guaranteed).” The tenant was responsible for keeping the interior of the premises well and substantially repaired and in good decorative condition.

Maintenance

Jersey Property Holdings has responded to every request for work to be undertaken by either assessing the issue and instructing contractors or considering the merits of the issue and likely effectiveness of any works. The Landlord spent over £250,000 on the complex during the six years the lease operated in response to these requests.

It must also be noted that the swimming facility itself is a public amenity and considerable effort is made to ensure that the wider fabric of the structure, the boardwalk, the sluices, the steps and the toilets are maintained for public safety and the longevity of the structure which contributes to the success of the catering business at Havre Des Pas.

The public conveniences are currently operated on a seasonal basis – in keeping with the rest of the complex – to protect from storm damage and vandalism. As such they are closed during the winter months and only open during daytime hours in the summer.

Looking Forward

The Government is committed to ensuring the funds allocated in the Government Plan 2022-2025 for the maintenance of the Havre des Pas Bathing Pool are used for maximum public benefit to protect and develop this unique and very special facility.

The Minister will commit to working with the Connetable and the Parish Deputies of St Helier to look beyond the Government Plan 2022-2025 to ensure this facility is also secured for the benefit of future generations.

Financial and manpower implications

There are no new financial and/or manpower implications