
STATES OF JERSEY



LAND TRANSACTIONS UNDER STANDING ORDER 168(3) – LEASE – HAVRE DES PAS BATHING POOL AND CAFÉ

Presented to the States on 3rd November 2025
by the Minister for Infrastructure

STATES GREFFE

REPORT

Decision(s): Under Standing Order 168(3), the Minister for Infrastructure hereby notifies the States that he has accepted the recommendation of Jersey Property Holdings to agree to the following –

(a) Land transaction –

As provided under Standing Order 168 (1) (a), it is recommended that the Public enter into a new 9-year lease with Firstpoint Property Services Limited (or an associated entity as agreed with the Minister) for the Havre des Pas Bathing Pool & Café. A location and premises plan is set out in Schedule 1. Each party to meet their own legal costs.

The Minister hereby authorises, as applicable, the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public; and the Director of Property Holdings to conclude any contract which is required to be concluded on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

Further information on this decision may be viewed in due course at:

*<https://www.gov.je/government/planningperformance/pages/ministerialdecisions.aspx>
under Ministerial Decision reference MD-INF-2025-799.*

Report

New Lease – Havre des Pas Bathing Pool & Café

Site context

Havre des Pas Bathing Pool & Café was Constructed in 1895 and is a Public Property administered by Jersey Property Holdings.

The main building provides a large internal restaurant / event space, with storerooms, disabled WC, commercial kitchen and kitchen store. Bi-fold glass doors open onto an extensive al-fresco area running the length of the main building, which in turns leads to a tiered seating area leading to the bathing pool. Located off the al-fresco area are male and female WC facilities and changing rooms which are accessible to the Public. The upper terrace and roof of the main building are accessible via steps; this space can also be enjoyed for sunbathing, picnics and a multitude of events. (Schedule 1 – Location and Premises Plan)

The property is currently licenced to The Lido (Havre des Pas) Limited. The existing licence ends on 25th December 2025.

Expressions of Interest process

In late 2024, the Government of Jersey set out to identify an operator who could provide a consistent food offering and events facility and, additionally, implement initiatives to develop the wider community use of the Property, with a focus on sporting and youth activities.

Expressions of Interest from parties wishing to acquire a new 9-year lease of The Lido, Havre des Pas were sought in writing by no later than 12-noon, Tuesday 31st December 2024. Four Expressions of interest were received.

All four Applicants were invited to present their case to an independent panel between 29 April & 2 May 2025. The independent panel was constituted of Deputy Inna Gardiner, Deputy Mary Le Hegarat and the Property Director of a local retail company.

Two Applicants were shortlisted and, on 14 July 2025, the Panel published their report and recommendations to the Minister. Love Our Lido Limited were chosen as the preferred bidder. Firstpoint Services Limited were selected as the second preferred bidder.

After a period of further discussions, Love Our Lido later withdrew from the process on 24 September 2025 being unable to meet the requirements made by the independent panel (one notable reason being unable to secure Jersey Charity status).

Firstpoint Services Limited, as the second preferred bidder, were subsequently contacted in order that further discussions could be held with them. This was in accordance with the recommendations of the independent panel. These discussions were successful, and Firstpoint were accordingly offered the opportunity to lease the premises from 1 January 2026. The proposal includes commercially operating the café/restaurant which will support the users of the pool, residents, and visitors to Havre des Pas. Plans mentioned in their submission include promoting greater community involvement and initiatives to improve the offering to the public at the Lido, including working with

community groups. Under the terms discussed, open and free public access to the pool, changing rooms and public toilets will be maintained.

The sourcing and selection process has been followed leading to one successful applicant being Firstpoint Property Services Limited.

Proposal

The proposal, following the recommendations of the independent panel and as made by the Assistant Minister for Infrastructure to the Minister, is for the Public of the Island to enter into a new 9 (nine) year lease with Firstpoint Property Services Limited. A draft lease has been prepared and issued.

The Landlord does not expect to recover a rent in return for the Tenant operating the Premises in line with the terms and conditions of the Lease Agreement but will expect the full maintenance and repair of the listed structure to be funded and undertaken by the operating entity.

The Landlord will pay the Tenant (either) £15,000.00 per quarter (or) £60,000.00 per annum towards the running and maintenance costs of the Premises (increased annually linked to Jersey Retail Price Index only).

The Minister has accepted this proposal and intends to take the required steps to give effect to it.

Next steps

In accordance with Standing Order 168, the Minister is required to present a document to the States at least 15 working days before any binding agreement is made, setting out the recommendations which the Minister has accepted. This process has accordingly been enacted.

In addition, the Minister will not sign a lease until after the debate on P.94/2025 has taken place.

Schedule 1 –Location & Premises Plan

