

STATES OF JERSEY



MANAGEMENT AND MAINTENANCE OF THE HAVRE DES PAS SITE

Lodged au Greffe on 28th October 2025
by Deputy D.J. Warr of St. Helier South
Earliest date for debate: 25th November 2025

STATES GREFFE

PROPOSITION

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

to request the Minister for Infrastructure, in consultation with the Council of Ministers, and before the end of January 2026, to –

- (a) terminate all ongoing negotiations and any associated tender processes relating to the management, occupation or letting of the Havre des Pas Bathing Pool, including the current process for a proposed nine-year lease;
- (b) arrange for the transfer of management and maintenance for the Havre des Pas Bathing Pool site to the future charitable body 'Love Our Lido' (the Charity), acting on behalf of the public of the Island of Jersey, to deliver a sustainable, community-led model for the site;
- (c) implement a formal management and funding agreement to include the following terms –
 - (i) the Government of Jersey shall retain full ownership of the superstructure and insure it accordingly;
 - (ii) the Charity shall assume full responsibility for site management, operations, safety, and day-to-day maintenance;
 - (iii) the Government shall underwrite an index-linked baseline contribution of £170,000 per annum, to be apportioned across the relevant departments that benefit from or interact with the site, including Infrastructure, Visitor Economy, Sport, Arts & Culture, and Health, with any additional enhancement, event, and improvement funding raised independently by the Charity; and
- (d) establish an operational partnership framework between Government and the Charity to include regular reporting to the publicly elected 'Lido Steering Group', and inclusion of community and user-group representation in all major decisions.

DEPUTY D.J. WARR OF ST. HELIER SOUTH

REPORT

1. Purpose and Intent

This proposition calls upon the States Assembly to end the prolonged cycle of neglect and mismanagement of the Havre des Pas Bathing Pool and to authorise its immediate transfer to a community-led charity model.

It seeks to fulfil the commitment made publicly by the Chief Minister in October 2024 to deliver the outcome demanded by islanders at the "**JPH Out : LOL In**" protest, ensuring that this cherished public site is managed by the community, for the community.

It is my opinion that the existing lease process was flawed at inception, being managed as a commercial letting ("Lido to Let") rather than a public-asset transfer to a community-led body - failing to reflect the intent of the 2024 public commitment made by the Chief Minister at the protest to move the site permanently out of JPH control.

The management model set out by this Proposition mirrors proven frameworks at La Vallette Bathing Pools (Guernsey) and within the UK's "Future Lidos" network, where community-led charities successfully protect iconic public pools while reducing state expenditure.

The current level of government spending does not maintain the Bathing Pool to a standard acceptable to the public, as evidenced by long-standing and ongoing failures including –

- Persistent roof leaks (reported for more than eight years);
- Slippery and unsafe stairs and surfaces;
- Peeling paintwork and exposed concrete;
- Poorly maintained public toilets;
- Overflowing or un-emptied bins; and
- Broken glass frequently found on site, including within the children's pool.

These visible conditions confirm that existing arrangements fail to meet public expectations or deliver value for money.

2. Deliberate Use of the Correct Name

This Proposition deliberately never refers to the site as "The Lido."

The correct and historic name of this iconic public facility is the Havre des Pas Bathing Pool. "The Lido" refers solely to the current commercial business operating within the premises. This proposition and its proponents are not associated in any way with that business.

Future concessionary or commercial arrangements at the Bathing Pool will be managed transparently by the Love Our Lido charity in alignment with its charitable objectives and duty to the public.

3. Background

The Havre des Pas Bathing Pool was originally constructed and maintained by the Jersey Swimming Club, who gifted the facility to the people of Jersey for free public bathing and recreation.

In the early 2000s, management responsibility for the site was transferred to Jersey Property Holdings (“JPH”) following the dissolution of the Waterfront Enterprise Board. However, no ring-fenced maintenance budget was established at that time.

Subsequent years have seen a progressive decline in standards due to underfunding and unclear lines of accountability. Despite repeated commitments from Ministers, most notably through [P.61/2022 \("Future of the Havre des Pas Bathing Pool"\)](#) and multiple Scrutiny reviews highlighting JPH's failure to maintain public assets adequately, the site remains in a visibly degraded state.

The Minister for Infrastructure has acknowledged publicly¹ that no consistent maintenance or capital renewal budget currently exists for the facility, leaving it dependent on ad-hoc reactive works and short-term commercial lets that do not align with its public purpose.

A full timeline of actions undertaken by the Charity in relation to the future of the Havre des Pas site is available in the Appendix to this report.

4. Community-Led Solution

The Lido Steering Group (the “Group”), established under [P.61/2022](#) was originally formed by the Constable of St Helier and through public election of its members at the Havre Des Pas Improvement meetings. I have subsequently chaired the Group after the Constable stood down due to conflict of interest. The Group has united community stakeholders and professional advisors from across the Island.

The Governors of the future charity structure Love Our Lido are not members of the Lido Steering Group and will serve entirely on an honorary basis, with no personal financial gain. The governors represent swimming, health, culture, hospitality, and finance, ensuring holistic oversight –

- Sally Minty Gravett MBE - Swimming, Water Sports & Water Safety
- Matt Falla - Mental Health & Finance
- Giles Robson - Performing Arts & Culture
- Malcolm Lewis - Visitor Economy & Hospitality

They will work in partnership with the publicly elected Lido Steering Group, whose members represent the public of the Island.

This governance model reflects proven best practice across the Channel Islands and the wider UK network of community-run lidos.

5. Conclusion

¹ [States Assembly | OQ.104/2024](#)

I would like to close by reiterating some of the statements I made publicly in my role as Chair of the Lido Steering Group.

“Over the past year, the Havre des Pas Pool and Café site has once again become the focus of widespread public attention, and rightly so. This is a much-loved community asset, central to Jersey’s cultural and social identity, yet it has suffered from years of under-investment, lack of maintenance and uncertainty.

[...]

The potential eviction of the commercial tenant and closure of the café in late 2024 triggered a public protest in the Royal Square, during which the Chief Minister assured Islanders that he “would get this sorted.” Thanks to that commitment, the café has remained open 12 months a year and is strongly supported by all stakeholder and user groups. “

[...]

This situation should absolutely never have been allowed to reach such a state of uncertainty. What began as a straightforward, constructive proposal has become bogged down in excessive process and bureaucratic delay. The people of Jersey ‘Le Public’ own this site. They have every right to feel frustrated and every right to expect significantly better stewardship of what is, quite simply, one of the jewels in our island’s crown.”

Finally, by approving this proposition, the Assembly would

- End an era of substandard management;
- Deliver a publicly demanded, community-led solution;
- Honour the Government's own commitment to islanders; and
- Secure the Havre des Pas Bathing Pool for future generations under the care of those who use and cherish it most.

This is an opportunity for the States of Jersey to act decisively to respect the will of the people, to protect this iconic asset, and to set a sustainable future for the site.

Financial and staffing implications

Historic expenditure of £120,000 per year², plus major capital costs of £500,000 every decade, equates to an average annual requirement of £170,000.

This index-linked figure provides a baseline back-stop preventing further decline while allowing the charity to raise additional funds for improvement, events, and education programmes. Funding would be allocated across the portfolios of the multiple linked departments

From a public transparency and benefit perspective, this transfer would –

- End years of ineffective and opaque management;

² [States Assembly | WQ.298/2024](#)

- Deliver on the Government's public promise;
- Empower transparent, island-wide, community stewardship;
- Preserve a unique heritage asset as a free public amenity; and
- Reduce long-term taxpayer exposure through charitable fundraising and volunteer input.

Under the terms of this Proposition the Government of Jersey would continue to insure the Bathing Pool's superstructure on behalf of the public of the Island, with the Love Our Lido charity assuming full operational, safety, and maintenance responsibilities for the remainder of the site.

All further costs, programming, and improvements will be financed independently by the charity through sponsorship, grants, and donations.

Children's Rights Impact Assessment

A Children's Rights Impact Assessment (CRIA) has been prepared in relation to this proposition and is available to read on the States Assembly website.

Appendix

Timeline

Background

- Early 2024, proposal to form a charity, similar to La Vallette set up in Guernsey, to assume responsibility for the running/upkeep of the Havre des Pas Bathing Pools and associated commercial areas
- Proposed Governors with focus areas were – Matt Falla (Wellbeing) Sally Minty-Gravett (Swimming/Health/Safety), Giles Robson (Arts & Culture) and latterly Malcom Lewis (Hospitality/Tourism)
- Mid-late 2024 – Jersey Company, Love Our Lido Limited (LOL), formed for this purpose and to formally submit an “Expression of Interest” (EOI) in the site
- 30th December 2024 – LOL submitted EOI

Bidding Process

- 21st February 2025 – Formal tender request received from Landlord’s (Jersey Property Holdings (JPH)) Agent
- Government Funding for the ongoing maintenance/upkeep of the site confirmed as £60k per annum
- It is a matter of Public Record that costs in relation to the site have averaged c£180k over last 9 years
- 7th April 2025 – LOL bid for the site submitted
- 29th April 2025 – Initially meeting with the Submission Panel to review bid
- 14th May 2025 – Confirmation from agent that LOL bid has been shortlisted, with clarification responses to be issued by 16th May 2025 with further Panel meeting proposed for 9th June 2025
- 14th May 2025 – Request for LOL Directors to sign a Non-Disclosure Agreement
- 23rd May 2025 – Delayed clarifications delivered
- 9th June 2025 – Panel Clarification Interview
- 16th June 2025 – Further clarification responses provided by LOL to the Panel
- 3rd July – Final Clarification Interview
- 14th July 2025 – Decision Due
- 18th July 2025 – Decision received that LOL had been provided with “Preferred Bidder Status” with a firm deadline of 30th September 2025 for Lease to be signed, otherwise offer reverts to the “Reserve Bidder(s).

Lease Process

- 27th August 2025 – Draft lease for site received from Jersey Property Holdings (JPH)
- Various constructive meetings held with Proposed Governors and Tim Daniels of JPH
- 12th September 2025 – Communication from Tenant of site re Water Leak reported by Jersey Water, with lack of clarity as to responsibility between Tenant/Landlord
- 17th September 2025 – Confirmation of the Electricity Costs for the site from JPH, that have averaged £30k p.a. over last 3 years, with significant year on year volatility and a lack of clarity over split in responsibility for payment
- 29th September 2025 – LOL confirms that it is unable to sign the lease with such significant cost uncertainties outstanding
- 29th September 2025 – JPH confirms that it has withdrawn LOL's Preferred Bidder Status