

**Minutes of a meeting of the Havre des Pas Improvement Group held at 6pm  
on Thursday 12 September 2024 at the Lido, Havre des Pas**

**Chairman:** Sam Mezec (SM)

**Present:** David Warr (DW), Tom Coles (TC), Simon Crowcroft (SC), Beatriz Poree (BP),  
Tim Daniels ((TD) Director of Jersey Property Holdings)

**Apologies:** Andi Mallet, Ric Mallet, Janine Slous, Mary Gillen, Robert and Lyn Viney, Sandra  
Routier

**Approval of Minutes for 8 August 2024.**

It was noted that unanimous support in the sitting tenant of the Lido had been omitted from the Minutes.

**Matters arising**

SM noted that the Green Street planning application had been rejected. SM and TC were thanked for their support in the meeting. It was further noted that Parish of St Helier Roads Committee did not support against the Auto Electrics planning application.

**Update from the Police**

PC Jones and PC Shatford were in attendance. It was confirmed that the Summertime Policing Plan has now ended and that a 37% reduction in anti-social behaviour has been recorded. It was noted that since the last meeting there had been 4 logs in the area all of a low level and solved with words of advice. It was further noted that there has been no update from Centenier Davies about the speeding issues as he has been on leave. Concerns were raised about the location of the 'smiley face' with residents suggesting vehicles would have already slowed down by the time they reach it. Marcus Calvani (MC) wished to note on record his appreciation to the police, noting that this season has been much better and that the relationship between the police and the Lido has been very open from the beginning.

**Update from Government and Parish Officers**

SC explained that the Parish is in discussions with the Government to take over the management of South Hill Gardens, as they had done with La Collette Gardens 22 years ago. SC confirmed that the Government do not have sufficient budget to do anything in the area and that the land will still be owned by the Government, but the Parish take over the management of the area. SC said that he is hopeful to see the St Helier in Bloom community get involved with the area and to see residents taking an active role in maintaining the gardens. It was noted that there are no longer plans for a skate park at South Hill, but that a skate park will form part of the plans for the regeneration of Fort Regent.

Steven Fitzgibbon (SF) from the Coastal Engineering Team at the Government attended to provide an update on the Coastal Flood Alleviation and Shoreline Management Scheme. SF confirmed that 65 people attended workshops in the summer, which was less than anticipated but SF noted a wide range of attendees and good quality feedback. SF noted that a subsequent report is anticipated for October and will include how the Government is intending to use the feedback from the workshops. SF noted that the vast majority of attendees were in support of the scheme. The timeline for the project was confirmed with the timeframe for planning submission being 2027 with works beginning in 2028. SF noted that disabled access, safer travel and cycle routes, a wider promenade and more green space were all being investigated as part of the scheme. SF confirmed that an ecology survey would be taking place over the winter. The budget for the project was confirmed as being between £60 and £100 million and that the scheme would need to be tailored to the budget. SF confirmed that international specialists would need to be brought in for the project, supported by local workers, as the expertise required are not available on the island. SF noted that the development would be within a RAMSAR site, however the disruption would only be to less than 0.5% of the RAMSAR site and any damage would be offset by mitigating measures elsewhere in the Island. SF confirmed that environmental impact is carefully considered during the planning process. SF noted that things are changing and doing nothing is not an option, but that measures need to be carefully balanced against heritage, environment and the community. SC said he was pleased Havre des Pas is the first area to be the recipient of such project. MC noted that the Lido

had been left out of the plans. SF responded that the Lido was not under the remit of the project but that the issues facing the Lido have a simpler solution than the other areas requiring protection.

Tim Daniels (TD), Director of Jersey Property Holdings (JPH), attended the meeting. TD confirmed that the lights along the boardwalk are now working and that tenders are out on repairs to the pool walls and external decorating. He noted that works are dependent on funds but that the funds required are currently available and earmarked. Concerns were raised as to why the Lido has been neglected and not maintained on a routine basis. TD stated that JPH manages a property portfolio worth £1 billion, and that money is assigned to the budget on a four-year-cycle and often requires diverting for events such as Storm Ciaran. TD said he understood the group's frustrations and wishes to see the Lido back to its former glory, explaining his family ties to the area. SM stated that the Island needs to stop trying to take the cheapest route possible and needs to pay for the things that needs to be done.

DW confirmed that a scrutiny meeting about the Lido had taken place. He said that for the steering group to work a partnership with Government is crucial alongside private funding. JPH were supportive of the proposal. It was noted that that cost of the lifeguard hut which is brought in and out each year and described by the residents as a useless eyesore would pay for the monthly cleaning costs of the pool. TD confirmed that JPH's priorities are the pool and ensuring it can hold water and then the external decoration of the Lido. DW requested from TD a breakdown of the costs to maintain the Lido and what the contractors are being asked to do. TD confirmed that he will provide this within the boundaries of commercial tender confidentiality. The members of the group requested that TD put the cleaner's contract back to tender as they are not doing their job. TD confirmed he will take all comments on board.

It was noted that following an FOI request, an independent report conducted into the tenant of the Lido and JPH had now been made public and was critical of how the tenant has been treated by Government and JPH, with allegations of bullying being made. TD confirmed that there are two sides to the story.

It was noted that JPH had agreed to fix the roof of the building. TD confirmed that this was actioned and that JPH had treated the roof, which was unsuccessful, and another treatment had not been reapplied. Members present at the meeting regarded this as being unacceptable.

It was questioned as to why the tenant of the Lido would want to renew their lease. MC said he wishes to renew the lease for the community and that the pool belongs to the people of Jersey and his is hopeful that the steering group will help put the pool back in the public's hands. DW has requested to see how the property ever ended up under JPH's remit. It was noted that the Group was in no doubt as to the commitment of the tenant.

DW stated that he believes the Government scrutiny panel wish to see MC out of the building and for it to be put to tender vacant, which could result in the building being vacant for a long period of time, with DW raising concerns as to what further damage could be incurred during this time. TD confirmed that this is not the case, and that the property will need to go to tender for the steering group to be able to obtain a lease. TD confirmed that DW will need to speak with the Infrastructure Minister about obtaining a lease. DW confirmed he will action this immediately.

### **Any other business**

It was resolved to add the speeding issues on Green Street and the lack of 20mph signage to the next agenda.

A letter was circulated by JPH detailing the works due to start on the Lido.

**The next meeting will be held on Thursday 11 October at 6pm at the Lido, Havre des Pas.**