



**Minutes of a meeting of the Havre des Pas Improvement Group held at the  
Lido, Havre des Pas on Thursday, 9th October at 6 pm.**

<b>Present</b>	Tom Coles (TC – chair) Beatriz Poree (BP) David Warr (DW) Marcus Calvani (MC) Jason Lagadu Elise Wetherall – minute taker
<b>Apologies</b>	Lynne Capie, Sam Mezec, Carmel O'Connor, Joe Nunes, Sarah Burns, Chris Band, Simon Crowcroft, Jeff and Carolyn from Marina Metro
<b>Approval of previous minutes</b>	Minutes of the meetings held on Thursday 14 <sup>th</sup> August and 11 <sup>th</sup> September were hereby approved.
<b>Matters arising</b>	<p>Jason Lagadu (JL), member of the St Helier Roads Committee, provided an update on the Lucas House development. JL reported that he had visited properties in the area, noting that the response from everyone was against the design concept. JL further reported that the St Helier Roads Committee decided not to approve the concept as it is (per the second application), with JL confirming that he has been nominated to lead the challenge to the planning committee. JL encouraged residents to speak to him at the end of the meeting or to email comments to support the challenge to <a href="mailto:jason.lagau@sthelier.je">jason.lagau@sthelier.je</a>.</p> <p>JL confirmed that the plans propose 13 spaces to include 1 disabled, 1 electric charging and two for car club (i.e. EVie), equalling 9 standard spaces for 29 units. JL expressed that privacy issues have still not been addressed. It was noted that there is a WhatsApp group active for residents on the matter. Richard Le Sueur added that the architect who designed the scheme has based the idea on the continental European style of living, having had success on much smaller schemes, expressing that he doesn't believe it works on a large scale. JL expressed that the main entrance/ exit needs to be on the main road.</p> <p>TC confirmed that they are awaiting a decision from the planning officer, which has been delayed. TC added that the parking provisions are within the legal requirements, explaining that Constable Crowcroft is taking a proposition to the states to seek to increase parking provisions under planning obligations.</p>
<b>Update from the Police</b>	PC Ryan O'Neill (RN) provided an update to the meeting, confirming that the summer-time patrol plan ended in September, meaning that there are no high-visibility daily patrols. RN reported that there had been a

	<p>couple of anti-social behaviour incidents, including toilet roll being thrown around where parents were notified, malicious damage to a bike locked on the railings done by adults leaving the pub, and a few concern for welfare or mental health incidents in the area, but nothing concerning.</p> <p>It was reported that the speed counter that has been erected is in the wrong place because people brake at the bottom of Mount Bingham to go over the speed bump. It was suggested that it is needed before De L'Etang. RN confirmed that he will pass the report to Centenier Davies at the Honorary Police. It was noted that it is still a struggle for cyclists to rejoin the traffic, and concerns remain about the lack of signage. Rn confirmed he will request the data from the speed counter from Centenier Davies.</p>
<b>Update from Government and Parish Officers</b>	<p>It was confirmed that information on the Vingtaine de la Ville meeting and Parish Assembly to approve the transfer of the Alix Shipyard Garden will be circulated once formalised next week.</p>
<b>Any other business</b>	<p>DW read a statement from proposed charity Governor Matt Falla providing a timeline of events:</p> <p><b><u>Background</u></b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Proposed Governors with focus areas were - Matt Falla (Wellbeing) Sally Minty-Gravett (Swimming/Health/Safety), Giles Robson (Arts &amp; Culture) and latterly Malcom Lewis (Hospitality/Tourism)</li> <li>• 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</li> <li>• 30th December 2024 - LOL submitted EOI</li> </ul> <p><b><u>Bidding Process</u></b></p> <ul style="list-style-type: none"> <li>• 21st February 2025 - Formal tender request received from Landlord's (Jersey Property Holdings (JPH)) Agent</li> <li>• Government Funding for the ongoing maintenance/upkeep of the site confirmed as £60k per annum</li> <li>• It is a matter of Public Record that costs in relation to the site have averaged c£180k over last 9 years</li> <li>• 7th April 2025 - LOL bid for the site submitted</li> <li>• 29th April 2025 - Initial meeting with the Submission Panel to review bid</li> <li>• 14th May 2025 - Confirmation from agent that LOL bid has been shortlisted, with clarification responses to be issued by</li> </ul>

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

- 27<sup>th</sup> 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

### Summary statement

The proposed Governors of the Love Our Lido Charity (as yet to be formed) remain committed to the site and ensuring that it continues to be a vital and viable asset for community, and the beacon for sea safety it was originally designed to be. However, success is dependent upon a collegiate approach which includes the Government of Jersey, Jersey Property Holdings, Parish of St Helier and the Tenant of the site, ensure sufficient funding is in place, it's income potential maximised and with clear lines of responsibility established. Unfortunately, the proposed Governors have been unable to obtain sufficient comfort in these areas during the bidding/lease process and thus cannot commit to a lease at this stage. Mistakes of the past must be acknowledged, not forgotten, and used as a way to put this jewel on the firmest footing possible for a fulfilling future.

DW claimed that a Senior member of staff at JPH went away for 4 weeks, meaning everything came to a halt, and no extension was provided to take this into account. DW further claimed that the other party is seeking to bring about a review into the process, as they also believe it's been unfair. DW noted that the proposed governors support this as they feel unfairly treated too.

DW stated that the only thing left to do is to protest in the Royal Square again, expressing that this is the only time anyone has tried to do anything. DW suggested a date of Tuesday 21<sup>st</sup> October, the next States sitting, from 12:30-2:30 to cover the lunch break. DW confirmed he would arrange an emergency meeting of this group next week to discuss. John Baker expressed that a letter-drop campaign and press engagement with a focus point are needed, and that a written or verbal question should be put to Ministers. It was stressed that this is not just a Havre des Pas issue, the Island loves the Lido.

MC confirmed that the steering group formed was formed after the last protest. MC stated that the governors had made a very diplomatic attempt at trying to move forward, confirming that he and DW were asked not to involve the media, etc., expressing that it has got to the point now where we need to shout about the process and JPH's shortcomings. MC stated that he has no doubt that the governors have done the right thing in not putting their names on a lease. MC claimed that the last protest had cost him £140k in lost business. DDW confirmed that he requested 12 months to learn what the true costs of the site are, with backing from the Government. Claims were made that JPH are hiding invoices and refusing to divulge the costs of running the site. It was claimed that the electric bill had gone from £11k to £40k. MC reported that there are 800 members of the steering group on social media to get the message out about the protest.

MC reported that Bergerac were so in love with the site that they significantly extended filming, with the director thanking them for their hospitality and hoping filming brings them a lot of success. MC expressed that the drone footage looks particularly great. MC confirmed that the crew spent 3 days inside Lido and dressed the site beautifully. MC added that Dani has done a great job planning the winter event schedule, which includes bingo, a quiz night, and Halloween.

MC reported that Bergerac had requested to move the lifeguard hut and received no response from JPH. MC further reported that a strong tide had moved the hut and the next day it was drilled into the floor in the wrong location. It was noted that it is normally moved when the storm barriers go up. It was reported that there are rumours there is nowhere to store it this winter now Fort Regent is closed.

Elise Wetherall announced that the Christmas Light Switch On will take place over 13, 14 and 15 November, featuring an event for young

	<p>children, children with sensory needs, the main switch on and parade, and a Battle of Flowers Christmas Parade.</p> <p>It was noted that the storm barriers are going out on Tuesday.</p>
<b>Action points</b>	<ul style="list-style-type: none"> <li>• RN to pass on traffic reports to Centenier Davies and request data from speed recorder.</li> <li>• Details of the meetings to approve the transfer of Alix Shipyard Gardens to be circulated.</li> </ul>
<b>Next meeting</b>	The next meeting will be held at 6pm on Thursday 13th November 2025 at the Lido, Havre des Pas.