

Council of Ministers

(57th Meeting)

30th October 2025**Part B (Exempt)**

All members were present, with the exception of Deputies M.R. Le Hegarat of St. Helier North, Minister for Justice and Home Affairs and C.F. Labey of Grouville and St. Martin, Minister for International Development, from whom apologies had been received.

Deputy L.J. Farnham of St. Mary, St. Ouen and St. Peter, Chief Minister, Chair

Connétable R. Vibert of St. Peter, Minister for Children and Families

Connétable A.N. Jehan of St. John, Minister for Infrastructure

Deputy S.G. Luce of Grouville and St. Martin, Minister for the Environment (for a time)

Deputy K.F. Morel of St. John, St. Lawrence and Trinity, Minister for Sustainable Economic Development

Deputy R.J. Ward of St. Helier Central, Minister for Education and Lifelong Learning

Deputy L.V. Feltham of St. Helier Central, Minister for Social Security

Deputy T.J.A. Binet of St. Saviour, Minister for Health and Social Services (for a time)

Deputy I.J. Gorst of St. Mary, St. Ouen and St. Peter, Minister for External Relations (for a time)

Deputy S.Y. Mézec of St. Helier South, Minister for Housing (for a time)

Deputy M.E. Millar of St. John, St. Lawrence and Trinity, Minister for Treasury and Resources

In attendance –

Connétable A.S. Crowcroft of St. Helier, Assistant Chief Minister

Deputy M.R. Ferey of St. Saviour, Assistant Chief Minister (for a time)

Deputy M.R. Scott of St. Brelade, Assistant Minister for Sustainable Economic Development

M.H. Temple, K.C., H.M. Attorney General

M. Jowitt, K.C., H.M. Solicitor General

W. Millow, Deputy Greffier of the States, States Greffe

Dr. A. McLaughlin, Chief Executive and Head of the Public Service, Government of Jersey (for a time)

A. Scate, Chief Officer, Infrastructure and Environment Department

T. Daniels, Director of Property, Infrastructure and Environment Department

J. Rondel, Legal Advisor, Law Officers' Department (for a time)

P. Bradbury, Head of Ministerial Office (for a time)

D. Le Marquand, Private Secretary to the Minister for Infrastructure

H. Roche, Senior Secretariat Officer, Specialist Secretariat, States Greffe

Note: The Minutes of this meeting comprise Part B only.

Declarations of

B1. Deputy S.Y. Mézec of St. Helier South, Minister for Housing, declared an

interest. interest in item No. B2 – Havre des Pas Bathing Pool and café lease – in his capacity as Chair of the Havre des Pas Residents association.

Havre des Pas bathing pool and café – lease. B2. The Council, with reference to its Minute No. B1 of 16th October 2024, received and noted a report entitled ‘Lease of Havre des Pas Bathing Pool and Café to First Point Property Services Limited (First Point)’, dated 30th October 2025, which had been prepared by Mr. T. Daniels, Director of Property, Infrastructure and Environment Department.

The Council was advised that the Expressions of Interest (EOI) process for the commercial operation of Havre des Pas Bathing Pool and café had concluded. A timeline associated with the same was noted. The EOI process had been overseen by an independent panel (comprising Deputies M.R. Le Hegarat and I. Gardiner, both of St. Helier North and Mr. S. Matthews, Property Director, Channel Islands Cooperative Society). The Assistant Minister for Infrastructure had provided political oversight on behalf of Jersey Property Holdings (JPH). The panel had recommended that a lease be issued to First Point, a newly established entity made up of individuals with a proven track record in operating beachside concessions.

In terms of the process, the Council noted that 4 EOIs had been received, and the applicants had been invited to present their cases to the independent panel between 29th April and 2nd May 2025. 2 applicants had been shortlisted, and the panel had subsequently published its report and recommendations to the Minister. Love Our Lido Limited had initially been selected as the preferred bidder, but had later withdrawn from the process having been unable to meet certain requirements, most notably securing Jersey charitable status. First Point, as the second preferred bidder, had subsequently been offered the opportunity to lease the premises from 1st January 2026. The proposal included the commercial operation of the café and restaurant and initiatives for greater community involvement and an improved public offering. It was noted that First Point accepted the proposed funding terms of an annual Government contribution of £60,000 towards the maintenance of the bathing pool and associated facilities and a rent-free lease.

The Council recalled that the process had been undertaken within the context of a protracted and challenging period of managing the existing operator. Following a period of occupation without a lease or licence agreement with JPH, the existing operator had been issued with a licence to operate until 25th December 2025. It was noted that the incumbent had decided not to participate directly in the EOI process but was understood to have been significantly involved with one of the bidding parties (Love Our Lido). Once a lease had been agreed with First Point, the existing occupier would be required to vacate the premises by 25th December 2025, in accordance with the Loi (1919) sur la Location de Biens-Fonds, and to ensure that the public could enter into a new agreement without being vulnerable to a legal challenge. The potential for legal proceedings to remove the current occupier was noted.

Attention was drawn to P.94/2025 ‘Management and Maintenance of the Havre des Pas site’, which had been lodged ‘au Greffe’ by Deputy D.J. Warr of St. Helier South for debate by the States Assembly on 25th November 2025. It was noted that P.94/2025 sought to halt the EOI process to secure a lease agreement with Love our Lido, contrary to the recommendation of the independent panel. The proposition did not fall within the process outlined in Standing Order 168, which required the Minister for Infrastructure to give 15 days’ notice to the States Assembly of the intention to sign a lease. The following issues were noted in the event that P.94/2025 was adopted –

- the Government of Jersey would be exposed to potential legal action by

- immediately dismissing the preferred bidder without reason;
- P.94/2025 ignored the correct and externally validated EOI process which had been undertaken;
- rather than seeking to capture additional private investment, the proposition sought to increase public investment by up to £170,000 per annum;
- Love Our Lido was not a registered charity;
- Love Our Lido could not meet the terms of the EOI process, despite maintaining that it would be able to do so over a period of 10 months, and had accepted that it was no longer the preferred bidder;
- no funding solution was proposed in terms of the additional monies being sought;
- contrary to references in the proposition of a prolonged cycle of neglect, this had not been evidenced, with significant investment having been made in the facility recently.

In response to questions from the Council, it was noted that First Point would maintain the terraces at the facility, the operation of the bathing pool would be prioritised over the operation of the café, all existing bookings would be honoured with revenue being used to maintain the pool and public areas, and that First Point was willing to meet Love Our Lido to discuss future involvement with the facility.

Deputy L.J. Farnham of St. Mary, St. Ouen and St. Peter, Chief Minister, Chair, emphasised the need for the focus to remain on the provision of a community-based facility and instructed that an additional clause be added to the lease to ensure that use of the bathing pool remained free of charge to the public.

Connétable A.N. Jehan of St. John, Minister for Infrastructure, advised the Council of his intention to implement the decision of the independent panel, as detailed above, by Ministerial Decision, in accordance with Standing Order 168. The Council supported this approach, with some Members expressing the view that P.94/2025 sought to circumvent the process. The Council also endorsed the recommendation of H.M. Attorney General that the signing of the lease be delayed until after the debate on P.94/2025.