

3.4 Deputy D.J. Warr of St. Helier South of the Minister for Infrastructure regarding the cost of maintaining the Havre des Pas bathing pool complex (OQ.104/2024)

In respect of the Havre des Pas bathing pool complex, will the Minister state the annual cost to the States of maintaining the infrastructure, split between maintenance of the commercial areas and of the public areas; and is it the Minister's assessment that this funding is sufficient to ensure the safety of those who use the facilities?"

Connétable A.N. Jehan of St. John (The Minister for Infrastructure):

I thank the Deputy for his question. There is no specific allocated budget for maintenance of the Havre des Pas complex. Funds are applied mainly from the reactive maintenance pot and it is difficult to split an item like repair of the boardwalk between the public area and the privately operated area of the complex. On average approximately £100,000 a year is spent in each of the last 3 years on Havre des Pas and, to date, in 2024, £33,000 has been spent mostly on cleaning the terraces, the public lavatories, but with running repairs to the sluice gates and structure also requiring attention. In terms of safety, the Government also funds a lifeguard presence in the summer months to support the safety of pool users. That cost was not included in the maintenance costs to the public mentioned above. This year, a more frequent scrubbing service is being funded to mitigate the build-up of seaweed on the terraces and steps underwater, which is intended to go some way to mitigating the slip hazard in response to requests from the community. There are also limited funds that we are making available to carry out some redecoration of the external façades of the complex, which are showing effects of exposure to the winter storms, and also some works to the roof.

3.4.1 Deputy D.J. Warr:

Has the Minister considered using alternative organisations, such as Jersey Heritage, who have a tried-and-tested model in supporting heritage sites? Clearly it is a major burden on the Infrastructure Department, should he not consider using Jersey Heritage and other alternative organisations to run the operation for them?

The Connétable of St. John:

I would be delighted to talk to any interested party who would take this liability off my hands. As I mentioned, we have invested on average £100,000 a year in the last 3 years. In the last 2 years, we have had no revenue. We have had no money for utilities and no rental income, so I would be delighted to talk to anyone.

3.4.2 Deputy T.A. Coles of St. Helier South:

Is the Minister assured that as the Lido is tenanted, that they are meeting all their obligations for maintenance under their landlord obligations?

The Connétable of St. John:

With all of our properties, including the Lido, the focus is on our statutory requirements, and that includes things like electrical testing, legionella and fire safety. If you look at the website today for the Lido, it is advertising that they can host for up to 1,000 people both inside and outside. That is not true. The limit for the Lido is 300 people.

3.4.3 Deputy T.A. Coles:

As the Minister mentioned about fire testing, electrical testing, is proper notice given to the tenant before accessing, as this is also licensed premises?

The Connétable of St. John:

I would imagine that is certainly the case in terms of routine maintenance. I would have to check. If the Deputy has information that is contrary to that, I would be pleased to hear from him.