

CTJ HOUSING TRUST
FINANCIAL STATEMENTS
AT 30 JUNE 2025

CTJ HOUSING TRUST

TRUSTEES

Charles Thacker (Chairman)
Andrew Jelley
Angela Le Sueur
Zoe Blomfield (Secretary)
Mike LARBALESTIER
James Reed
Stephen Ogborn
Simon Barrows
Lorraine Wheeler

CORPORATE TREASURER

Grant Thornton Limited

AUDIT COMMITTEE

Mike LARBALESTIER
Charles Thacker
Grant Thornton Limited
Stephen Ogborn

MANAGING AGENT

Maillards & Co
31-33 New Street
St Helier
Jersey JE2 3RA

ACCOUNTANTS

Alex Picot Limited
Chartered Accountants
The Le Gallais Building
6 Minden Place
St Helier
Jersey JE2 4WQ

AUDITORS

Alex Picot
Chartered Accountants
The Le Gallais Building
6 Minden Place
St Helier
Jersey JE2 4WQ

BANKERS

HSBC
PO Box 14
St Helier
Jersey JE4 8NU

RBS International
PO Box 64
St Helier
Jersey JE4 8PJ

CTJ HOUSING TRUST
INDEX TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

Page

1 - 3 Structure, Governance and Management

4 - 5 Trustees' Report

6 Chairman's Report

7 - 9 Independent Auditor's Report

10 Statement of Financial Position

11 Statement of Comprehensive Income

12 Statement of Changes in Reserves

13 Statement of Cash Flows

14 Notes to the Statement of Cash Flows

15 - 23 Notes to the Financial Statements

CTJ HOUSING TRUST

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trustees submit their annual report and the audited financial statements of CTJ Housing Trust (the "Trust") for the year ended 30 June 2025.

Incorporation and Objectives

The Trust was incorporated under the Laws of Jersey, Channel Islands on 19 January 1996. The objects of the Trust are:

- to provide residential accommodation for rent to persons in Jersey in need of such accommodation;
- to promote and encourage the acquisition, development and construction of residential and social accommodation;
- to seek to increase the availability of residential accommodation to persons in need of such accommodation and seek to improve the standard, design and specification of such accommodation.

The registered office of the Trust is:

c/o Maillards
31-33 New Street
St Helier
Jersey
JE2 3RA

The Trust also maintains a website whose address is:

<http://www.ctjhousingtrust.org.je>

Results

The results for the year are shown in the Statement of Comprehensive Income on page 11.

Trustees

The Trustees are responsible for the running of the Trust. Trustees are appointed for a period of three years and are eligible for re-election. The Trustees have resolved that the Chairman, Treasurer and Secretary are appointed for one year only although eligible for re-election.

In the event that a new Trustee is to be appointed, not for the re-election of a retiring Trustee, the position will be advertised. Whilst initial interviews are conducted by the Chairman appointments are a matter for all the Trustees.

Trustees who have served during the year were:

Charles Thacker (Chairman) succeeded Diarmuid Lynes as Chairman in March 2017. He has been a Trustee since 1995, providing legal advice to the Trust.

Andrew Jelley is a retired architect and advises us on building matters and has been a Trustee since 1995. In his professional capacity his firm has acted in the building of our houses.

Angela Le Sueur is a retired teacher. Angela was very active in the initial allocation process for housing new tenants and has been a Trustee since 2001.

Mike Larbalestier is a Chartered Fellow of the Chartered Institute for Securities and Investment. He has been an investment manager/director locally since 1984, working for Rossborough Financial, Abacus, Morgan Grenfell, and Quilter Goodison. He was appointed in February 2012.

James Reed is owner and Managing Director of Beau Pre Farm Limited, a company which currently owns and manages both residential and commercial property. After spending 12 years in the States, James has gained a wide range of experience in all aspects of government.

CTJ HOUSING TRUST

STRUCTURE, GOVERNANCE AND MANAGEMENT (CONTINUED)

Trustees (continued)

Advocate Zoe Blomfield is the Managing Partner of Viberts. Viberts deal with all property related matters on behalf of the Trust. Zoe is an Advocate and became a Trustee in December 2017 and brings a wealth of experience in dealing with personal law and social issues.

Stephen Ogborn is the Head of Commercial Banking at Lloyds Bank International in Jersey. He became a Trustee in December 2017.

Simon Barrows is a very experienced electrical engineer who has been involved in numerous construction projects in Jersey and elsewhere. He became a Trustee in October 2021.

Lorraine Wheeler has had extensive experience in the finance sector, notably in trusts with property portfolios. She is preparing to become a Methodist Minister and is a trustee for the general purposes of the Methodist Church in Jersey.

Corporate Treasurer

Grant Thornton Limited is Corporate Treasurer.

Trustee Remuneration

No fees or expenses were paid to the Trustees for the years ended 30 June 2025 or 30 June 2024 other than to refund travel expenses and incidentals.

Property and Tenant Administration

The Trustees have entered into an agreement with Maillards for the administration of properties, their maintenance and dealing with tenants including the collection of rental income.

Accountancy Services

The Trustees have entered into an agreement with Alex Picot Limited for the provision of accounting services to the Trust including the preparation of quarterly management accounts. These services are provided by a different team and partner from the one responsible for the annual audit.

Audit Committee

The audit committee meets at least once each year and is responsible for the overseeing the preparation of the Financial Statements of the Trust, reviewing internal controls, and approving the Financial Statement for adoption at an annual general meeting of the Trustees.

The audit committee comprises the Chairman and two other Trustees, the Corporate Treasurer and a partner from the Trust's Auditors in attendance. Members of the audit committee are Charles Thacker, Mike Larbalestier and Stephen Ogborn.

Approach to Risk Management

The Trustees consider that the key financial risks currently being managed by the Trust are:

- Risk of insufficient funding – 30 year modelling identifies funding needs and alerts trustees
- Risk of tenant default – quarterly review with management agents of action on arrears
- Risk of interest rate change – interest rates on debt are hedged to at least 50% of principal
- Risk of third-party liability – annual validation of insurance cover for adequacy
- Risk of insufficient funding is dealt with by secured loans from two banks
- Risk of tenant default - is managed by taking measures including Court action if necessary to collect arrears of rent.
- Risk of interest rate change - is managed by hedging as set out above
- Risk of third-party liability - is managed by maintaining insurance cover

CTJ HOUSING TRUST

STRUCTURE, GOVERNANCE AND MANAGEMENT (CONTINUED)

Property Portfolio – 174 Social Housing units, 3 Commercial units and a hostel

Lempriere Street, St Helier

1 One bedroom flat

Bas du Mont, St Helier

1 One bedroom flat
6 Two bedroom flats
9 Three bedroom flats

Le Benefice, St Clements

64 Three bedroom houses
9 Four bedroom houses

Clos des Charmes, St Peter

12 One bedroom flats
3 Two bedroom houses
16 Three bedroom houses

Les Freres, Grouville

20 Two bedroom bungalows

The Cottage, St Helier

2 One bedroom cottage

Ed Le Quesne House, St Helier

26 One bedroom flats
5 Two bedroom flats
3 Commercial units

Venetia House, St Helier

Leased to Shelter Trust

Going Concern and Future Operations

Prior to the financial year end, the Trustees decided to transfer the Trust's assets and liabilities to Andium Homes Limited, Jersey's largest provider of affordable housing, and subject to the approval of the Royal Court, the transfer should be completed in the near future.

Consequently, the Trustees have concluded that it is not appropriate to prepare the financial statements on a going concern basis. The financial statements for the year ended 30 June 2025 have therefore been prepared on a break-up basis.

The Board has ensured that appropriate arrangements are in place to safeguard tenants and stakeholders throughout the transition.

CTJ HOUSING TRUST

TRUSTEES' REPORT

Trustees' Responsibilities

According to the constitution of the Trust, it is the responsibility of the Trustees to prepare financial statements. In preparing the financial statements the Trustees should:

- ensure that the financial statements are in accordance with generally accepted accounting principles and show a true and fair view of the surplus or deficit of the Trust for the year and of the state of affairs of the Trust at the end of the year;
- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on a going concern basis unless it is inappropriate to assume that the Trust will continue in business.

The Trustees confirm they have complied with all the above requirements in preparing the financial statements.

The Trustees are responsible for keeping accounting records which are sufficient to show and explain the Trust's transactions and are such as to disclose with reasonable accuracy, at any time, the financial position of the Trust. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

So far as the Trustees are aware, there is no relevant audit information of which the Trust's auditors are unaware, and each Trustee has taken all steps that he or she ought to have taken as a Trustee in order to make himself or herself aware of any relevant audit information and to establish that the Trust's auditors are aware of that information.

Business Objectives and Strategies

The objective of the Trust is to provide social rented housing to the residents of Jersey, and other initiatives as allowed for in the Trust's Constitution.

The Trust's tenants are allocated through Gateway, a joint waiting list for all the Housing Trusts. Whilst we are supportive for the criteria for inclusion on this list, we are still an independent charity. Therefore, the Trustees have reserved the right, in exceptional circumstances, to determine if a potential tenant should be housed by the Trust, notwithstanding that they do not meet the strict criteria of Gateway.

At the year-end the Trust owned 174 social housing units, 3 commercial units and a hostel leased to Shelter Trust, all of which were tenanted. These will be needed to meet future loan repayment commitments and to invest in new housing units. The long-term projection for the Trust shows that it is financially viable. The management agents frequently attend our developments, making themselves available to our tenants. They have encouraged the creation of tenants' associations. The Trustees visit our sites at least once a year to be approachable for tenants to let them know of any concerns they may have in person.

The Trustees believe they are meeting the objective of the Trust and are responsible landlords.

The Trustees have decided to transfer the trust's assets and liabilities to Andium Homes Limited, and consider that Andium Homes Limited will fulfil the trust's objectives in the long term.

CTJ HOUSING TRUST

TRUSTEES' REPORT (CONTINUED)

Internal financial control

The Trustees have overall responsibility for ensuring that the Trust maintains a system of internal financial control to provide them with reasonable assurance regarding the reliability of financial information used within the business and for publication and that assets are safeguarded. There are inherent limitations in any system of internal control and accordingly even the most effective system can provide only reasonable, and not absolute, assurance with respect to the preparation of financial information and the safeguarding of assets.

The Trust has no employees. The day-to-day operations of the Trust are all carried out by third parties, in which some of the Trustees have an interest, as disclosed in note 12 to the financial statements. The Trust is therefore dependent upon the financial controls of these third parties.

C. M. B. Thacker

.....
Trustee

26 February 2026

**CHAIRMAN'S REPORT TO THE TRUSTEES OF
CTJ HOUSING TRUST
FOR THE YEAR ENDED 30 JUNE 2025**

General overview

The Trust's existing estates continue to be let to tenants and managed by Maillards. There are no significant problems to report. It had appeared from a preliminary draft of the Financial Statements for the year ended 30 June 2024 that a breach of the loan covenant with RBSI had occurred, but fortunately it was established that there had not been such breach, so no corresponding waiver was required.

Financial performance and position

The surplus from regular operations before depreciation was £1,083,455 (2024 £1,117,116).

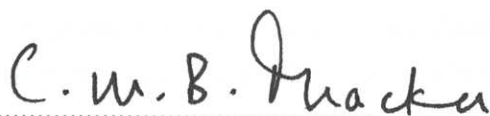
At 30 June 2025, the value of our housing and commercial assets, excluding depreciation, stands at £59.5 million (2024 £59.5 million), with loans of £18.1 million (2024 £19.4 million) giving an LTV of 30% (2024 33%). Investment properties are valued at £375,570 (2024 £375,570).

Principal Risks and uncertainties being faced

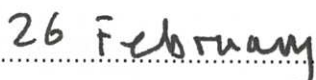
The transfer to Andium Homes Limited carries the risks inherent in any business arrangement of this sort but these are being addressed by the Trust's advisers.

Future Strategy and Prospects

The trust anticipates concluding the transfer of its assets and liabilities to Andium Homes Limited during the upcoming financial year.



.....
Chairman

..... 2026



Alex Picot
chartered accountants

95-97 Halkett Place
St. Helier, Jersey
Channel Islands JE1 1BX

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF CTJ HOUSING TRUST

Basis for Preparation of Financial Statements

We have audited the financial statements of CTJ Housing Trust (the "trust") for the year ended 30 June 2025 which comprise the Statement of Financial Position, Statement of Comprehensive Income, Statement of Changes in Reserves, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation are the United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland. As explained in note 1 to the financial statements, the Trust's financial statements have not been prepared on a going concern basis. The Trustees have decided to transfer all assets and liabilities to Andium Homes Limited. Consequently, the financial statements have been prepared on a break-up basis.

Opinion

In our opinion, the financial statements:

- have been properly prepared in accordance with United Kingdom Accounting Standards;
- give a true and fair view of the state of the trust's affairs as at 30 June 2025 and of its results for the year then ended.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Basis of Accounting

We draw attention to note 1 to the financial statements, which describes the basis on which the financial statements have been prepared. These financial statements have been prepared on a break-up basis for the reasons set out in that note. Our opinion is not modified in respect of this matter.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CTJ HOUSING TRUST (CONTINUED)

Responsibilities of the Trustees

As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the trust or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud:

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

During our audit we assessed the risk of material misstatement of the financial statements as a result of non-compliance with relevant laws and regulations (irregularities), including fraud. Based on our understanding of the entity and its environment, together with discussion with senior management where appropriate, we were able to identify those laws and regulations which would have a direct effect on the financial statements as well as those which may have an effect on amounts in the financial statements, for instance through the imposition of fines or litigation. These included, but were not limited to, The Trust's Rules and Constitution as well as general legislation applicable to a business operating in the Jersey Social Housing Landlord Sector, such as Data Protection requirements, Health and Safety Regulation and the Residential Tenancy (Jersey) Law 2011. The risks arising from these laws and regulations were discussed amongst the audit engagement team, including consideration as to how and where fraud might occur.

Based on our assessment, the Engagement Partner ensured that the audit engagement team was composed appropriately with suitable competence and capabilities in order to allow identification and recognition of non-compliance with laws and regulations. The risks identified were communicated to all engagement team members who remained alert during the course of the audit for any indication of irregularities, including fraud.



Alex Picot
chartered accountants

95-97 Halkett Place
St. Helier, Jersey
Channel Islands JE1 1BX

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CTJ HOUSING TRUST (CONTINUED)

Auditor's responsibilities for the audit of the financial statements (continued)

Our procedures in response to the risks identified included the following:

- Enquiry of management, including consideration of known or suspected instances of non-compliance with laws and regulation or fraud;
- Review all available minutes of meetings held by those charged with governance;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- In common with all audits carried out under the ISAs(UK), we carried out procedures in response to the threat of management override, including those considering the appropriateness of journal entries and judgements made in making accounting estimates;
- Review for any changes to activities which the entity undertakes;

There are inherent limitations in the audit procedures above and, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. In addition, the risk of not detecting material misstatement due to fraud is higher than detecting one resulting from error, as fraud may involve deliberate concealment by, for example forgery, collusion or intentional misrepresentations. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the trust's trustees, as a body, in accordance with our engagement letter. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the trust and the trustees as a body, for our audit work, for this report, or for the opinions we have formed.

**For and on behalf of
Alex Picot Chartered Accountants**

12 March

2026

CTJ HOUSING TRUST
STATEMENT OF FINANCIAL POSITION
AT 30 JUNE 2025

	Note	2025		2024	
		£	£	£	£
FIXED ASSETS					
Investment property	6		-		375,570
Housing properties	7		-		58,600,845
			<u>-</u>		<u>58,976,415</u>
CURRENT ASSETS					
Investment property	6	375,570		-	
Housing properties	7	57,108,965		-	
Debtors and prepayments	8	374,136		316,640	
Cash held at managing agents		47,483		16,785	
Cash at bank and in hand		829,410		1,271,685	
		<u>58,735,564</u>		<u>1,605,110</u>	
CREDITORS – Amounts falling due within one year					
Creditors	9	56,154		53,115	
Bank loans	10	18,050,986		1,589,534	
		<u>18,107,140</u>		<u>1,642,649</u>	
NET CURRENT ASSETS/(LIABILITIES)			40,628,424		(37,539)
			40,628,424		58,938,876
CREDITORS – Amounts falling due after more than one year					
Bank loans	10		-		17,843,597
NET ASSETS			<u>£40,628,424</u>		<u>£41,095,279</u>
TRUST FUND					
Capital reserve			1,125		1,125
Housing property revaluation reserve			22,409,306		22,409,306
Retained reserves			18,217,993		18,684,848
TOTAL			<u>£40,628,424</u>		<u>£41,095,279</u>

The financial statements were approved by the Trustees on 26 February 2026 and signed on their behalf by:

C. W. B. Thacker
Chairman

Z. Skarjoda
Trustee

CTJ HOUSING TRUST
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 £	2024 £
Income from property rentals		3,003,821	2,884,950
Property expenses		(572,648)	(454,374)
Movement in provision for bad debts		(5,725)	(6,925)
NET PROPERTY INCOME		<u>2,425,448</u>	<u>2,423,651</u>
Operating expenses	4	(190,446)	(195,788)
OPERATING SURPLUS BEFORE DEPRECIATION		2,235,002	2,227,863
Depreciation		(1,491,880)	(1,118,161)
OPERATING SURPLUS		743,122	1,109,702
Interest income		2,706	2,403
Interest expense		(2,149)	(1,738)
Loan interest payable	5	(1,210,534)	(1,111,412)
DEFICIT FOR THE YEAR		(466,855)	(1,045)
OTHER COMPREHENSIVE INCOME			
Gain on revaluation of land and buildings		-	12,553,098
TOTAL COMPREHENSIVE (EXPENDITURE)/ INCOME FOR THE YEAR		<u>£(466,855)</u>	<u>£12,552,053</u>

(Handwritten signatures)

CTJ HOUSING TRUST
STATEMENT OF CHANGES IN RESERVES
FOR THE YEAR ENDED 30 JUNE 2025

	Capital reserve £	Property revaluation reserve £	Retained reserves £	Total trust fund £
At 30 June 2023	1,125	12,608,306	15,933,795	28,543,226
Deficit for the year	-	-	(1,045)	(1,045)
<u>Other comprehensive income</u>				
Gain on revaluation of Land and Buildings	-	9,801,000	2,752,098	12,553,098
Total comprehensive income	-	9,801,000	2,752,098	12,553,098
At 30 June 2024	1,125	22,409,306	18,684,848	41,095,279
Deficit for the year	-	-	(466,855)	(466,855)
At 30 June 2025	<u>£1,125</u>	<u>£22,409,306</u>	<u>£18,217,993</u>	<u>£40,628,424</u>

CTJ HOUSING TRUST
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2025

	2025	2024
	£	£
NET CASH FLOW FROM OPERATING ACTIVITIES (Note 1)	2,248,905	2,211,149
CASH FLOW FROM INVESTING ACTIVITIES		
Interest received	2,706	2,403
NET INFLOW FROM INVESTING ACTIVITIES	2,706	2,403
FINANCING		
Interest paid	(1,074,412)	(1,221,940)
Loan principal repayments	(1,588,776)	(1,035,705)
NET CASH OUTFLOW FROM FINANCING	(2,663,188)	(2,257,645)
DECREASE IN CASH IN THE YEAR	(411,577)	(44,093)
Cash and cash equivalents at beginning of the year	1,288,470	1,332,563
CASH AND CASH EQUIVALENTS AT END OF THE YEAR	<u>£876,893</u>	<u>£1,288,470</u>
CASH AND CASH EQUIVALENTS CONSISTS OF:		
Cash held at managing agents	47,483	16,785
Cash at bank and in hand	829,410	1,271,685
CASH AND CASH EQUIVALENTS	<u>£876,893</u>	<u>£1,288,470</u>

CTJ HOUSING TRUST
NOTES TO THE STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2025

1.	Reconciliation of operating income to net cash inflow from operating activities	2025 £	2024 £	
	Operating income	743,122	1,109,702	
	Depreciation	1,491,880	1,118,161	
	Decrease/(increase) in debtors and prepayments	10,864	(4,525)	
	Increase/(decrease) in sundry creditors and accruals	3,039	(12,189)	
		<u>£2,248,905</u>	<u>£2,211,149</u>	
2.	Reconciliation of net cash flow to movement in net debt	2025 £	2024 £	
	Decrease in cash in the year & held at agents	(411,577)	(44,093)	
	Loan principal payments	1,588,776	1,035,705	
	Loan fee amortisation	(206,631)	(26,215)	
	Movement in net debt in the year	970,568	965,397	
	Opening net debt	(18,144,661)	(19,110,058)	
	Closing net debt	<u>£(17,174,093)</u>	<u>£(18,144,661)</u>	
3.	Analysis of changes in net debt	1 July 2024 £	Cash flows £	30 June 2025 £
	Cash and cash equivalents & held at agents	1,288,470	(411,577)	876,893
	Debt due within one year	(1,589,534)	(16,461,452)	(18,050,986)
	Debt due after one year	(17,843,597)	17,843,597	-
		<u>(19,433,131)</u>	<u>1,382,145</u>	<u>(18,050,986)</u>
		<u>£(18,144,661)</u>	<u>£970,568</u>	<u>£(17,174,093)</u>

CTJ HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

1. ACCOUNTING POLICIES

Principal accounting policies and Statement of Compliance

The financial statements have been prepared in compliance with United Kingdom Accounting Standards including Financial Reporting Standard 102, the Financial Reporting Standard as applicable in the UK and Republic of Ireland ("FRS 102"), as adopted/deemed appropriate in accordance with the Constitution and have been prepared, where appropriate, in accordance with the Statement of Recommended Practice for Registered Social Housing Providers 2018 (the "SORP"). The Trust is a public benefit entity.

The following accounting policies set out below have been applied consistently in dealing with items which are considered material in relation to the Trust's financial statements.

Basis of preparation

These financial statements have not been prepared on a going concern basis. The Trustees approved a plan prior to the year end to transfer all the Trust's housing properties and operations to another registered provider, Andium Homes Limited, with completion expected within the next financial year.

As a result, the Trust will cease to trade independently, and the Trustees have therefore concluded that it is not appropriate to prepare the financial statements on a going concern basis.

The financial statements have been prepared on a break-up basis, under which:

- Assets are stated at their estimated realisable amounts, and
- Liabilities include all known and anticipated costs associated with the transfer and closure.

This change in basis has resulted in the no material adjustments to carrying values compared with those that would have been shown on a going concern basis.

The comparative figures for the year ended 30 June 2024 were prepared on a going concern basis and are not directly comparable.

The Trustees are satisfied that all obligations to tenants and lenders will be met in full as part of the transfer process.

The preparation of financial statements in conformity with FRS 102 and the SORP requires the use of accounting estimates and exercise of judgement by the Trustees while applying the Trust's accounting policies. These estimates are based on the Trustees' best knowledge of the events which existed at the date of the Statement of Financial Position; however, the actual results may differ from these estimates. The most significant areas impacted by estimates and assumptions are described in note 1.

Presentational and functional currency

The Trust's functional and presentation currency is the GBP being the currency of the primary economic environment in which the Trust operates. The Trust does not enter into transactions in currencies other than the GBP.

Cash and cash equivalents

Cash and cash equivalents in the Statement of Financial Position comprise of deemed deposits and short-term deposits with maturities of 12 months or less. As at 30 June 2025, all cash and cash equivalents were held in bank accounts at HSBC Bank plc, Royal Bank of Scotland International Ltd and with Maillard & Co Limited, the property agent.

CTJ HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 30 JUNE 2025

1. ACCOUNTING POLICIES (continued)

Principal accounting policies (continued)

Rental income

Rental income is accounted for on an accruals basis and represents income from social lettings.

Other income and expenditure

Income and expenditure is accounted for on an accruals basis, except for certain property expenses disbursed by the managing agent which are accounted for on a cash basis, due to the nature of the transactions.

Loan interest

Loan interest is accounted on an accruals basis.

Loan interest expense on loans for properties held for letting are included in the Statement of Comprehensive Income. Loan interest expense on loans to financial property developments is capitalised up to the date that the development is completed.

Deposit interest

Deposit interest is credited to the Statement of Comprehensive Income on the date it is received.

Financial assets

a) Debtors and impairments

Debtors are non-derivative assets with fixed or determinable payments, the majority of which is made up of rental income receivable. The Trust includes in this category short term receivables and prepayments. Trade debtors are subsequently measured at amortised cost less provision for impairment.

The Trust provides for bad debts on rental income when there are circumstances or events which indicate that the counterparty will be unable to settle the amount due to the Trust. This assessment is undertaken on an annual basis.

Impairment losses are recognised in the Statement of Comprehensive Income. Subsequent reversals of an impairment loss are recognised when the original impairment indicator no longer exists.

Financial liabilities

a) Creditors are non-derivative liabilities with fixed or determinable payments. The Trust includes in this category short term payables which are expected to be realised within 12 months of the Statement of Financial Position date.

b) Bank loans and borrowing are initially recognised at the transaction price (including transactions costs), and are subsequently measured at amortised cost using the effective interest method.

CTJ HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 30 JUNE 2025

1. ACCOUNTING POLICIES (continued)

Housing properties

Housing properties are valued at Existing Use Value for Social Housing ("EUV-SH") on a regular basis to ensure the carrying value does not materially differ from the fair value. The aggregate surplus or deficit on revaluation is the difference between the cost of the property less accumulated depreciation and the amount of the valuation. Revaluation surpluses are recognised in Other Comprehensive Income and accumulated in reserves (Housing property revaluation reserve). Works to existing properties will generally be capitalised under the following circumstances:

- a) Where a component of the housing property that has been treated separately for depreciation purposes and depreciated over its useful economic life is replaced or restored; and/or
- b) Where the subsequent expenditure provides an enhancement of the economic benefits of the tangible fixed assets in excess of the previously assessed standard of performance. Such enhancement can occur if the improvements result in an increase in rental income, a material reduction in future maintenance costs or a significant extension of the life of the property.

Works to existing properties which fail to meet this criteria are charged to the Statement of Comprehensive Income. The major components are deemed to be land as well as those listed below.

Housing properties carried under construction are recorded at cost (Under construction) until such time whereby the housing property is no longer under construction and is available for letting, at which stage it will be valued on the EUV-SH basis (Held for letting).

Where properties are rented to third parties, these are for the provision of social housing and not to generate full market financial return and are accordingly accounted for in line with Social Housing Properties managed directly by the Trust.

Depreciation of housing properties

Depreciation is charged on a straight line basis over the expected economic useful lives of each major component that makes up the housing property. On initial acquisition of the new housing property the deemed cost of each component is allocated as a percentage of the total cost. For housing properties transferred into held for letting, depreciation is charged when the property is available for use. The expected useful life of each component is as following:

	Expected life (years)
Structure (including roof)	50
Kitchens and Bathrooms	20
Services	30
External works	25

Land that forms part of the housing property is not depreciated.

CTJ HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 30 JUNE 2025

1. **ACCOUNTING POLICIES (continued)**

Impairment of Housing properties and assets

Annual reviews are undertaken by the Trustees to establish whether a charge needs to be made for any financial impairment that has arisen to reduce the value of any class of property to an amount less than historical cost and accumulated depreciation.

Where indicators of impairment have been identified an impairment assessment is carried out and any required charges are recognised in the Statement of Comprehensive Income.

Impairment is calculated as the difference between the carrying value of income generating units and the estimated value in use at the date an impairment loss is recognised. Value in use represents the net present value of expected future cash flows from these units.

Investment properties

Investment properties for which fair value can be measured reliably without undue cost or effort on an ongoing basis are measured at fair value annually with any change recognised in the Statement of Comprehensive Income.

Critical accounting estimates and assumptions

The following are the key assumptions and estimates affecting the Trust:

a) Useful lives of tangible fixed assets

Tangible fixed assets are depreciated on a systematic basis based on the Trustees' best estimate of the asset's useful life. This estimate is based on a variety of factors such as the expected use, any legal, regulatory or contractual provisions that can limit useful life and assumptions that market participants would consider in respect of similar businesses.

b) Impairment of assets

As previously disclosed, the Trustees undertake annual impairment reviews in order to determine whether the Trust should record an impairment charge on any of its properties. This impairment review takes into account the economic and political environment in which the Trust operates, the financial model of each of the completed development projects compared with actual financial performance, and the physical conditions of all of the properties owned by the Trust.

c) Categorisation of housing properties as property, plant and equipment

Under the requirements of the SORP, housing properties that are held for the provision of social housing must be treated as property, plant and equipment. All housing properties owned by the Trust are rented out to third parties in accordance with the rental policy approved by the States of Jersey (not charged on commercial rates) and the developments support the wider social housing community within the Island of Jersey. Given this, and the fact that the Trust is a not-for-profit body, the Trustees have determined that the Trust's properties meet the definition of property, plant and equipment and have been accounted for as such.

d) Valuation of housing properties

The Trust carries its housing properties on an EUV-SH basis. Revaluation losses or gains are recognised in Other Comprehensive Income and accumulated in reserves (Property revaluation reserve).

The Trust's housing properties were valued as at 30 June 2015 by independent professionally qualified valuers who hold a recognised professional qualification and have experience in the properties valued, with subsequent valuations carried out on certain properties in August 2018, June 2023 and October 2023. The Trustees review the valuations performed by the independent valuers for financial reporting purposes. The trustees have concluded that there is no need to obtain an updated valuation as at 30 June 2025 as there has been no significant change in the condition of the housing properties or the social housing market in Jersey.

CTJ HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 30 JUNE 2025

2. TAXATION

Within the terms of Article 115(ae) of the Income Tax (Jersey) Law 1961, the Trust's income is exempt from income tax.

3. ANNUAL PAYMENT TO GOVERNMENT OF JERSEY

In previous years the Trust was required to make payments to the Government of Jersey in relation to the 90% Market Rents Policy agreement. This policy was designed to rebate to the Government of Jersey imputed gains arising from increased rent. This policy is presently under review and nothing has been paid since the payment relating to the year ended 31 December 2019.

4. OPERATING EXPENSES

	2025	2024
	£	£
Property management fees	131,459	129,500
Audit fees	12,000	9,500
Accountancy fees	11,000	10,560
Trustees insurance	6,670	7,000
Legal and professional	11,722	23,829
Administration and secretarial fee	16,464	12,944
Sundry expenses	44	276
Website cost	1,087	2,179
	<u>£190,446</u>	<u>£195,788</u>

5. INTEREST PAYABLE AND SIMILAR CHARGES

	2025	2024
Net interest on loans due to lenders	<u>£1,210,534</u>	<u>£1,111,412</u>

Included in the amount of £1,210,534 is £186,968 relating to the write back of arrangement and cap agreement fees at 30 June 2025, which were previously being amortised over the period of the loans to which they relate. Following the change of basis of preparation of the financial statements to a break-up basis, the remaining fees to be amortised in future years have been written off in full.

6. INVESTMENT PROPERTIES

At valuation

At 1 July 2024 and at 30 June 2025

**Ed Le Quesne
House**

£375,570

Ed Le Quesne House became operational in July 2019, and as per the SORP, the portion of the property utilised for commercial purposes was transferred to Investment Property. The property was revalued by the trustees at 30 June 2025, based on a return of 8% (2024: 8%) due from commercial lettings.

CTJ HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 30 JUNE 2025

7. TANGIBLE FIXED ASSETS

	Lempriere Street £	Bas du Mont £	Le Benefice £	Clos Des Charmes £	Les Freres £	Ed Le Quesne House £	Seaton Place £	Venetia House £	Total £
At Valuation or Cost:									
At 1 July 2024	89,280	4,326,000	31,556,000	10,058,000	4,650,000	6,300,000	340,000	2,158,332	59,477,612
Additions	-	-	-	-	-	-	-	-	-
Revaluation	-	-	-	-	-	-	-	-	-
At 30 June 2025	<u>89,280</u>	<u>4,326,000</u>	<u>31,556,000</u>	<u>10,058,000</u>	<u>4,650,000</u>	<u>6,300,000</u>	<u>340,000</u>	<u>2,158,332</u>	<u>59,477,612</u>
Depreciation:									
At 1 July 2024	2,968	-	-	-	367,234	445,057	11,291	50,217	876,767
Depreciation charge	989	108,626	800,891	256,630	122,411	148,352	3,764	50,217	1,491,880
Revaluation	-	-	-	-	-	-	-	-	-
At 30 June 2025	<u>3,957</u>	<u>108,626</u>	<u>800,891</u>	<u>256,630</u>	<u>489,645</u>	<u>593,409</u>	<u>15,055</u>	<u>100,434</u>	<u>2,368,647</u>
Net Book Value:									
At 30 June 2025	<u>£85,323</u>	<u>£4,217,374</u>	<u>£30,755,109</u>	<u>£9,801,370</u>	<u>£4,160,355</u>	<u>£5,706,591</u>	<u>£324,945</u>	<u>£2,057,898</u>	<u>£57,108,965</u>
At 30 June 2024	<u>£86,312</u>	<u>£4,326,000</u>	<u>£31,556,000</u>	<u>£10,058,000</u>	<u>£4,282,766</u>	<u>£5,854,943</u>	<u>£328,709</u>	<u>£2,108,115</u>	<u>£58,600,845</u>

All properties have a legal charge secured against them with HSBC Bank or RBSI Plc, except number 12a Lempriere Street, Seaton Place and Venetia House.

As per the SORP, the portion of the Ed Le Quesne property which is utilised for commercial purposes has been classified as an Investment Property.

The properties known as Bas Du Mont, Le Benefice and Clos des Charmes were revalued in October 2023 by Jones Lang La Salle, while the properties known as Les Freres and Ed le Quesne House were revalued in August 2018 by D2 Real Estate. Venetia House became operational during 2023 and was revalued at 30 June 2023 by Maillard & Co. The trustees consider the values to remain appropriate as at 30 June 2025. Seaton Place was revalued by the trustees at 30 June 2022 and they consider the value to remain appropriate as at 30 June 2025. All valuations have used the EUV-SH method.

CTJ HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 30 JUNE 2025

8. DEBTORS

	2025	2024
	£	£
Rent receivable	71,181	71,023
Bad debt provision	(17,534)	(11,809)
	<u>53,647</u>	<u>59,214</u>
Other debtors	103,135	108,432
Government of Jersey subsidy receivable (a)	217,354	148,994
	<u>£374,136</u>	<u>£316,640</u>

The Government of Jersey subsidy receivable was still in the process of being negotiated at 30 June 2025. The amount of £217,354 represents the Trustees best estimate of what they consider to be due and recoverable.

9. SUNDRY CREDITORS AND ACCRUALS

	2025	2024
	£	£
Rent received in advance	17,597	13,550
Rates	18,311	17,419
Audit fees	11,000	12,500
Accountancy fees	3,500	2,500
Other	5,746	6,520
Maintenance	-	626
	<u>£56,154</u>	<u>£53,115</u>

10. CREDITORS: Amounts falling due after more than one year

	2025	2024
	£	£
HSBC Bank (a)	-	1,408,951
HSBC Bank (b)	-	7,046,795
HSBC Bank (c)	-	3,192,114
The Royal Bank of Scotland International (d)	-	6,376,248
Arrangement fee (over 5 years)	-	(25,084)
3% Base rate cap (over 20 years)	-	(155,427)
	<u>£ -</u>	<u>£17,843,597</u>
Loan payment analysis	£	£
Due within one year	18,050,986	1,589,534
Due in more than one year but not more than two years	-	10,631,301
Due in more than two years but not more than five years	-	6,773,855
Due in more than five years	-	438,441
	<u>£18,050,986</u>	<u>£19,433,131</u>

As at 30 June 2025, the Trust had total borrowings of £18,050,986 (2024: £19,433,131).

Following the Trustees decision to transfer the Trust's assets and liabilities to Andium Homes Limited and to prepare the financial statements on a break-up basis, all borrowings have been classified as current liabilities, reflecting that the Trust's obligation to repay the loans will be transferred within 12 months of 30 June 2025.

CTJ HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 30 JUNE 2025

10. **CREDITORS:** Amounts falling due after more than one year (continued)

Loan payment analysis (continued)

- (a) The loan from HSBC Bank is at the Bank's Base Rate plus 0.95% per annum, repayable over 25 years and is secured by a registered promissory note in the sum of £2,920,000 attaching to Land and Property at Bas du Mont, Pier Road, St Helier. Repayment of the loan is in accordance with a schedule of repayments:

The rate of interest paid on this loan is limited to 4% per annum; a sum equal to the difference between interest at the rate of 4% on the amount outstanding, and, if greater than 4%, the actual interest rate payable in accordance with the terms of the borrowing, will be paid by the Government of Jersey. The level of interest subsidy paid will be reviewed every fifth year.

- (b) The loan from HSBC Bank was at the Bank's Base Rate plus 0.95% and was repayable over 25 years and is secured by a Registered Promissory Note in the sum of £13,400,000 attaching to Land and Property at Hodge Nursery, Grande Route de St Clement, Le Marais, St Clement (now Le Bénédice).

The loan bears interest at the Bank's Base Rate plus 1.75% per annum, and following a variation in terms agreed in February 2025, is repayable by four quarterly instalments of £229,613.75 commencing 31 March 2025, followed by one payment of £1,022,435 on 31 March 2026, and in any event will be fully repaid within five years from the acceptance date of 10th February 2021.

The rate of interest paid on the loan is limited to 6% per annum; a sum equal to the difference between interest at the rate of 6% on the amount outstanding and, if greater than 6%, the actual interest rate payable in accordance with the terms of borrowing, will be paid by the Government of Jersey. The level of subsidy will be reviewed every fifth year.

- (c) The loan from HSBC Bank was at the Bank's Base Rate plus 0.95% and was repayable over 25 years and is secured by a Registered Promissory Note in the sum of £4,920,000 attaching to Land and Property at fields 181, 182 and 183, La Rue de la Pointe, St Peter (now Clos des Charmes).

The loan bears interest at the Bank's Base Rate plus 1.75% per annum, and is fully repayable five years from 10th February 2021.

In August 2013 the Trust entered into a Base Rate Cap agreement with HSBC Bank Plc, whereby the Bank's Base is limited to 3% per annum until August 2033. The fee for the agreement of £381,122 was capitalised against the outstanding balances of the HSBC loans and was previously being amortised over 20 years. However, the carrying value of the fee was written down in its entirety at 30 June 2025, due to the anticipated transfer of the Trust's assets and liabilities to Andium Homes Limited within the next financial year.

The rate of interest paid on the loan is limited to 6% per annum; a sum equal to the difference between interest at the rate of 6% on the amount outstanding and, if greater than 6%, the actual interest rate payable in accordance with the terms of borrowing, will be paid by the Government of Jersey. The level of subsidy will be reviewed every fifth year.

- (d) The loan from The Royal Bank of Scotland International is at the LIBOR Rate plus 1.65% per annum and is secured by a first ranking Registered Promissory Note in the sum of £7,326,000 over the Trust's property at Les Frères and Ed Le Quesne House. The loan is repayable on the date which is 120 months after the first part of the loan is drawn.

An arrangement fee of £70,000 was paid on drawdown, was capitalised against the outstanding balance of the loan, and was previously being amortised over the life of the loan. However, the carrying value of the fee was written down in its entirety at 30 June 2025, due to the anticipated transfer of the Trust's assets and liabilities to Andium Homes Limited within the next financial year.

CTJ HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 30 JUNE 2025

11. INCOME ACCOUNT

	2025	2024
	£	£
At beginning of the year	18,684,848	15,933,795
Net deficit retained for the year	(466,855)	(1,045)
Transfer from housing property revaluation reserve	-	2,752,098
At end of the year	<u>£18,217,993</u>	<u>£18,684,848</u>

These funds are being retained at the year-end to fulfil loan commitments in the future years.

12. RELATED PARTIES

The following are related parties as defined by Section 33 of FRS 102:

No fees or expenses were paid to the Trustees for the year ended 30 June 2025 or 30 June 2024 other than to refund travel expenses and incidentals.

In accordance with the Constitution, in respect of any contract or arrangement services rendered to the Trust by a Trustee (defined as a "Member" in the Constitution) acting as an employee, director, partner or member of a firm or company appointed by the Trustees to render such services, the following provisions apply and were adhered to during the year:

- (a) Individual Trustees shall not be party to any Trustee discussion nor vote in relation to any aspect of the contract or arrangement between the Trust and the individual Trustee;
- (b) Such professional services rendered to the Trust may be remunerated; and
- (c) No Trustee shall be remunerated for performing any service or duty to the Trust in the capacity only of the Trustee.

13. ULTIMATE CONTROLLING PARTY

In the opinion of the Trustees, there is no controlling party as all Trustees are bound by the Constitution dated 19 January 1996.

14. RISKS AND UNCERTAINTIES

The Trustees consider that the key financial risks currently being managed by the Trust are:

- Risk of insufficient funding – 30 year modelling identifies funding needs and alerts trustees
- Risk of tenant default – quarterly review with management agents of action on arrears
- Risk of interest rate change – interest rates on debt are hedged to at least 50% of principal
- Risk of third party liability – annual validation of insurance cover for adequacy