

Appendix 4 – Financial Costs of each Development site

Site	Purchase Date	Revenue Costs since acquisition as at 31 st March 2024	Annual Interest on Financing Costs	Cumulative abortive project costs as at 31 st March 2024	Acquisition costs inc Stamp Duty & Fees	Site Value as at 31 st March 2024	Comments
Ashford Victory Place	4 th March 2019	NIL (all costs previously capitalised)	£115,700	£3,986,933	£5,241,879	£7,704,000	March 2024 valuation was based on new build residential development scheme. The revenue costs from 1 st April till 30 th October 2024 are £31,000 and the projection for the 24/25 financial year is £40,000 if not sold
Thameside House	2 nd May 2018 (long LH interest, FH was already owned)	£1,882,384	£216,700	£4,725,872	£9,064,583	£11,950,000	March 2024 valuation based on new build residential development scheme. The revenue costs from 1 st April till 30 th October 2024 are £621,000 and the projection for the 24/25 financial year is £723,000 if not sold