

Appendix 4 – Financial Costs of each Development site

Site	Purchase Date	Revenue Costs since acquisition as at 31 <sup>st</sup> March 2024	Annual Interest on Financing Costs	Cumulative abortive project costs as at 31 <sup>st</sup> March 2024	Acquisition costs inc Stamp Duty & Fees	Site Value as at 31 <sup>st</sup> March 2024	Comments
Ashford Victory Place	4 <sup>th</sup> 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 <sup>st</sup> April till 30 <sup>th</sup> October 2024 are £31,000 and the projection for the 24/25 financial year is £40,000 if not sold
Thameside House	2 <sup>nd</sup> 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 <sup>st</sup> April till 30 <sup>th</sup> October 2024 are £621,000 and the projection for the 24/25 financial year is £723,000 if not sold