



7. Economic Appraisal Summary

Economic Output

Criteria/Option	Total Spend	Construction Jobs Created	Permanent Jobs Created	New Business Space (sqm)
Measure	build costs	as per Camden SPG 1 job per £3m spend	as per Camden SPG 1 job per 12sqm of new commercial floorspace	new floorspace created GIA
Ratio	source JRP cost plan	£ 3,000,000	12	sqm set out in PRP area schedule
Option 1 - Do Nothing	£0	0	0	0
Option 2 - Environmental Improvements	£1,098,742	0	0	0
Option 3 - Refurbishment A	£3,416,255	1	0	0
Option 3 - Refurbishment B	£14,097,554	5	0	0
Option 3 - Refurbishment C	£41,268,439	14	0	0
Option 4 - Infill Development A	£3,618,679	1	0	0
Option 4 - Infill Development B	£5,198,135	2	0	0
Option 5 - Partial Redevelopment A	£78,863,304	26	22	259
Option 5 - Partial Redevelopment B	£32,377,176	11	0	0
Option 5 - Partial Redevelopment C	£40,820,605	14	9	104
Option 5 - Partial Redevelopment D	£12,469,716	4	10	121
Option 6 - Full Redevelopment 1	£168,443,322	56	40	484
Option 6 - Full Redevelopment 2	£167,499,223	56	44	531
Option 6 - Full Redevelopment 3	£169,050,603	56	36	426
Option 6 - Full Redevelopment 4	£158,575,022	53	127	1520
Option 6 Full Redevelopment 5	£164,014,908	55	134	1603