

**BNPPRE Analysis of Hotel Build costs**

Source	Jul-10		Jul-18		Feb-19	
	£ psm	Per room	£ psm	Per room	£ psm	Per room
Travelodge						£80,000 - £90,000
BCIS Build costs for hotels in Camden (note this does not include external works which we have added as an additional 10% of base build costs as well as a further 1% for BREEAM)	£1,810	£44,841			£2,557	£63,347
BCIS Build costs for hotels in Camden including 10% of base build costs for external works as well as a further 1% for BREEAM					£2,838	£70,315
Knight Frank Research - UK Hotel Development Opportunities Report July 2018 Note: All prices are for New Build Hotels, prices include External Works, FF&E, but exclude OSE, professional fees and contingency. Build Cost data as at Q2 2018.			£2,320		£2,376.59	
GVA Hotel Construction Costs Q3 2018				£60,000 - £70,000		£61,463 - £71,707
Travelodge London Whetstone build costs (in LB Harrow)	£825				£ 1,265.75	
LB Harrow BCIS costs	£1,620					