

Featured statistics and trends

New hotel openings by location - 2014 year-to-date			
Location	New Hotels	New Rooms	Room supply
Gatwick	2	437	+6.8%
London	3	420	+0.3%
Edinburgh	3	409	+3.4%
Manchester	1	157	+1.1%
Sheffield	1	142	+4.7%
Worcester	1	120	+24.0%

UK & Ireland room supply change - 2014			
Region	Closures	New Openings	Pipeline Due 2014
London	(30)	420	5,462
Regional England	(988)	1,236	4,522
Scotland	(76)	409	1,453
Wales	(30)	-	238
Northern Ireland	-	-	142
Ireland	(81)	-	112

New hotel openings

- The 142-bed Hampton by Hilton Sheffield has opened following a conversion of the West Bar police station. The hotel is operated by Interstate Hotels & Resorts and is Hilton's third new Hampton UK opening in 2014.
- German budget hotel group Motel One has opened the 140-bed Motel One Edinburgh-Princes, which was funded by Aberdeen Asset Management. The group is due to open its first London hotel near Aldgate later this year.
- BLOC Hotels has opened its second property, the 245-bed BLOC Gatwick at the airport's south terminal. The new budget hotel features a range of high-tech smartphone and tablet options including reservations and in-room controls.
- US-based boutique hotelier, André Balazs has opened his first UK property, the 26-bed Chiltern Firehouse in London's Marylebone. The hotel is situated in the former Manchester Square Fire Station and was converted by Knight Harwood.

Re-branding

- The 199-bed Holiday Inn Express Manchester Airport has opened following a refurbishment of the former Travelodge property by MAG developments and Redefine|BDL Hotels.
- Dominvs Group are to rebrand the 78-bed Aston Hotel as the Mercure Sheffield Parkway Hotel. The signing brings Accor's UK Mercure portfolio to 75 hotels with over 7,600 rooms.
- The 138-bed DoubleTree by Hilton Edinburgh City Centre has opened following a £4M refurbishment of the former Point Hotel on Bread Street. The hotel is owned by the GRG REAM division of RBS and is managed by Redefine|BDL Hotels.
- Whitbread has rebranded the former Days Hotel on Regent Street, Luton. The hotel has reopened following a major refurbishment as the 120-bed Premier Inn Luton Town Centre.

Development activity

- ABZ Development Ltd and Inter Hospitality Holding expect to shortly submit a planning application to Aberdeen City Council for a 200-bed Moxy Hotel at ABZ Business Park.
- Manchester Airport Group has submitted detailed plans for a new 3/4-star hotel as part of Airport City. MAG propose a 350-bed hotel next to the railway station. Drawings by Leach Rhodes Walker illustrate the hotel as a Hilton Garden Inn.
- The former Newgate Street Co-operative department store in Newcastle is to be converted into a 184-bed Premier Inn, with completion expected by December 2015. Interserve will carry out refurbishment works on behalf of DTZIM.
- Glasgow Harbour, a wholly owned subsidiary of Peel Group, has submitted outline plans to Glasgow City Council for a 200-bed full service mid-market branded hotel on the banks of the River Clyde near the new SSE Hydro Arena.
- Z Hotels is on schedule to open its third London hotel this summer, adding to its Soho and Victoria properties. The 109-bed Z Piccadilly is due to open in June 2014 in the former Grove House offices on Orchard Street, just off Hamarket.
- Signature Living plan to convert Liverpool's Millennium House into a Bill Shankly football-themed aparthotel and museum. The serviced apartment and boutique hotel group are also set to open a Titanic themed aparthotel in the city.
- Edinburgh Airport has appointed JLL to secure a development partner for a 175-bed leasehold hotel with on-site parking on the main access road to the airport.
- Roomzzz is set to open its first London aparthotel in 2015 on the former Newham Police Station site. The 82-apartment Roomzzz London Stratford was designed by East Architecture and is being developed by Western Investments.

Recent transactions

- Latest HVS research confirmed European hotel transactions reached a new peak since the global financial crisis of €7.7Bn in 2013, an increase of 39% over 2012. The UK remained the most liquid market in Europe with €3Bn of transactions reflecting the largest share of portfolio and single asset deals.
- Starwood Capital Group has completed the widely anticipated acquisition of De Vere Venues for £232M. Barclays and RBS provided a £140M debt facility for the transaction, which involved 23 owned / leased hotels with 2,433 rooms and a further nine management and franchise contracts.
- US private equity firm Versa Capital Management has acquired BridgeStreet Global Hospitality for an undisclosed sum. The deal is expected to accelerate BridgeStreet's expansion under its recently launched family of brands.
- Somerston, via St James's Hotel Group has acquired a 14-strong portfolio of 3-star regional England hotels for an undisclosed sum. The hotels operate as Forestdale Hotels and were previously part of Akkeron Group.
- Jupiter Hotels has also taken on former Akkeron operated hotels and agreed to manage five Choice branded hotels with a combined 317 bedrooms on behalf of the owners, RBS.
- Dominvs Group has acquired Tower Bridge Magistrates Court on Tooley Street, London and plans to convert the Grade II listed property into a 4-star hotel with 150-200 rooms.
- LaSalle Investment Management, on behalf of Coal Pension Properties, has purchased the Gateway leisure development in Hemel Hempstead for £7.7M - a 6.7% yield - from Kier Ventures. The deal involved a restaurant, retail units and the 108-bed Travelodge Hemel Hempstead Gateway.
- A client of Knight Frank IM has bought the 52-bed Travelodge Hereford for £2.7M, representing a net initial yield of 6.5%. The hotel was sold by JLL on behalf of fixed-charge receivers.
- Savills has sold two separate Munster hotels on behalf of receivers. Talbot Hotel Group has acquired the 79-bed Middleton Park Hotel in County Cork off a €2.5M guide price and the Maher brothers have exchanged contracts to buy the 95-bed Anner Hotel in Thurles off a €1.1M guide price.

For sale

- JLL has been instructed to sell the 138-bed Portmarnock Hotel & Golf Links in County Dublin with a €20M guide price. The 4-star hotel was last acquired by Capel Developments for €70M in 2005. NAMA appointed Mazars as receivers over the business in 2011.
- CBRE has been instructed to sell the 3-star 101-bed Pearse Hotel in Dublin with a €9M guide price. The hotel operated as a Holiday Inn until 2011 when EY were also appointed receivers to the hotel's owner, Citywide Leisure Ltd.
- CBRE has been instructed to sell the 5-star 98-bed Heritage Golf & Spa Resort in Killenard, County Laois with a €5.5M guide price. The hotel was developed in 2005 by Keane Leisure Management. It is currently being operated by Dalata on behalf of receivers, KPMG.
- Christie + Co has been instructed to sell the 3-star 53-bed Harefield Manor Hotel in Romford by PwC, administrators to Harefield Securities Ltd. A guide price of £3.5M has been set for the hotel, which is split across two properties and completed a 17-bed extension in 2011.
- Soneva Properties, part of Precis Properties that operates around 1,900 rooms in London mainly under the Shaftesbury brand, has engaged JLL to test the market for outright sale, sale and leaseback or sale and manageback of its 269-bed M by Montcalm Shoreditch London Tech City. The hotel is currently under construction near Old Street station.
- The sale of Ireland's largest hotel, the 770-bed Citywest Hotel in Dublin has not been closed. The proposed purchasers BSQ Investments are understood to have missed an extended deadline to complete the c.€30M transaction. The hotel continues to be operated by Dalata on behalf of the receivers to the Mansfield Group.
- Duff & Phelps has been appointed administrators to the 3-star 150-bed Bredbury Hall Hotel & Country Club near Stockport, Greater Manchester. The hotel was last sold for £17M in 2010 by First House Leisure Group to a management buy-out led by Stephen Finch and David Schofield.

About AM:PM

AM:PM are a leading source of market intelligence for the UK & Ireland hotel industry.

We maintain extensive data relating to hotel supply, future new hotel development and hotel construction pipeline.

Our suite of subscription-based online products allow clients to search, analyse and benchmark the hotel sector.

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