

Featured statistics and trends

New hotel openings by location - H1 2014 (actual)			
Location	New Hotels	New Rooms	Room supply
London	20	2,514	+1.9%
Gatwick	2	437	+6.7%
Edinburgh	3	409	+3.4%
Glasgow	1	180	+2.3%
Manchester	1	157	+1.1%
Sheffield	1	142	+4.7%

New hotel openings by location - H2 2014 (forecast)			
Region	New Hotels	New Rooms	Room supply
London	20	2,930	+2.2%
Edinburgh	3	384	+3.1%
Liverpool	4	377	+4.9%
Glasgow	2	319	+4.0%
Aberdeen	2	294	+5.3%
Manchester	3	286	+1.9%

New hotel openings

- Hong Kong-based Dorsett Hospitality has opened its first UK hotel, the 4-star 317-bed Dorsett Shepherds Bush, London. The hotel was built by Ardmore Construction behind a retained facade of the former Shepherds Bush Pavillion.
- Firmdale Hotels has opened its 8th London boutique hotel, the 91-bed Ham Yard Hotel in Soho. AXA and Barclays funded the £90M Woods Bagot designed scheme, which includes a 188-seat theatre and residential apartments.
- Accor has opened the 4-star 202-bed Novotel London Brentford, its second new Novotel in London this year after the recent opening of its 235-bed Wembley hotel. Accor now operate 11 Novotels with over 2,600 rooms in London.
- Z Hotels has opened the 112-bed Z Piccadilly in the former Grove House offices on Orchard Street, just off Haymarket. The latest opening is the group's third London hotel, adding to its Soho and Victoria properties. A fourth London hotel near Shoreditch is planned to open in 2015.
- Whitbread has opened the 180-bed Premier Inn Glasgow Pacific Quay. The £11M hotel was built by Ogilvie Construction. It is situated by the River Clyde opposite the SECC, SSE Hydro Arena and near the Glasgow Science Centre.

Re-branding

- The 3-star 95-bed Legacy Cardiff International Hotel is to be rebranded as a Holiday Inn later this year. The former Quality Hotel at Tongwynlais to the North of the city is currently undergoing a full refurbishment and will be operated by Kew Green Hotels when the rebranding is completed.
- CTF Development has rebranded its penultimate hotel from the 5-strong Ramcore Hotels portfolio acquired in 2013. The Ramada Encore Derby has been fully refurbished and has now reopened as the 112-bed pentahotel Derby.

Development activity

- Starwood Hotels & Resorts has signed a deal with Kuwait's Fawzia Mubarak Al Hassawi Group to open two new hotels in Wapping, East London - a 251-bed Aloft and 77-apartment Element are expected to open in 2017.
- Malaysia's IGB Corporation Berhad is planning to open a third St Giles Hotel in London with a new 400-bed hotel on Blackfriars Road, near Southwark underground station. The group has entered into a JV with Verokay Sdn and Tower Ray Ltd for a mixed-use scheme with likely completion in 2017.
- Accor has announced it will open two London Adagio apart-hotels in partnership with Union Hanover Securities and EquityBridge Asset Management. The 217-bed Adagio London Aldgate is due to open in 2016 and the 137-bed Adagio London Stratford is expected to complete in 2018.
- US-based boutique hotelier André Balazs Properties - who recently opened The Chiltern Firehouse - and Crosstree Real Estate Partners are planning to convert the former Camden Town Hall annexe building fronting Euston Road in King's Cross into a 250-bed hotel - The Standard, London.
- Work is set to start shortly on a new 222-bed Motel One in Newcastle's High Bridge after the site was acquired by Kier Property. The £12M development joins Motel One's other active pipeline sites in Glasgow, London and Manchester.
- Peel Group has released details of the first phase of its £5.5Bn Liverpool Waters development with detailed plans due to be submitted this autumn. These include the 55-storey Shanghai Tower, which includes a 320-bed hotel.
- Plans have been unveiled for a new £25M development on the site of the Falmouth Beach Hotel in Cornwall, which was destroyed by fire in 2012. Nigel Carpenter plans to upgrade his adjacent St Michael's Hotel & Spa to 85 bedrooms and create a new destination spa with separate health club.

Recent transactions

- Cannock Investments and Hetherley Capital have purchased the 100-bed Holiday Inn Express Folkestone - Channel Tunnel with debt funding provided by NatWest. The hotel was sold by JLL and will be run by Interstate Hotels & Resorts.
- Administrators to Dania Properties, Zolfo Cooper has sold the 895-bed Park Inn by Radisson London Heathrow to AXA Real Estate for £72M, representing a 5.9% yield. Savills handled the sale of the hotel, which is let to Rezidor Hospitality and is set to undergo a £13M refurbishment.
- US real estate investor Kennedy Wilson has acquired the 4-star 138-bed Portmarnock Hotel & Golf Links just outside Dublin for €30M. The hotel was sold by JLL to its recently launched European Real Estate fund on behalf of receivers Mazars off an original €20M guide price.
- Dalata has announced its first acquisitions since floating in March, both in Dublin. The group is buying the freehold to the 3-star 126-bed Maldron Hotel Parnell Square for €15.3M. It is also acquiring the 3-star 101-bed Pearse Hotel and adjoining property for €14.4M, which had been marketed by CBRE off a €9M guide price and will now be refurbished.
- Sir Peter Rigby's Eden Hotel Collection has acquired the 5-star 64-bed Bovey Castle Hotel near Moretonhampstead, Devon. The hotel was sold by Knight Frank off a reduced £14M guide price on behalf of Delancey.
- Chantrey Vellacott DKF, administrators to Pedersen (Ealing) Ltd, has sold the 4-star 131-bed Crowne Plaza London Ealing to an unnamed buyer. The hotel was sold by Christie + Co off a £16.5M guide price.
- The Killeen Group has sold the 5-star 86-bed Mount Juliet Resort near Thomastown, County Kilkenny for around €15M. It has been purchased by a partnership led by Brehon Capital and Emmet O'Neil, who now plan a €4M investment to add a further 30-40 bedrooms and refurbish spa facilities.
- Legal & General Property has acquired the Travelodge High Wycombe Central from McLaren Property for £11M. The transaction, which included three retail units, reflected a net initial yield of 6.8%. The 120-bed hotel is let to Travelodge on a 25-year FRI lease expiring 2036.

For sale

- Knight Frank has been instructed by Center London Hotels to sell the 3-star 150-bed Ambassadors Hotel in the borough of Kensington & Chelsea with a £40M guide price. The group operates two other London hotels with a further 410 rooms in Bayswater and Paddington.
- Ares Management has instructed CBRE to sell the 5-star 209-bed Fairmont St Andrews with a £35M guide price. The resort, including two golf courses, was built in 2001 at a reported cost of £60M. It is managed by Fairmont Hotels & Resorts.
- Savills has been instructed to sell the first portfolio of Irish hotels to come to market in almost a decade. A €30M guide price has been set for the 172-bed Malton Hotel, Killarney; 118-bed Kilkenny Ormonde Hotel; and 112-bed Metropole Hotel, Cork. Individual hotel offers will also be considered.
- AVIVA's Igloo Regeneration has appointed Knight Frank to sell the mixed-use Bermondsey Square development in South London with a £34M guide price reflecting a 5.5% net initial yield. The sale includes the 4-star 80-bed Bermondsey Square Hotel, which is operated by Bespoke Hotels.
- RBS has instructed CBRE to sell the 4-star 138-bed Double-Tree by Hilton Edinburgh City Centre. The former Point Hotel recently completed a £4M refurbishment and rebranding exercise. It is managed by Redefine|BDL.
- Christie + Co has been instructed to sell the 4-star 65-bed Cornwall Hotel, Spa & Estate in St Austell with a £7.5M guide price. The hotel opened in 2010 and is set in 43 acres of parklands, which includes a manor house, woodland rooms and planning permission for 36 holiday lodges.

Closures

- Mountain Capital has sold the 3-star 94-bed Madison Hotel, Swindon to a developer and the hotel has now closed. It is the second hotel in the city to close recently following last years closure of the 95-bed Menzies Swindon Hotel.
- The 3-star 103-bed Gateshead Swallow Hotel has closed. It had been managed by Crerar Management on behalf of an affiliate of Leo Noe's REIT Group which was in receivership. Change of use plans were approved in 2013 for the property.

About AM:PM

AM:PM are a leading independent 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 online suite of subscription-based products allow clients to search, analyse and benchmark the hotel sector.

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