

Featured statistics and trends

London - leading markets for 5-star Hotels			
Borough	No of Hotels	No of Rooms	% of All Rooms
City of Westminster	49	9,260	25%
Kensington & Chelsea	16	1,833	12%
City of London	5	1,172	21%
Camden	4	843	5%
Tower Hamlets	3	813	13%
Hillingdon	1	605	6%

London - leading markets for Serviced Apartments			
Borough	No of Properties	No of Keys	% of All Keys
City of Westminster	48	2,238	6%
Kensington & Chelsea	38	1,954	12%
Tower Hamlets	29	1,267	21%
City of London	27	965	17%
Southwark	5	727	16%
Camden	15	726	4%

New hotel openings

- Stanley Dock (All Suite) Regeneration LLP has opened the 4-star 153-bed Titanic Hotel Liverpool following the conversion of the former 'Tobacco' North Warehouse at Stanley Dock. The development was partly funded by BPRA investors.
- Staycity has opened the 68-apartment Staycity Aparthotels Greenwich High Road. The apartments are the group's second recent opening in South East London following a 93-apartment property at nearby Deptford Bridge.
- Steven McLeod's Aurora Hotel Collection has opened Stirling's first 5-star hotel, the 40-bed Hotel Colessio. The £10M hotel is situated in the former Stirling Royal Infirmary building and involved a four year renovation program.
- Accor has completed a hat-trick of Ibis family openings in Edinburgh this year. The 259-bed Ibis Edinburgh City Centre South Bridge opened in January and this has been followed in July by the 161-bed Ibis Budget Edinburgh Park and 103-bed Ibis Styles Edinburgh St Andrews Square.
- Aberdeen hotel operator Markten has renovated the Union Buildings in the city centre, which have opened as the 46-apartment Royal Athenaeum Suites. Markten also operate the Aberdeen Douglas Hotel and Trinity Quay Apartments.

Re-branding

- Hilton Worldwide has signed a franchise with Shiraz Boghani's Supreme Hotels to open the 5-star 256-bed Conrad Westminster at St James's Park, central London in September. The deal involves the rebranding of the InterContinental London Westminster, which opened in late 2012.
- glh. has launched every hotels, designed to offer 4-star bedrooms with limited service non-room facilities. Four Thistle Hotels in London are to be converted to the brand, with the Thistle Piccadilly due to re-open in November 2014.

Development activity

- Travelodge has outlined £75M expansion plans to open ten new hotels with 900 rooms that would increase its Scottish portfolio by 33% from the current total of 2,738 rooms. Target locations include Oban, Peterhead and St Andrews.
- University of Manchester has signed a deal with Singapore's M&L Hospitality to build a 326-bed hotel on its Oxford Street campus. The hotel - previously illustrated as a dual branded Crowne Plaza and Staybridge Suites - will be developed by Bruntwood and operated by Cycas Hospitality.
- Falconer Chester Hall has drawn up plans for Cranborne Enterprises that propose the demolition of the 3-star 162-bed Days Hotel London Waterloo. Subject to planning, the site at 54 Kennington Road would be redeveloped to include a 4-star 290-bed hotel and 145 serviced apartments.
- CIT is planning a 4-star 150-bed hotel beside a proposed 3,500 capacity conference and events venue being developed by the city council and Wykeland Group in Hull, the 2017 UK City of Culture. Detailed plans have yet to be submitted for the combined £42M proposal.
- Jansons Property is in the early stages of planning a 4-star 220-bed hotel in Edinburgh's Old Town. The developer has acquired the vacant India Buildings on Victoria Street and adjacent land on the Cowgate from Edinburgh City Council.
- Canada's Northland Properties has acquired the former Robert Gordon University building in St Andrew Street, Aberdeen. Subject to planning, the group is proposing a £20M conversion of the property, which was sold by DTZ, into a 4-star 220-bed hotel, its third Sandman Hotel in the UK.
- Quantum Group has outlined plans to demolish three 3-star hotels in Bournemouth - the 70-bed Bayview Breeze, 32-bed Cottonwood Boutique and 53-bed Ocean View - and replace them with a 4-star 93-bed hotel and residential apartments.

Recent transactions

- Topland Group has acquired Hallmark Hotels from Bridgepoint for £75M in an off-market transaction. The deal involved eight 4-star UK regional hotels with 730 rooms that will now be managed by Bespoke Hotels.
- John Malone and Lalco Hotel Group have agreed to buy the 5-star 163-bed Westin Dublin and adjacent AIB building for €65M. Knight Frank handled the sale of the hotel, which is currently leased to Starwood Hotels & Resorts, but will operate under franchise when the deal completes in August.
- Italian hotel group Starhotels SpA has acquired two boutique hotels in Kensington, West London from Con Ring's Eyre Hotel Investments. Starhotels owns 22 hotels, including two in New York and Paris. It paid around £43M for the 50-bed Gore Hotel and 51-bed Pelham Hotel.
- Starwood Capital has acquired the 4-star 198-bed Crowne Plaza Edinburgh - The Roxburghe from Paragon Hotels for an undisclosed sum. The hotel was sold by JLL in an off-market deal, reportedly the largest single asset hotel transaction in Edinburgh since the last economic peak of the market.
- Brehon Capital has acquired the 4-star 143-bed Mount Wolsley Hotel, Spa & Golf Resort in Tullow, County Carlow. The deal follows the High Court's approval of recommendations made by examiners JPA Brenson Lawlor that will result in Brehon investing €7.5M in the business.
- An unnamed European investor has acquired the 5-star 74-bed Aghadoe Heights Hotel & Spa in Killarney, County Kerry for over €6M. The hotel was sold by DTZ Sherry FitzGerald on behalf of the O'Reilly Group in an off-market deal following receipt of a number of unsolicited approaches.
- Integrated coach tour operator Alfa Leisureplex has acquired the 3-star 90-bed Shanklin Hotel on the Isle of Wight, its second on the island, taking its portfolio of British seaside resort properties to 21 hotels with over 1,700 rooms. The hotel was sold by Christie + Co off a £2.6M guide price.
- Kro Hotels has acquired the 135-bed Park Inn by Radisson Leigh in Greater Manchester from LPI Hotels. The hotel was sold by JLL off a £2.5M guide price and will be rebranded as a Holiday Inn Express in August.

For sale

- First round bids have been made for the 'Grove' portfolio of 207 hotels and pubs being sold by a JV including Prestbury Investments and West Coast Capital. The sale includes 144 Travelodges with over 8,200 rooms with an average unexpired lease of 29 years at a current £35.5M annual rent.
- De Vere Group, which is controlled by Lloyds Banking Group, has appointed JP Morgan to sell Village Urban Resorts for around £450M. The brand comprises 25 UK regional hotels with over 3,000 rooms plus several active new hotel pipeline sites including Aberdeen, Edinburgh and Glasgow.
- Malayan United Industries Berhad (MUI) has instructed Debutessq Group to sell the 4-star 402-bed Corus Hotel Hyde Park, London with a £200M guide price, a c.20 times FY2012 EBITDA multiple. The group has owned the hotel since 1997.
- Union Hanover and EquityBridge have instructed Colliers and JLL to sell two London pipeline hotels with a combined £110M development value. The hotels at Aldgate and Stratford City are due to open in 2016 and 2018 and will be operated as Adagio Aparthotels under lease by Accor.
- Lion Hotel Group has instructed Colliers to sell two of its hotels in Eastbourne, either collectively or individually. The 3-star 108-bed Mansion Hotel has a £4.7M guide price and the 3-star 47-bed Chatsworth Hotel has a £3M guide price.
- Fleurets has been instructed by Deloitte, receivers to an affiliate company of Leo Noe's REIT Group, to sell the 3-star 88-bed Belstead Brook Hotel in Ipswich with a £2.5M guide price. The hotel is managed by Crerar Management and operated under their Swallow Hotels brand.

Closures

- The 126-bed Travelodge Newcastle Silverlink Hotel has closed after the hotel's freehold owner, The Crown Estate served notice of their intention to use the site for other purposes following their purchase of the hotel earlier in 2014.
- St James's Hotel Group has closed the 3-star 74-bed Ardsley House Hotel in Barnsley. The loss-making hotel had been under operational review since the group acquired it as part of the portfolio of Forestdale Hotels in March 2014.

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.

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