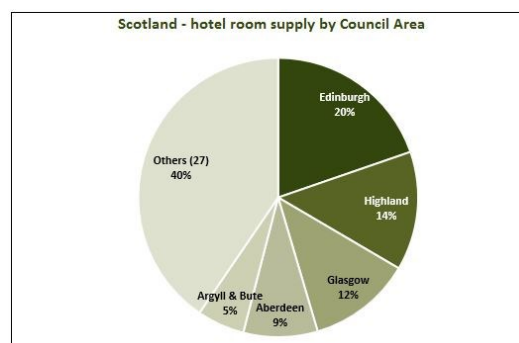
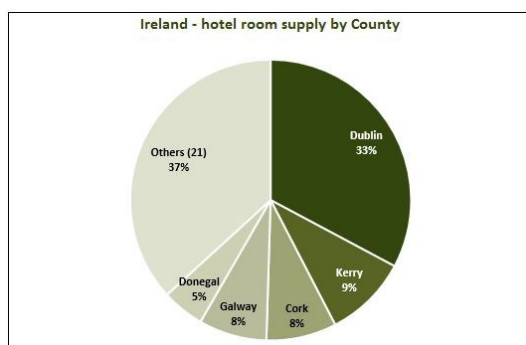


Featured statistics and trends



New hotel openings

- AccorHotels has opened the 108-apartment Aparthotel Adagio Birmingham City Centre, its second UK location for the brand. The hotel features studio and two-bed apartments. It is located on Digbeth and forms part of the Beorma Quarter development by Kuwait's Salhia Real Estate.
- IHG has opened the 138-bed Holiday Inn Express Middlesbrough - Centre Square, its first hotel in the North East town. The £12.4M hotel is operated under franchise by Redefine | BDL. It was developed by Ashall Projects with £5.8M debt funding from Middlesbrough Council and equity arranged by Harcourt Capital.
- Signature Living has opened the first phase of its latest property in Liverpool, The Shankly Hotel, an 83-bed themed hotel in honour of former Liverpool FC manager, Bill Shankly. The hotel was converted from offices and part funded by private investors of Ascott Property Investments.
- Urban Hotels UK has opened the 24-bed boutique Zetter Townhouse Marylebone following a major rebuild of the former Edward Lear Hotel on the Portman Estate near Marble Arch, London. The hotel joins sister London properties, The Zetter and Zetter Townhouse Clerkenwell.
- Malaysian budget hotel group Tune Hotels has opened its 8th UK hotel and 3rd outside London, the 100-bed Tune Hotel Liverpool City Centre. The hotel is situated in the Queen Buildings on Castle Street, with RGB Group converting the former offices for developer Hotel Land and Development.
- UK pub group J D Wetherspoon has opened the 18-bed Crown Hotel in Worcester. The group has operated a Lloyds No.1 public house on the Crown Passage since early 2004 and has completed a conversion of space on the upper floors into letting bedrooms.

Development activity

- EY has submitted plans for a hotel and office development on North Wall Quay, Dublin. The proposals include refurbishment of the vacant former British Rail Hotel and an 8-storey extension to create a 169-bed hotel. Over 37,000 sqm of office space is proposed in separate 7-9 storey buildings.
- Allied London has submitted the final planning application for its proposed masterplan redevelopment of the Granada TV studios site in Manchester. The proposals now feature three hotels - the 150-bed Manchester Grande, 180 hotel suites in a 50-storey tower and a 150-bed aparthotel.
- Plans have been submitted for the redevelopment of The Sands Venue on Blackpool Promenade. Owner Peter Swann is proposing to convert the 1970s entertainment venue to add retail units, public realm space and a 5-star 96-bed hotel.
- Canterbury City Council has approved plans for a new 130-bed hotel on St Margaret's Street. The Guy Holloway Architects designed property would replace the derelict Slatters Hotel, which would be demolished for the 5-storey building.
- Work is set to start shortly on a new 40-bed hotel in Blyth, Northumberland after developers Arch received planning consent for the £4.5M project. The Commissioners Quay Inn is expected to open in Spring 2016 in time for the Tall Ships Regatta and will be operated by the Inn Collection Group.
- Plans have been submitted for a 100-bed hotel and office development on the former Budz Bar site on Union Street in Aberdeen. Developers Status Properties propose the hotel would be 4/5-star and would feature a spa, bar and lounge.
- Fairview Hotels & Healthcare has submitted plans for a new build 80-bed Ibis hotel at Long Eaton, adjacent to the 110-bed Novotel Nottingham East Midlands, one of five Accor branded hotels operated by the group.

Recent transactions

- HK CTS Metropark Hotels, part of China National Travel Service Group Corporation, has acquired Kew Green Hotels from Goldman Sachs and TPG for an undisclosed sum reportedly around £400M. Kew Green owns 44 hotels and manages a further 10 hotels in the UK with over 6,500 rooms.
- An employee ownership trust has completed the buy-out of Chorley based hotel and coach operator Alfa Leisureplex from the Sawbridge family for an undisclosed sum. The trust has acquired 75% of a newly formed holding company which owns 21 coastal hotels with over 1,700 rooms in the UK.
- Safestay has agreed to buy the 615-bedspace Smart City Hostel, Edinburgh from Blackfriars Property LLP for £14.9M. Savills handled the sale of the hybrid student accommodation / hostel, which had been operated by Starboard Hotels since being rescued from administration in 2009.
- Millennium & Copthorne Hotels has purchased the Beatles themed 4-star 110-bed Hard Day's Night Hotel, Liverpool for £13.8M. CBRE handled the sale of the Grade-II listed hotel, which opened in 2008, on behalf of Concord Estates.
- Britannia Hotels has consolidated its position as the UK's largest independently owned hotel group with the acquisition of the 4-star 119-bed Cavendish Hotel, Eastbourne from the Regency Hotel Group. The hotel was sold by Christie + Co for an undisclosed sum off a £5.5M guide price.
- Glendola Leisure, part of the Foundation Group which owns Carlton Hotels, has acquired Edinburgh-based bar and restaurant operator Saltire Taverns. The transaction also included two Edinburgh boutique hotels, the 30-bed Angels Share on Hope Street and 18-bed Le Monde on George Street.
- Singapore's Seacare Hospitality has acquired the Big Sleep budget brand for an undisclosed sum. The group's hotels with 191 bedrooms in Cardiff, Cheltenham and Eastbourne will be managed by Compass Hospitality, which operates 5 hotels in the UK and 44 hotels in Thailand and Malaysia.
- A local consortium has acquired the 3-star 97-bed Westlodge Hotel in Bantry, County Cork, which is to be refurbished. The hotel was sold by DTZ Sherry FitzGerald off a €2M guide price on behalf of KPMG, who were appointed receivers over the hotel by Bank of Ireland in 2013.

For sale

- Bayside Capital has reportedly appointed CBRE and JLL to market the 378-bed DoubleTree by Hilton London - Docklands Riverside with a £100M guide price. Bayside acquired the hotel for around £60M in 2014 and recently completed a full property refurbishment and rebranding.
- Christie + Co have been appointed to explore a £50M sale of six regional UK hotels with around 800 rooms that were part of the 16-strong Hilton portfolio acquired by Igal Ahouvi with Delek Real Estate in 2005. The hotels include the 141-bed Hilton Basingstoke and 171-bed Hilton Swindon.
- Christie + Co has been appointed by Sean Lyne's Frontline Asset Management to sell the 3-star 81-bed Waterford Marina Hotel with a €3.2M guide price. The hotel was built in 1998 and is situated on the banks of the River Suir. The firm is also selling Frontline's 54-bed Shannon Court Hotel.
- Colliers has been appointed by Cotswolds Inns & Hotels to sell the 3-star 46-bed Bear of Rodborough near Stroud, Gloucestershire with a £3.95M guide price. The hotel is set within 300 acres of National Trust land and was acquired by the group in 1998 but is now non-core to its other 7 hotels.

Rebrands

- The Laslett, a 51-bed boutique hotel in Notting Hill, London has opened following the refurbishment of the former Hillgate Hotel, which operated latterly as serviced apartments. The hotel is managed by Tracy Lowy's Living Rooms.
- Kew Green has opened its second of four rebranded hotels on behalf of owners Carillion. The 166-bed Hotel Ibis Styles Birmingham Airport NEC has opened following a full refurbishment of the former Ramada Encore property. Further conversions in Barnsley and Haydock are to follow shortly.
- Whitbread has opened the 120-bed Premier Inn Nottingham City Centre (Chapel Bar), its 7th hotel in Nottingham where it now operates over 640 bedrooms. The group acquired the former Holiday Inn Express property in February 2015.
- The Bellhouse Hotel, Beaconsfield has opened as the 4-star 138-bed Crowne Plaza Gerrards Cross following a £20M refurbishment. The property is one of 23 UK hotels owned by Cairn Group and the group's 6th under franchise with IHG.

About AM:PM

AM:PM are a leading independent source of market intelligence on the size and structure of the hotel sector in the UK & Ireland.

The AM:PM Hotel Database has details of over 1 million rooms covering the past, present and future of hotel supply.

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

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