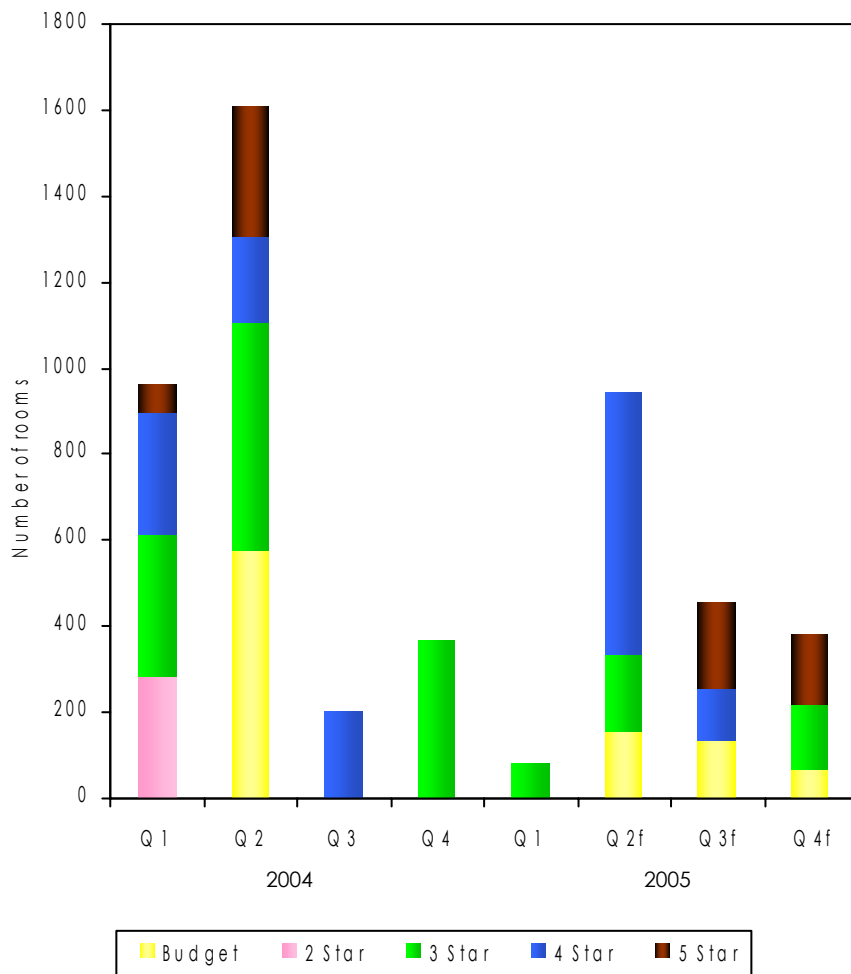


London - New Hotel Room Supply 2004-2005



Introduction

Since 1989, Visit London has been compiling data about new hotel developments across London. This information details new hotel openings, as well as potential developments which are likely to be constructed. This data can help identify gaps in London's hotel market, and geographical areas where hotel coverage is poor.

Limitations

Information covers market facing hotels and excludes B&B's, student accommodation and small hotels under 20 rooms. Purely speculative opportunities which are unlikely to proceed are also excluded.

Recent Openings

Over the past 18 months, the London hotel market has witnessed a large amount of new built activity. Favourable macro economic conditions, combined with a sustained recovery in visitor numbers to the capital, have helped support this growth. In addition, a number of large redevelopment schemes with significant hotel elements have also come on stream.

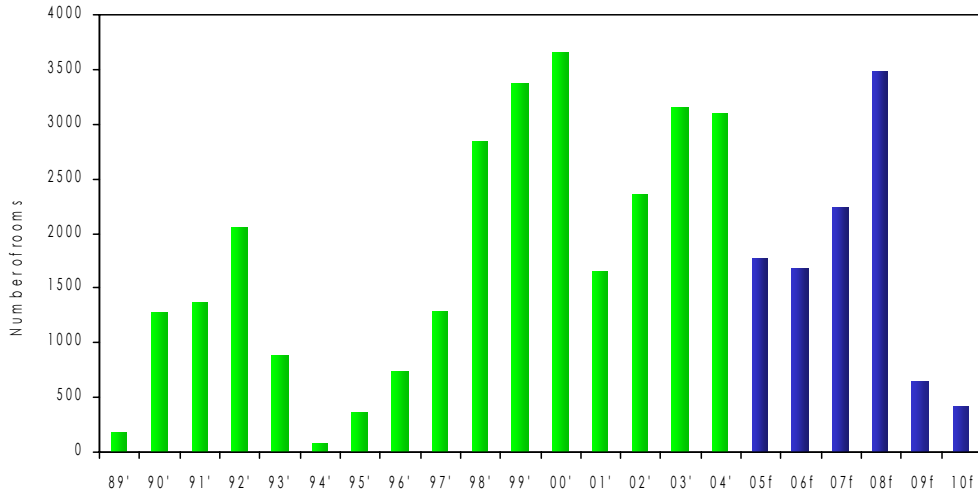
All major hotel groups, with the exception of Hilton, have opened new London properties over the last 18 months. A number of smaller hotel companies, such as: Baglioni, Firmdale and Urban Hotels have also entered the London market.

Another factor adding to this growth has been the renewed dash for growth by the major budget operators. Both Premier Travel Inn and Travelodge have committed themselves to expanding their London hubs, with Travelodge recently stating that they need a minimum of 3,000 rooms in central London as soon as possible.

2005 has, so far, seen a continuation of these trends. Budget and major operators have dominated the scene. Further budget openings scheduled for 2005 include: Travelodge extensions in Camden and Islington and a new Premier Travel Inn at Abbey Mills. The much anticipated Easy Hotel is also likely to open this summer.

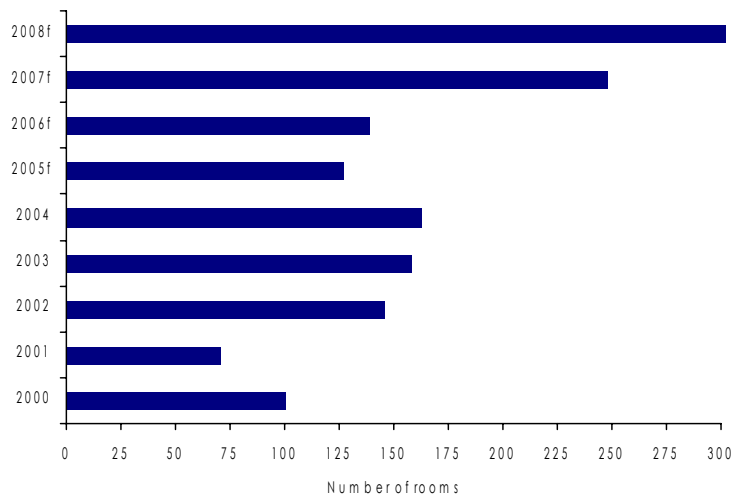


London - New Hotel Room Supply 1989-2010F



Forecasts based upon likely completions. Does not include 8,260 rooms which are likely to be constructed but have no firm completion date

London - Average New Hotel Size 2000-2008F



Notes

Over the next five years, London is set for a period of sustained growth in new hotel developments. Although growth is forecast to be slightly below levels experienced during the boom years of the late 1990s, the volume of projects in the pipeline is still very impressive.

Overall, in our opinion, between 2005-2010, some 10,200 rooms are likely to come on stream. A further 8,260 rooms are also likely to be constructed, but have yet to confirm completion dates.

These forecasts exclude any extra developments arising from London's 2012 Olympic bid. If London were to win the right to host the 2012 games, extra rooms could well be built.

Big is best

The recent move towards constructing larger style new hotel developments is expected to continue over the next five years. The average size of a new built property is predicted to double, to equal over 250 rooms.

It would seem that with sites in central London now limited, many operators are now opting for large developments across some of the outer boroughs, rather than smaller schemes in central London.

In addition, a whole host of major regeneration schemes are also freeing up large parts of London for potential hotel developments. In the coming years, huge new hotels are expected to come on stream at Battersea Power Station, Kings Cross, Wembley, and Greenwich.

Geographic spread

The Docklands area is likely to witness most activity in the coming years. First up, will be the completion of a 272 room Hilton in Canary Wharf, and a Travelodge at London City Airport. Thereafter, new hotels will form part of the Wood Wharf and Crossharbour schemes at Canary Wharf, and developments at Slivertown Quays and Gallions Reach.

RECENTLY OPENED

Hotel	Location	Borough	Rooms	Grade	Date Due	Operator/Developer
Days Hotel	Long Drive, South Ruislip, HA4	Hillingdon	78	3	Jan-04	Cendant
Excel Ibis	Royal Victoria Dock, E16 1AB	Newham	278	2	Jan-04	Accor
Sydney House*	9-11 Sydney Street, SW3 6PU	K&C	21	Townhouse 4	Feb-04	Private
Crowne Plaza	19 New Bridge Street, EC4V 6D	City	203	4	Feb-04	Intercontinental Hotels
Baglioni Hotel	60 Hyde Park Gate - Kensington	K&C	66	5	Feb-04	Baglioni
Excel Novotel	Royal Victoria Dock	Newham	257	3	Feb-04	Accor
Zetter	86-88 Clekenwell Road	Islington	59	4	Mar-04	Urban Hotel Group
Travelodge Covent Garden*	10 Drury Lane	Camden	163	Budget	Apr-04	Travelodge
Jurys Inn	Chelsea, Imperial Wharf, SW6	H&F	172	3	Apr-04	Jurys Doyle Hotel Group
Ramada Encore, London West	Gypsy Corner, Portal Way, W3	Ealing	150	3	Apr-04	BDL Hotel Group
Premier Lodge	York Way, N1 9DZ	Islington	276	Budget	May-04	Premier Lodge
Saint Gregory	92-102 Shoreditch High Street	Hackney	200	4	May-04	Foxhven Investments
Fullers Red Lion Hotel	Royal Lane, Hillingdon	Hillingdon	55	3	May-04	Fullers
Holiday Inn Express	Priddy's Yard, Firth Road, Croydon	Croydon	156	3	May-04	Intercontinental Hotels
Premier Lodge, Heathrow	Shepiston Lane, Heathrow, UB3 1W	Hillingdon	134	Budget	Jun-04	Premier Lodge
Marriott Hotel & Resorts	15 Hertsmere Road, West India Quay	Newham	301	Apartments 5	Jun-04	Marriott International
Courthouse Hotel	19-21 Great Marlborough Street	Westminster	116	4	Jul-04	Washington Mayfair Hotels
The Soho Hotel	Richmond Mews, Wardour Street	Westminster	85	Boutique	Sep-04	Firmdale Hotels
Jurys Inn Heathrow	Jurys Inn Heathrow	Houslow	364	3	Nov-04	Jurys Doyle Hotel Group
Holiday Inn Express, Swiss Cottage	152-156 Finchley Road	Camden	79	3	Jan-05	Intercontinental Hotels
Travelodge, Tolworth Tower	Tolworth, Kingston	Kingston	120	Budget	Apr-05	Travelodge
Riverbank Park Plaza	12-18 Albert Embankment	Lambeth	475	4	Apr-05	Park Plaza
Total			3808			
Total 2004			3134			
Total 2005			674			

UNDER CONSTRUCTION

Hotel	Location	Borough	Rooms	Grade	Date Due	Operator/Developer
Holiday Inn Earls Court	North End Road, Fulham, W14 9PJ	H&F	96	3	2005	Splendid Hotels
Holiday Inn Brentford Lock	High Street, Brentford, TW8 8JZ	Houslow	135	4	2005	Splendid Hotels
Easy Hotel	Lexham Garden	K&C	35	Budget	2005	Easy Group
Apex City	Seething Lane, City of London	City	122	4	2005	Apex Hotels
The Knightsbridge	Knightsbridge	K&C	198	Apartments 5	2005	Cheng family/Hyatt Hotels
PremierTravel Inn, Abbey Mills	Merton Abbey Mills, SW19	Merton	132	Budget	2005	Premier Travel Inn
Novotel, Greenwich Station	Greenwich High Road	Greenwich	147	3	2005	Accor
Grange City Hotel*	8-10 Coopers Row, EC3	City	64	5	2005	Grange City Hotels
In & Out Club	Picadilly, London	Westminster	101	5	2005	Simon Halabi
Travelodge Covent Garden*	10 Drury Lane	Camden	30	Budget	2005	Travelodge
Travelodge Islington*	100 Kings Cross Road	Islington	37	Budget	2005	Travelodge
Ibis, Aldgate East	1 Commercial Street	Tower Hamlets	348	2	2006	Columbia Properties/Accor
Travelodge, Romford	Market Place Romford	Havering	60	Budget	2006	Travelodge
Travelodge, Feltham	Feltham High Street	Houslow	115	Budget	2006	Travelodge
Hilton, More London	Southwark	Southwark	245	4	2006	Hilton International
Hilton, Canary Wharf	Discovery Dock, Canary Wharf	Tower Hamlets	272	4	2006	Hilton International
Travelodge, London City Airport	Silvertown Triangle, London City Airport	Newham	157	Budget	2006	Travelodge
City Resort Hotel	Battersea Power Station East	Wandsworth	460	5	2008	Parkview/Hyatt
Conference Hotel	Battersea Power Station West	Wandsworth	670	5	2008	Parkview
Total			3424			
Total 2005			1097			
Total 2006			1197			
Total 2008			1130			

* Extension to existing hotel

PROBABLE							
Hotel	Location	Borough	Rooms	Grade	Date Due	Operator/Developer	
Norman Park	Yamton Way, DA17	Bexley	50	Budget			
Wembley Central Shopping Cen	Ramsay House, Wembley	Brent	90	Budget	2006	St Madven Developments	
Wembley	Wembley Stadium	Brent	420	5	2008	Quintain Estates/Hilton	
FirstCentral	Park Royal	Brent	150	4		London & Regional Properties	
Shubette House	Olympic Way, Wembley	Brent	210			Peter Pendleton & Associates	
Klinger Works	Edgington Way, DA14	Bromley	72			Ikea	
Biggin Hill	18 Main Road	Bromley	31			Private	
Marriott St Pancras	King's cross railway station	Camden	240	4	2008	Marriott	
Radisson Edwarian Mountbatten*	Momnouth Street	Camden	38	4		Radisson Edwarian	
Contemporary Hotel City	Great Winchester Street	City	75	4	2006	Contemporary Hotels	
24 Cornhill	24 Cornhill, EC3	City	61			Olivegate Properties	
Addington Palace	Gravel Hill, Addington Village	Croydon	65	5	2007	Addington Palace	
Aerodrome Classic*	Furley Way	Croydon	65	4		Westmead Business Group	
Gpsy Corner - phase 3	Western Avenue	Ealing	150			Frogmore Developments	
Greenwich Peninsula	Millennium Dome, Greenwich	Greenwich	650		2007	Anschutz Entertainment	
Ibis Hotel Greenwich*	30 Stockwell Street	Greenwich	61	2		Accor	
Woolwich Trade Park	Pettman Crescent	Greenwich	100			Halladale Group/Tiffen Land	
Quest Hotel Shoreditch	79 Great Eastern Street, Willow St	Hackney	181	Boutique		Quest Hotels	
Radisson Edwarian, Bath Road	140 Bath Road, UB3 5AW	Hillingdon	307	4	2007	Radisson Edwarian	
Hilton Heathrow T4*	Heathrow	Hillingdon	245	4		Hilton International	
Radisson Edwarian, Syon Park	Syon Park Estate	Houslow	154	4	2007	Radisson Edwarian	
Houslow Town Centre	Houslow High Street	Houslow	136		2007	Apollo International/Blenheim	
Heathrow T5	Heathrow	Houslow	600		2008	Arora/Sofitel	
Feltham Town Centre	Feltham Town Centre	Houslow	115			Morely/Travelodge	
Bravington's & Albion Railway Yard	Pentonville Road	Islington	266				
181-183 Warwick Road	Warwick Road	K&C	236			Ombeter Properties	
Skeme Road	Skeme Road, KT2	Kingston	225			NHP Developments	
Marriott St George's Wharf	Vauxhall, SW8	Lambeth	470	4	2007	Marriott	
Addington Street	Waterloo	Lambeth	394	Apartments		Galliard Hotels	
Silvertown Quays	Dock Mill Road, E16	Newham	200		2008	Silvertown Quays Ltd	
Gallions Reach	ManorWay, E16	Newham	100	4		Furlong Homes	
Twickenham Stadium	Rugby Road, Twickenham	Richmond	156	4	2006	RFU/Marriott	
Normanfield Hospital	Kingston Road, TW11	Richmond	49			Lang Homes	
Bear Lane, Southwark	Bear Lane/Great Suffolk Street, SE1	Southwark	113	4	2007	Staybridge Suites/InterContinental Hotels	
London Bridge Tower	London Bridge	Southwark	195	5	2009	Sellar Property /Shangri-La Hotels	
New Providence Wharf	Blackwall Way	Tower Hamlets	169	4	2007	Radisson Edwarian	
Wood Wharf	Canary Wharf	Tower Hamlets	200	4	2009	British Waterways/Canary Wharf Group	
Campanile Hotel, Bow Lock	Twelveve Trees Crescent, Bow Lock	Tower Hamlets	140	Budget			
Hotel Ship, West India Dock	West India Dock South, Marsh Wall	Tower Hamlets	165				
Chelsea Bridge Wharf	Chelsea Bridge	Wandsworth	249	4	2008	Berkeley Homes	
Battersea Reach	Gargoyle Wharf, York Road	Wandsworth	150			St George	
Theatre Royal Haymarket	Haymarket, Suffolk Place	Westminster	58	Boutique	2006	Firmdale	
Great Cumberland Place	Montague Mews South	Westminster	83	Boutique	2006	AB Hotels	
Hilton, Paddington*	Praed Street, W2	Westminster	8	4	2006	Hilton International	
Marconi House	Strand/Aldwych	Westminster	170	5	2007	Silken Hoteles	
Selfridges Hotel	Oxford Street	Westminster	79		2008	Selfridges	
Jolly St Ermines, Caxton Street*	Caxton Street, SW1H 0QW	Westminster	78	4		Jolly Hotels	
Audley Square Car Park	5 Audley Square, W1	Westminster	90			City Of Westminster Corporate Property	
97-99 Charing Cross Road	Old Compton Street/Moor Street	Westminster	44			Consolidated Property	
May Fair Hotel	Berkeley Square, W1	Westminster	135	5		Radisson Edwarian	
Total			8488				

* Extension to existing hotel

PROBABLE: Hotels with planning permission that are likely to be constructed

POSSIBLE							
Hotel	Location	Borough	Rooms	Grade	Date Due	Operator/Developer	
North End Road	Karma House, Wembley, HA9	Brent	325			Private	
21-31 New Oxford Street	New Oxford Street	Camden	260			Consolidated Holdings	
2-12 Harwood Street	2-12 Harwood Street	Camden	149			Rsetall	
5-7 Monmouth Street	5-7 Monmouth Street	Camden				Popolo Property	
19-20 Argyle Square	19-20 Argyle Square	Camden				Popolo Property	
23-27 Euton Road	23-27 Euton Road	Camden				California Hotels	
Three Quays House	Tower Hill, Lower Thames Street	City	240		2009		
30-34 New Bridge Street	30-34 New Bridge Street	City	72			Londinium Developments	
Le Meridien Selsdon Park*	Addington Road, CR2	Croydon	80	4		Le Meridien	
Phoenix House	The Green, Southhall	Ealing	172			TRS Cash & Carry	
Greenwich Reach	Deptford Creek	Greenwich	120			London Merchant Securities	
Woolwich Arsenal	Royal Arsenal	Greenwich	90			Berkeley Group	
Eastway Commerical Centre	Eastway Commerical Centre, E9	Hackney	73			Aimmar	
Margaret Cassidy House	485 Bath Road	Hillingdon	60			S S Property Management	
Beafont Lakes	Beafont Lakes, Clockhouse Lane	Houslow	400			MEPC	
Lapton Road	12-32 Lampton Road, Houslow	Houslow	146				
Viking House	29-31 Lampton Road, Houslow	Houslow	66				
Staines Road	20-28 Staines Road	Houslow	110				
North Brentford Quarter	International House building	Houslow	203			Baratt	
262-264 Bath Road	262-264 Bath Road	Houslow	20				
4-10 Clerkenwell Road	Goswell Road/Great Sutton Street	Islington	150			Omenport Developments	
Wood Street, Kingston	Vicarage Road/Wod Street	Kingston	150	4			
Chesington World of Adventure	Leatherhead Road	Kingston	150			Tussaud's Group	
Westminster Bridge Roundabout	Waterloo	Lambeth	743				
Stratford City	Stratford Rail Lands	Newham	2,000		2020	Stratford City Dev Partnership	
Elephant & Castle	Walworth High Street	Southwark	400		2010	Elephant & Castle Development	
Sutherland House	Sutton Town Centre	Sutton	100	3	2008	Galfrate/Accor	
St Nicolas Shopping Centre	Sutton Town Centre	Sutton	200	2	2008	Galfrate/Accor	
Columbus Tower	West India Quay	Tower Hamlets	266		2008	SKMC	
Hackney Road	419-437 Hackney Road	Tower Hamlets	184	Boutique		Templecraft	
Whitechapel Road	107-115 Whitechapel Road	Tower Hamlets	40	Boutique		Private	
Alle Street/Plough Street	61-75 Alle Street,16-17 Plough St	Tower Hamlets	300	4		Inonder	
London Arena	Crossharbour	Tower Hamlets	190			Ballymore Group	
124-126 Brick Lane	124-126 Brick Lane	Tower Hamlets	40			Preem	
Greatorex Street	57 Greatorex Street	Tower Hamlets	50			NJ Developments	
South Quay Square	5 Marsh Wall	Tower Hamlets	186			Masterworks Development	
The Quadrant, Regent Street	Regent Street	Westminster	131			Crown Estate	
Total			7866				

* Extension to existing hotel

POSSIBLE: Hotels with planning permission that maybe constructed, or hotels likely to gain permission and subsequently built

London Hotel Development Monitor is published during the first week of each month. It provides an overview of the likely hotel developments across London. Further information at http://www.visitlondon.com/corporate/facts_figures/other_research/index.html

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Visit London

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