

IN THE LOBBY

ISSUE 4 SEPTEMBER 2016.

ZEAL

PROJECTS



Staycity - York

IN THIS ISSUE:

Staycity, York – opened July 2016

Hampton by Hilton, Glasgow – opened May 2016

Lamington Aparthotel, Southampton

HOGS 2016/2017

The Danubius Hotel, Regents Park, London

Staycity Aparthotel, Hayes – opened March 2016

Rio 2016

WELCOME.

Welcome to our regular **IN THE LOBBY** newsletter giving you a snapshot of what we have done, are doing & a few thoughts on the present hospitality market in the UK. We have successfully completed a number of projects recently & some of these are outlined below.

POST REFERENDUM - BE PREPARED TO TREAD WATER!

We were just beginning to see an increase in funds being made available for hospitality related development projects in the UK and then Brexit came along resulting in many investors retreating back into the shells they had recently emerged from. Some developers are saying its like reverting back to 2008/09. So are we back to square one – we would like to think not.

Since the last credit crunch the UK hospitality market has strengthened considerably, albeit at a slow pace. Over the last few years, several new hotel brands have come into the market, the aparthotel market has emerged as a serious investment option and several operators now have healthy brand development pipelines. Foreign investors have also recently seen the opportunity to invest in existing managed hotel assets and with a weak pound they are probably now looking for more at the moment!

In addition, more student accommodation has been developed and brought on line in the UK for an increasing market and this demand shows no sign of abating.

Post referendum we are experiencing a certain level of uncertainty and as a result it is likely investment & development funding will be restricted to prime opportunities only and a lot of proposed developments will probably have to tread water for a while.

On a more positive note however this temporary lull in new development activity gives owners & operators the opportunity to invest in their existing assets, assess different branding options & if required refurb in order to increase existing market share & remain competitive.

We have recently been approached by several owners & operators looking to extend & refurb existing hotel & aparthotel assets and we are pleased to advise confidentially regarding this in terms of, construction, design & cost.

Our clients include: hoteliers, serviced apartment groups, developers, hotel groups, student accommodation providers and investors and if you would like to discuss a particular project and how we could assist, please don't hesitate to contact us:

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www.zealprojects.com

STAYCITY, YORK – OPENED JULY 2016.

APPOINTMENT: Project Manager/Quantity Surveyor/
Interior Designer

BRIEF: New build 197 bedrooms

PROJECT VALUE: £16.5M

CLIENT: Coal Pension Properties Limited



Zeal Projects are pleased to announce the completion of this new build Aparthotel which was achieved on time and on budget.

Zeal Projects was appointed by Coal Pension Properties to manage the development of this new-build property, which comprises serviced apartments with fully equipped kitchens and dining room/lounge areas and 2 additional retail units on the ground floor. This six-storey building is located adjacent to the 1,500 seater Barbican Entertainment Centre, next to the famous Roman City Wall and 5 minutes walk into central York.

LAMINGTON APARTHOTEL, SOUTHAMPTON.



APPOINTMENT: Project Manager &
Quantity Surveying

BRIEF: Conversion of existing
building into a 71 bed Aparthotel

PROJECT VALUE: £4.0m

CLIENT: Lamington Serviced
Apartments

Interior demolition is now complete
& sample bedroom is being
presented.

HAMPTON BY HILTON, GLASGOW – OPENED MAY 2016.



APPOINTMENT: Project Manager/Quantity Surveyor/Interior Designer

BRIEF: Office conversion to an 88-bed hotel

PROJECT VALUE: £9.0M

CLIENT: Curo Property Funds LLP



Work successfully completed on the first Hampton by Hilton hotel to open in Scotland in April 2016. This prime city centre hotel is a new generation Hampton by Hilton design and this is proving very popular with guests. Being a city centre conversion it had its challenges in terms of planning, design & construction and we were pleased to manage this process and provide a quality hotel which Kew Green Hotels successfully opened & brought on line in May 2016.

HOGS 2016/2017.



The Hotel Golf Society has had 3 great days of golf at Burhill, West Herts & Burnham Beeches. There are now 65 members and the next HOGS event is at Beaconsfield Golf Club on Tuesday 27th Sept 2016. If you are interested in becoming a member & joining a group of light hearted, hotel orientated professionals for some golf & valuable hotel networking please let me know - tim@zealprojects.com

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THE DANUBIUS HOTEL, REGENTS PARK, LONDON.

APPOINTMENT: Project Manager,
Cost Consultant & Interior Designer

BRIEF: Re-design & fit out of 86 bedrooms

PROJECT VALUE: £1.75M

CLIENT: The Danubius Hotel Ltd



Phase 1 of the extensive refurb programme gets underway with the redesign of the bedrooms at the 4-star Danubius Hotel, Regents Park in London. Construction work is due to commence on first 86 of the 364 bedrooms in Q4 2016 and this is due to complete in Q2 2017 in preparation for the 2017 season at Lord's Cricket Ground opposite.

Zeal Projects are appointed as Interior Designer; Cost Consultant & Project Manager for this refurb project. The new bedroom design will reflect the high quality of 4+ star accommodation required by business & leisure orientated guests in such a prominent central London hotel.

RIO - 2016.



Many congratulations go to all our competitors, their huge support teams & the lottery. There was fabulous team spirit throughout & the record tally of medals definitely confirms the "Great" in Great Britain!

STAYCITY APARTHOTEL, HAYES – OPENED MARCH 2016.



APPOINTMENT: Project Manager & Quantity Surveyor

BRIEF: Fit out of shell & core building into a 125 bedroom Staycity Aparthotel

PROJECT VALUE: £7.4M

CLIENT: Ballymore Properties Ltd

Zeal Projects were appointed as Project Manager & Quantity Surveyor for this 125-bedroom Staycity extension project. The fit out cost of this 90,000 sq ft development was in the region of £6.5 m and opening was undertaken on time & on budget in Q1 2016.

WANTED!

Development sites/existing hotels & properties suitable for conversion for branded Hotel & Aparthotel clients.:

REQUIREMENTS:

- Major towns & cities throughout the UK
- 50 – 150 bedrooms
- 20,000 sq ft – 100,000 sq ft
- New build, Refurb or Rebrand
- Office block conversions
- Stand alone or Mixed Use schemes
- Freehold or Leasehold

Confidentiality respected throughout

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