



Liverpool City Wide

# Hotel Update

FEBRUARY 2010



# Foreword

Liverpool Vision, in association with Liverpool City Council, produces a regular update on major developments in Liverpool. Its aim is to provide reliable and up to date information on developments currently underway or projected in the City Centre. A recurring feature of the update is the range of projects involving hotel accommodation.

The purpose of this document is to provide more detailed information about the range and location of hotels, which have been completed, are currently under construction or are in the pipeline both within the City Centre and outside it. The first schedule sets out hotel schemes which have been completed since 2005. This is followed by a schedule of schemes currently on site. The final schedule details schemes which have secured planning permission, have yet to be determined or where some expression of interest has been made.

We hope that the data included in the schedules will be useful to individuals and organisations involved in hotel provision. As with the City Development Update, and in the spirit of sharing information, the schedules are being widely circulated.

Should you have any queries, require further information, or have comments on the content of the schedules, please contact Jenny Douglas, Head of City Centre and Urban Design Liverpool Vision on 0151-600-2926. We would be pleased to hear from you.

Further copies of this report and the City Development Update are available from: -

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Cover photo: Hilton Hotel, Canning Place, completed November 2009. All photos in this issue provided by Policy





*Hampton by Hilton, Liverpool John Lennon Airport* ▲

*Extension to the Hope Street Hotel* ▼



## BUSINESS (ALMOST) AS USUAL DESPITE RECESSION

Following the succession of hotel openings in 2007 and 2008, 2009 saw another significant crop of hotels open to provide a further 710 bedrooms to Liverpool's total stock – the largest number of rooms created in the city in one year:

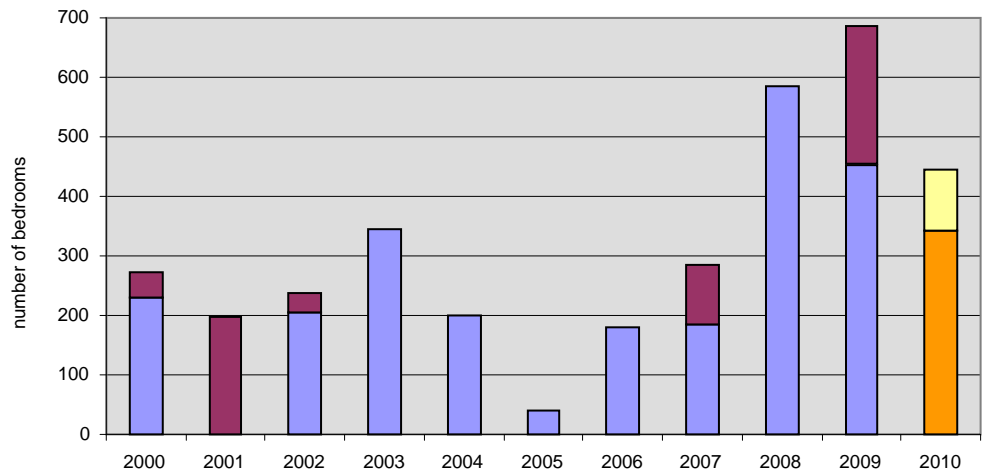
- The £55m **Liverpool Hilton Hotel**, part of the Liverpool ONE development overlooking the waterfront opened its 215 bedrooms in November.
- It followed by the November opening of the £15m **Novotel** with a further 209 bedrooms.
- The **Hope Street Hotel** completed its extension from 48 beds to 82 beds, creating a new access from Hope Street and providing enhanced dining and conference facilities.
- Meanwhile, the £37m **Hampton by Hilton Hotel** - only the second of their properties in the UK - opened at Liverpool John Lennon Airport, providing 160 bedrooms directly opposite the airport terminal.
- **Travelodge** opened a 66-roomed budget hotel at Stonedale Park in November, on the main East Lancs Road approach into the city from Manchester.

Since these all opened towards the end of the year, the effect on average occupancy levels across the city has yet to be measured against a more stable period of activity unaffected by fluctuations exacerbated by the current recession.

The opening months of 2009 saw occupancy levels slump by 8.2% compared to the first half of 2008, as the credit crunch clearly started to bite. However, things improved from August onwards when levels each month climbed steadily above 70%: from June to September it climbed from 71% to 76%, and in October and November saw a sustained high of 77%<sup>1</sup>. The recession's pinch was similarly felt across the country, except in London which saw occupancy rise to 81%<sup>2</sup> during the autumn.

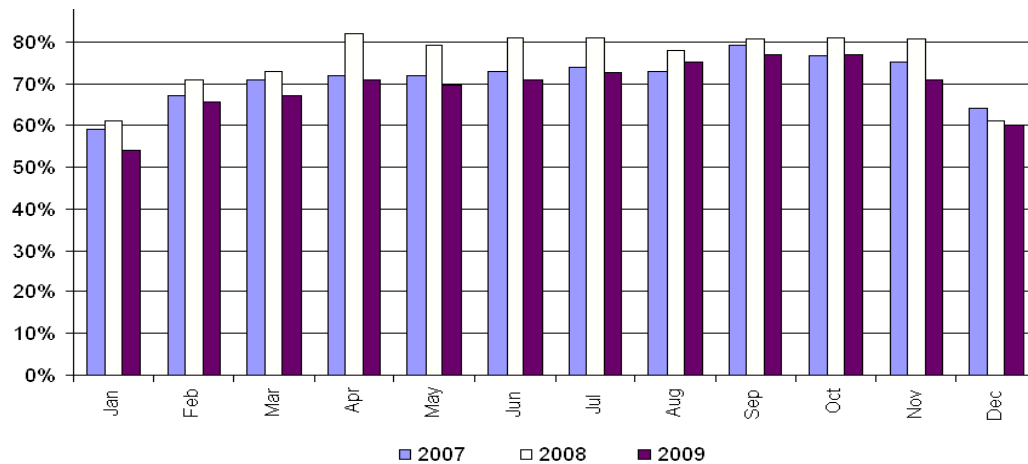
By the end of the year, overall average occupancy for the 12 month period was 69%, a fall of 7% on 2008 - which was better than the 10%

<sup>1</sup> LJ Forecaster  
<sup>2</sup> PriceWaterhouse



**FIGURE 1:**  
**Hotel bedrooms completed/under construction in Liverpool since 2000**

Data source: Liverpool City Council Regeneration Policy & Programmes Business Unit, May 2009



**FIGURE 2:**  
**Liverpool Hotel Average Occupancy Jan-Dec 2009**

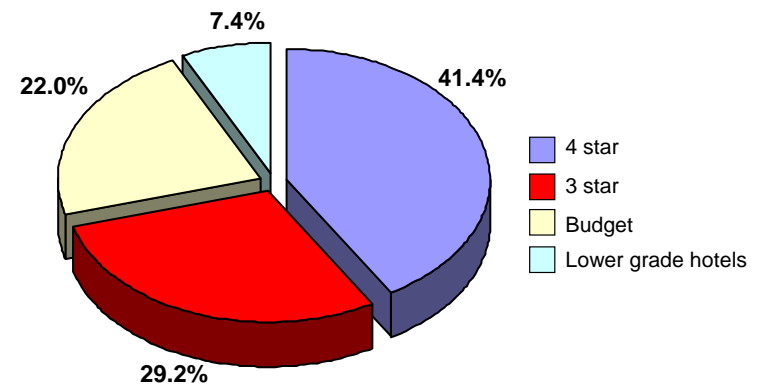
Source: LJ Forecaster by Lynne Jones Research (2004-9)

Year	Occupancy (%)	Average room rate (£)	revPAR (£)
2004	68.9	n/a	n/a
2005	73.6	63	46
2006	73.1	69	50
2007	71.3	69	49
2008	75.8	72	56
2009	69.2	65	45

Source: LJ Forecaster by Lynne Jones Research (2004-9)

These are citywide figures, not exclusive to the City Centre

**FIGURE 3:**  
**Liverpool Hotel Performance, 2004-Dec 2009 by year average**



**FIGURE 4:**  
**Liverpool City Centre hotels by type, as at January 2010, including hotels under construction**

See Fig 5 for breakdown by type

which had originally been predicted by Price Waterhouse early in 2009. However, in order to attract visitors into the post-Capital of Culture city, room rates were sacrificed, dropping an average 10% and having a subsequent knock-on effect on the RevPar rate (down 19% on 2008).

Despite these figures, there is much to be optimistic about for the future. Liverpool and the city region continues to benefit from the legacy of its 2008 cultural year. Liverpool already has a well established annual line-up of major national and internationally renowned cultural events such as the Mathew Street Music Festival, HUB Festival (extreme sports for urban youth), Liverpool Comedy Festival, Summer Pops, Brouhaha, Liverpool Biennial and Liverpool Music Week all adding to the sporting activities of our two football clubs and the Grand National.

A major player in generating demand for hotel accommodation in the city is the Liverpool Arena and Convention Centre which – it is estimated – brings over £200million to the Liverpool economy every year. It has become so successful that two of the major political parties have already booked their party conferences here: the Liberal Democrats in 2010, the Labour Party in 2011, and the venue will also play host to British Society of Gastroenterology, the British Dental Association and the NHS Confederation annual meeting during 2010. Liverpool is now set firmly on the national map for major crowd-pulling shows to its arena, with Lady Gaga, Michael Buble, Leona Lewis, Peter Kay, Cirque Du Soleil – Saltimbanco and the international hit musical MAMMA MIA! all appearing this year.

With Liverpool set to remain a significant cultural destination of international renown, hotel investors still see an opportunity for continued growth. A recent study<sup>3</sup> of the city's potential for future hotel development carried out by Hotel Solutions for The Mersey Partnership commented that there is evidence Liverpool is set to benefit from the UK holidaying at home and from an increase in overseas visitors taking advantage of the weakness of sterling.

The study goes on to suggest that there remains interest from across the spectrum of hotel offers in Liverpool. Schemes where operator interest has been confirmed are still pressing ahead with construction despite the recession include:

- “Kings Dock Mill”, next to the Baltic Fleet pub on the city's waterfront, which includes a 150 bed '**Hampton by Hilton**' hotel (only the third to be developed in the UK), 3,600 sq ft of office space and a mix of 190 one and two bed apartments. On site now, it will complete during 2010/11 and will be the third of Hilton's new hotels in Liverpool.
- **Base2Stay** is currently constructing a 106 bedroom boutique hotel at the former Seel House in Seel Street.
- a new 101 bed roomed **Premier Inn** on Speke Hall Avenue is nearing completion and will open this Spring.
- “Then Hospitality” will be opening their 35 bedroom boutique style 4 star **Heywood House Hotel** in Brunswick Street in March 2010.

Meanwhile, new schemes continue to emerge:

- **InterContinental Hotels Group** announced that Hotel Indigo will open a £14million 151 bedroom hotel in Rumford Place/Chapel Street at the heart of the Office Quarter; if approved, they expect it to open in 2011;
- **Travelodge** are also planning to open a new 10 storey hotel in the summer of 2011 at Strand Street, close to the £1billion Liverpool ONE retail and leisure development.
- Two hotels are now proposed for the Central Village development: the four star **Millennium** and **Copthorne** hotels are an example of continuing commitment from higher-end brands/operators; and
- a 155 bedroom **Day's Inn** hotel (part of the **Intercontinental Group**) created from former office space within Moor House, James Street, which received permission in November 2009.

Further recently announced developments which will be seeking operators before they can get off the ground include:

- an 80 bedroom boutique hotel planned for part of the Martins Bank building, Water Street (announced in the press but still awaiting a planning application); and
- a 50 room boutique hotel at the Hahnemann Building, Hope Street by Maghull Developments which received planning permission in September 2009.

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<sup>3</sup> “Liverpool Hotel Futures 2009: Re-Freshing The Agenda”, Hotel Solutions for TMP



*Travelodge opened a 66 bedroom budget hotel at Stonedale Park, East Lancs Road in November 2009.*

The Hotel Solutions study commented that Liverpool is a strong enough destination to support new brands which have, so far, not set foot in the

city. Their survey of hotel operators nationally revealed that out-dated negative perceptions of the city are being replaced, mostly due to the successful exposure of Liverpool during its Capital of Culture year and some key conferences which it hosted, including the BCSC retail property conference in 2008. Companies spoke very highly of the strength of the leisure offer in Liverpool, which they thought better than Leeds and Manchester.

The research identified good potential for growth in all markets (corporate, residential conferences, city conferences, contractors, leisure breaks, overseas tourists, group tours, VFR, football, clubbers/stag & hen parties, airport-related) given:

- the continued development of the City Region's economy;
- the planned new office and business park developments;
- the attraction of new companies and organisations – particularly in sectors that are productive in terms of hotel demand;
- the progression of the major development schemes – particularly Liverpool Waters and Wirral Waters;
- the heightened awareness of Liverpool as a city break destination following Capital of Culture, the opening of Liverpool ONE and the development of the city's attractions, cultural and hotel product;

- the new demand for hotel accommodation that the Liverpool Arena & Conference Centre (ACCL) is generating;
- the continued expansion of Liverpool John Lennon Airport (LJLA).

There are a number of specific locations in the city which it thinks look likely to deliver new drivers of hotel demand that may support new hotel development:

- Central Business District (including the proposed new £300m office and apartments development at Pall Mall)
- Waterfront – ACCL/Kings Dock, Princes Dock
- Baltic Triangle
- Liverpool Waters
- Liverpool Innovation Park/Edge Lane
- Liverpool John Lennon Airport/ Speke.

These locations may form the basis of a locational strategy for future hotel development in Liverpool – to ensure that hotels are delivered to fully support and service the new drivers of demand in the city.

The study further recommends that site owners are encouraged to look at the target brands, and that there are sufficient 4 star properties in development and in the pipeline up to 2012.. It sees potential for up to 4 further budget hotels by 2012, and a significant number of further budget hotels through to 2017 and 2022.

As if to reinforce this suggestion, recently, we have begun to see the emergence of proposals for smaller, independent hotels – particularly in the suburbs – which are likely to equate to smaller, budget style. These include:-

- Oakfield House in Anfield where the Anfield Breckfield Community Partnership want to build a part four storey/part two storey block comprising, community cafe, restaurant, enterprise facility with hotel and creche (outline permission granted September 2009); and
- 34-36 High Street, L15, where permission has been granted in August 2009 to alter and extend the existing terraced premises and demolish a storage building at the rear in connection with the proposed use of the building as a restaurant and hotel.

### Hotel Provision in the City Centre (as at 30 January 2010)

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## Growth in Liverpool's City Centre Hotel Supply 1998-2010

## Growth in Liverpool's City Centre Hotel Supply 1998-2010

*\*\* Projected to December 2010 based on hotels currently under construction (as at January 2010)*

*Serviced Apartments & Hostels no longer included in this list. Therefore, all figures have been revised since those published in previous issues.*

Hotel	Standard	Rooms
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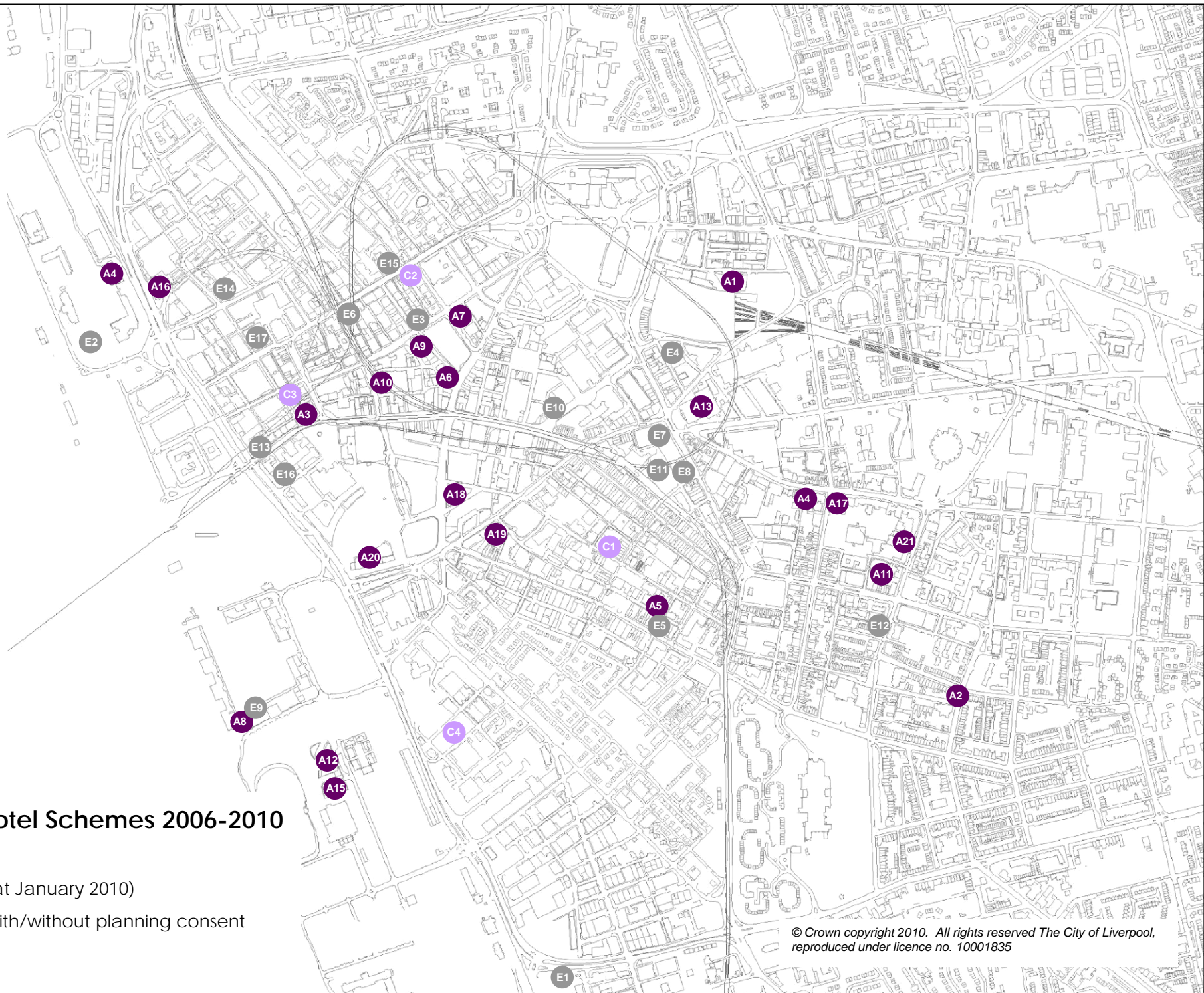
Hanover	2 star	27
Formule 1	n/a	87
Regent	n/a	21
Antrim	n/a	20
Belvedere	n/a	8
Parr Street	n/a	12
<b>TOTAL:</b>	<b>40 Hotels</b>	<b>4,126</b>

Hotel	Target	Rooms
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Hotel	Standard	Rooms
New World Square	5 star	224
Watson Building, Renshaw Street	5 star	174
1-9 North John Street	5 star	90
Grand Central, Skelhorne Street	4 star	194
	3 star	195
Central Village, Central Station	3/4 star	240
Hotel Indigo, Rumford Place/Chapel Street	3 star	151
11-13 Parker Street	?	57
Sefton Street Quarter	?	173
Hahnemann Building	Boutique	50
151/155 Duke Street	Boutique	25
Lewis's Building, Ranelagh Street	Boutique	?
Martins Building, Water Street	Boutique	?
Travelodge, Strand St/Red Cross St	Budget	?
Pioneer Buildings, Dale Street	?	?
Moor House, James Street	?	?

*NOTE: Serviced Apartments no longer included in this list or totals*





City Centre Hotel Schemes 2006-2010

- A Completed
- C On site (as at January 2010)
- E Proposed with/without planning consent



# PART 1:

## Schemes Completed since 2006

Map ref	Address	Developer	Description	Cost	Operator	Hotel rating or type	Date completed
<b>CITY CENTRE</b>							
A21	38 Hope Street	Hope Street Hotel	To extend adjacent Hope Street Hotel from 48 beds to 82 beds, create new access from Hope Street and provide dining and conference facilities	Not known	Independent operator	4 star boutique	November 2009
A20	Hilton Hotel, Liverpool One	Grosvenor Ltd	New 11 storey building with ground floors restaurants, 215 bedroomed hotel and serviced apartments above.	£55 million	Hilton	4 star & Serviced Apartments **	November 2009
A19	Novotel, Liverpool One	Grosvenor Ltd	209 bedroom hotel	£15 million	Novotel	4 star	November 2009
A18	BridgeStreet at Liverpool ONE, Paradise Street	Grosvenor Ltd	77 serviced apartments opened in part of the £1bn Liverpool ONE complex **	Not disclosed	BridgeStreet	Serviced Apartments **	January 2009
A17	Roscoe House, 27 Rodney Street	Urban Chic	15 bedroom hotel	Not disclosed	Urban Chic	4 star Guest Accommodation	November 2008
A16	Thistle Atlantic Tower Hotel, Chapel St.	Thistle Hotels	Refurbishment	£4 million	Thistle Hotels	4 star	Autumn 2008
A15	Staybridge Suites, Kings Waterfront	Staybridge	132 serviced apartments **	£17 million	Staybridge Suites	Serviced Apartments **	Autumn 2008
A14	YMCA/Hatters, Mount Pleasant	Hatters	Refurbishment as back packers hostel	Not disclosed	YMCA	Hostel**	Summer 2008
A13	Adelphi Hotel, Lime Street	Britannia Inns	Upgrade including new conference facilities & security measures	£6 million	Britannia Hotels	3 star	June 2008
A12	Jurys Inn Hotel	Jurys Doyle	310 bedrooms	£30 million	Jurys Inn	3 star	April 2008
A11	The International Inn, South Hunter St.	Hope Street Properties Ltd	To carry out internal works and convert basement to 32 bedroom hostel**	£1 million	International Inn	Hostel**	April 2008
A10	Hard Days Night Hotel, North John Street	Bowdena Ltd	Conversion to 110 roomed "Hard Days Night" Beatles-themed Hotel.	£4.5 million	Independent operator	4 star	January 2008
A9	Eleanor Rigby Hotel, 34 Stanley Street	Mr Gannon	18 bedroom hotel	Not known	Independent operator	Budget	December 2007
A8	Premier Inn, Britannia Pavilion, Gower Street	Premier Travel Inn	56 room extension	Not known	Premier Inn	Budget	Winter 2007
A7	Signature Apartments, Victoria Street	Stopgate Properties Ltd.	12 serviced apartments **	£2million	Not known	Serviced Apartments **	September 2007

Map ref	Address	Developer	Description	Cost	Operator	Hotel rating or type	Date completed
<b>CITY CENTRE</b> (continued)							
A6	"Print", 56-58 Stanley Street, Liverpool, L1	Montreal / Stanley Street Company	6 room hotel accommodation on upper floors with members club (currently closed following flood damage)	£5 million	Independent operator	4 star	August 2007
A5	Parr Street Studios Boutique Hotel	Thomas Lang	12 bedroom boutique hotel	£0.35 million	Independent operator	Boutique	March 2007
A4	Malmaison Hotel, William Jessop Way, Liverpool, L3	MWB (Liverpool) Ltd	131-bedroom boutique hotel with 41 luxury apartments	£35 million	Malmaison	3 star	January 2007
A3	62 Castle Street (former Trials Hotel)	Centre Island Group	Refurbishment of 20 bedrooms, dining room & conference rooms	£2.5 million	Independent operator	3 star	July 2006
A2	Blackburne Arms Hotel, Catherine St.	Punch Taverns	Refurbishment including 7 new bedrooms	£0.52 million	Independent operator	Inn	June 2006
A1	"The Liner" (former Gladstone Hotel), Lord Nelson Street	Saagar Associates	Major refurbishment of existing hotel, 154 bedrooms	£15 million	Independent operator	3 star	Spring 2006
<b>OUTSIDE THE CITY CENTRE</b>							
B4	Stonedale Retail Park, East Lancashire Road, Liverpool, L11	Whitestone Land Ltd	To erect a four-storey block comprising ground floor uses including 2 no. retail units, 1 no. restaurant/hot food take-away, and 1 no. hot food take-away; with a 66 bedroomed <b>hotel on the upper floors</b> , together with associated car parking, landscaping, and servicing	Not known	Travelodge	Budget	November 2009
B3	Hampton by Hilton Hotel, Liverpool John Lennon Airport	Liverpool Airport Plc	To erect multi storey car park (871 spaces over 5 levels) and hotel (160 bedrooms) rising to 11 storeys in height with covered bridge link to terminal building.	Part of £37m development	Hilton	4 star	November 2009
B2	The Queens Public House, St Mary's Road, Liverpool, L19	About Fifty Ltd.	To use public house as a bar/restaurant (A3/A4) at ground floor/basement and use upper floors as a <b>7 no. bed hotel</b> , 4 no. dormer extensions at front, 2 storey outrigger at rear, single storey link building at rear and increase roof height of outbuildings to be used in connection with proposed bar/restaurant use	£0.25million	Independent operator		November 2009
B1	Express by Holiday Inn, Speke Hall Avenue (part of Wings Leisure Park)	Peel Developments UK	100 bed hotel	Not known	Express by Holiday Inn	Budget	April 2007

**TOTAL: 1,627 rooms/bedspaces refurbished or built since 2006, of which 1,294 are in the City Centre \*\***

\*\*Note: totals do not include Serviced Apartments & Hostels

## PART 2:

### Schemes on Site

Map ref	Address	Developer	Description	Cost	Operator	Hotel rating target	Status
CITY CENTRE							
C1	Seel House, 29-35 Seel Street L1	Base2Stay	Conversion and redevelopment to 106 bedroom four star hotel	£14million	Base2stay	4 star	Completion expected summer 2010.
C2	Layla Hotel, former Municipal Annexe and 6 Sir Thomas Street	Iliad Koukash Ltd	86 bed boutique hotel	£22million	Layla	Boutique	Completion date unknown
C3	Heywood House Hotel, 5 Brunswick Street	Then Hospitality	Refurbishment of former bank building as ground floor restaurant with 32 bedroom boutique hotel on floors above	£1.5million	Then Hospitality	4 star Boutique	Completion expected March 2010
C4	"Kings Dock Mill", Land bounded by Hurst Street, Cornhill, Shaws Alley and Tabley Street	King Dock Mill and Porter Brothers Ltd	Mixed use development in a 12, 10, 8 and 6 storey building with 227 residential apartments, 279 sqm of commercial floorspace, <b>151 bedroom Hilton hotel</b> , 150 space car park, landscaping & public realm.	£47million	Hampton by Hilton	4 star	Completion expected Autumn 2010.
OUTSIDE THE CITY CENTRE							
D1	Premier Inn, Speke Hall Avenue, Liverpool, L24	Peel Airports (Liverpool) Ltd	To erect 101 bedroom hotel with associated restaurant and bar and car parking for 112 cars	£4.5 million	Premier Inn	Budget	Completion expected March 2010.



# PART 3:

## Anticipated Schemes

NOTE: These are schemes where developers have sought planning permission for sites or buildings (or announced schemes in the local press). This is sometimes to enable them to market and sell sites or buildings with permission for a hotel even though they are not necessarily planning to build one. Therefore, it is likely that some, if not many, of these schemes may never be progressed. Proposed schemes with operators signed up are often more likely to proceed.

Map ref	Address	Developer	Description	Cost	Anticipated Operator	Hotel rating target	Status
<b>CITY CENTRE</b>							
E17	Martins Bank, Water Street	Castlewood Securities	Conversion to 80 bed boutique hotel	Not known	None secured	Boutique	Proposed conversion announced in local press towards end of 2009 not yet subject to planning application.
E16	Strand Street/Red Cross Street	FT Patten (Holdings) Ltd / Travelodge Hotels Ltd	To erect new 10 storey hotel with separate ground floor unit for use classes A1, A2, A3 A5 and B1	£12million	Travelodge	Budget	Planning application 10F/0029 submitted January 2010. If successful, start is planned for June 2010, completion June 2011.
E15	Pioneer Buildings, 57-69 Dale Street, Dale Street	Benmore Group	To develop site to provide 122 bedroomed hotel, with ancillary restaurant and bar, 288 space multi-storey car park and 215 sq.m retail unit, following the demolition of 57-67 Dale Street with retention of building facade at 65-67 Dale Street	£11million	Not yet disclosed	Not known	Planning application 09F/2531 submitted February 2010
E14	Hotel Indigo, Rumford Place/Chapel Street, L2	Vermont Developments	To erect new build 151 bedroom hotel over 8 storeys	£14million	InterContinental Hotels Group	Boutique	Permission granted November 2009. Expected to open summer 2011.
E13	Moor House, James Street	OVL (Bankfield) LLP	Refurbishment with minor extensions of Moor House, James Street, Liverpool. Change of use from vacant office space to 155 bed hotel.	Not known	Day's Inn	Not known	Permission granted November 2009. Expected to complete end 2010.
E12	Hahnmann Building, Hope Street	Maghull Developments	To change use, carry out refurbishment works, and erect new build elements to create a 50 room boutique hotel	Not known	Not yet disclosed	Boutique	Permission granted September 2009.
E11	Central Village - land bounded by Cropper Street, Bold Street and Ranelagh Street (to the rear of Central Station)	CRLP (c/o Merepark)	To erect development comprising 240 bedroom Copthorne hotel (C1) with ancillary bar (A4) and restaurant (A3), retailing and 49 car parking spaces	£30million (Part of £160m development)	Millennium Copthorne	4 star	Permission granted May 2009
E10	11-13 Parker Street, L1	Kings Oak Partnership	To change use of upper floor levels to a hotel (Use Class C1) comprising 57 no. standard bedrooms and 7 no. penthouse suites with associated lobby/bar areas, laundry and ground floor entrance onto Leigh Street	Not known	Not known	Not known	Permission granted January 2009

Map ref	Address	Developer	Description	Cost	Anticipated Operator	Hotel rating target	Status
<b>CITY CENTRE</b> (continued)							
E9	Premier Inn Hotel, Britannia Pavilion, Gower Street	Whitbread Group plc	To carry out internal alterations to create 16 no. additional hotel bedrooms	£0.25million	Premier Inn	Not disclosed	Permission granted August 2008
E8	Watson Building, and adjoining surface level car parking/loading bay area and building at nos.28-32 Renshaw Street	Central Regeneration Limited Partnership	To erect a four star 174 bedroom, multi-storey Millennium hotel with restaurant/cafe (A3), bar (A4), gym (D2), conference facilities (D2) and car parking in association with the conversion of the adjoining Watson Building	£20million	Millennium Copthorne	4 star	Permission granted October 2008
E7	Lewis', 40 Ranelagh Street	Lewis' Liverpool Llp	To reconfigure existing floorspace and external alterations to the Lewis' building including creation of additional floorspace at plaza and upper plaza level and the removal of floorspace to create a new pedestrian walkway. The building will incorporate a mixture of uses including: retail, financial and professional services, restaurant and cafe, drinking establishments, hot food takeaway, offices, boutique hotel, cinema, casino and live music venue, and sui generis (including nightclub)	Overall development cost £105 million	None secured	Boutique	Permission granted August 2008
E6	Former Royal Insurance Building, 1-9 North John Street	Kingsgate Properties	Change of use from offices to five, 90 bed boutique hotel.	£17million	None secured	Boutique	Permission granted July 2008
E5	151/155 Duke Street	Iliad Group	To use ground floor of premises as a restaurant with a 25 bed boutique hotel on the first to third floors and carry out associated refurbishment works	£7million	None secured	Boutique	Permission granted March 2008. Expected to complete in 2011
E4	"Grand Central", Land bounded by Skelthorne Street/Bolton Street & New Hillbre Walk	Chieftain	To erect 1 no. 194 bedroom four star hotel and 1 no. 195 bedroom two/three star hotel with restaurants, bars and meeting rooms in one 15 storey building with associated landscaping (Millennium Hotel)	£35 million	Clarion	4 star and 3 star	Permission granted June 2008
E3	Union House, 21-23 Victoria Street	Property Regeneration	To erect additional storey to front of building and a three storey rear extension in connection with the proposed use of the building as a 31 bed hotel	£3 million	None secured	Boutique	Permission granted March 2007 but the building owner is trying to sell it and does not intend to carry out the scheme.
E2	"New World Square", Plot 7, Princes Parade, Princes Dock, Liverpool	Lead Asset Strategies Ltd	Mixed use development with 362 residential apartments, Hotel (224 beds)/ Health Centre/Spa, office suites, other commercial space, public plaza, 380 space subterranean car park.	Overall development cost £130 million	Langham	5 star	Planning permission granted December 2006 now expired. New application 09F/2610 to extend permission submitted December 2009.
E1	Sefton Street Quarter, land bounded by Sefton Street, Parliament Street, Stanhope Street and Caryl Street, Liverpool, L8	Sefton Street Developments/Ethel Austin Properties	To erect 1 no. 23 storey tower with 112 residential units (comprising 36 x 1 bed, 72 x 2 bed, 3 x 3 bedroom apartments), 1221 sqm of commercial floorspace, <b>173 bed hotel in 10 storey building</b> with 617 sqm commercial floorspace and 22 car parking spaces.	Overall development cost £100 million	Ramada?	?	Apartments on site. Hotel understood to be part of third phase – timing unknown.

Map ref	Address	Developer	Description	Cost	Anticipated Operator	Hotel rating target	Status
<b>OUTSIDE CITY CENTRE</b>							
F8	70-90 Pall Mall, Liverpool, L3	Classic Property Partnership	Full Planning Permission:- To convert and extend warehouse buildings to provide accommodation within Use Class B1(Offices) and a retail unit within Use Class A1 (Retail). Outline Planning Permission:- To erect buildings up to a maximum of 12 storeys in height to provide a <b>hotel</b> , multi storey car park, accommodation within Use Class B1 (Offices) and workshops within Use Class B2 (General Industrial).	Not known	None secured	Not known	Permission granted October 2009
F7	Oakfield House, The Sandon, 166 - 182 Oakfield Road, Anfield L4	Anfield Breckfield Community Partnership	To erect part four storey/part two storey block comprising, community cafe, restaurant, enterprise facility with hotel and creche (outline application)	Not known	Independent operator	Not known	Permission granted September 2009
F6	Former Tea Factory, Speke Hall Road	Towerbeg Ltd	To erect mixed use development comprising industrial/warehouse units, (class B2/B8) offices (class B1) 2 no. restaurant units (class A3) and hotel (Outline Application)	£2million	None secured	Not known	Outline permission for hotel granted August 2009
F5	34 - 36 High Street, Liverpool, L15 8HG	Mr Mario Toro Paz	To alter and extend premises and demolish storage building at rear (in connection with proposed use of premises as a restaurant and hotel).	Not known	Independent operator	Not known	Permission granted August 2009 (09L/1041)
F3	Former Littlewoods Building, 200 Edge Lane, L7	Urban Splash	Part demolish/part rebuild with 276 flats, 120,000 sq ft offices, leisure facilities and <b>100 bedroom hotel</b>	Overall development cost £65 million	None secured	Not known	Full planning permission for flats, and outline permission for hotels and other uses granted October 2007. Has since been superceded by another application for conversion to school and offices with no hotel element.
F2	128-130 Paddington/1-5 Highgate Street, L7	BPS Developments Ltd	To erect 4 storey building to be used as hotel/bed & breakfast use together with car park	Not known	Independent operator?	Not known	Permission granted April 2007
F1	Site Known As Blue Lands South, Speke Hall Avenue, L24	Peel Investments (North) Ltd	Mixed commercial development including industrial and commercial space (B1, B2, B8), <b>hotel</b> , 2 no. car showrooms and day nursery	Not known	None secured	Not known	Permission granted September 2004. Reserved matters application submitted September 2007.