



England Occupancy Survey

May 2025 Results

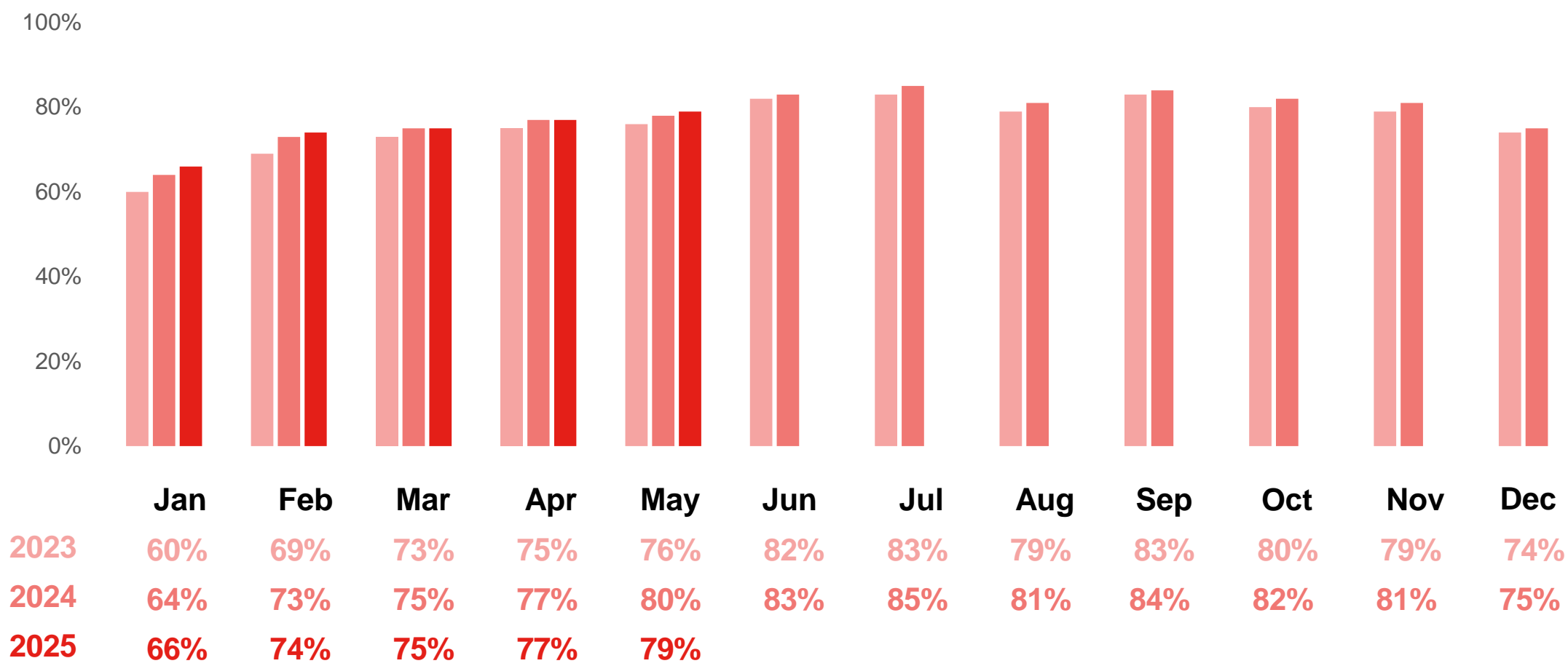
VisitEngland Research

Summary of Results

- **Hotel room occupancy** for May 2025 was 79%, 1% lower than May 2024. Year to date occupancy for 2025 was 74%, on par with the same period for 2024. Occupancy excluding London was 77% for May 2025, on par with last year.
- Observing **forward looking occupancy** for the following 3 months of 2025. As of the 8th June, occupancy rates committed so far for June 2025 were 65%, followed by 34% for July and 20% for August. These rates will rise as the months progress and more bookings are made.
- **Average Daily Rates** decreased 4% in May 2025 to £159, with **RevPAR** (Revenue per Available Room) also showing a decline (-4% to £126). ADR excluding London was £104 (+1%), and RevPAR was £81 (+1%).
- **Room demand** declined in May 2025, though less sharply than in February, which remains the month with the steepest drop in demand so far this year. Compared to May 2024, demand 3% lower. Supply was similar, at -2.8% compared to May 2024.
- **Regionally**, the South West saw the largest increase in occupancy compared to May 2024, rising by 4%. In contrast, the North East recorded the steepest decline, with occupancy falling by 5%. The East Midlands reported 5% growth in both ADR and RevPAR, while the West Midlands and Greater London experienced notable declines, with ADR down 5% and RevPAR down 4% and 5% respectively.
- The **larger hotels** had the highest room occupancy in May, at 83% occupation for hotels with 300+ rooms, on par with May 2024.

England Room Occupancy

England Room Occupancy by Month



Note: Historical figures subject to change as new hotels submit data to Amadeus

England Room Occupancy

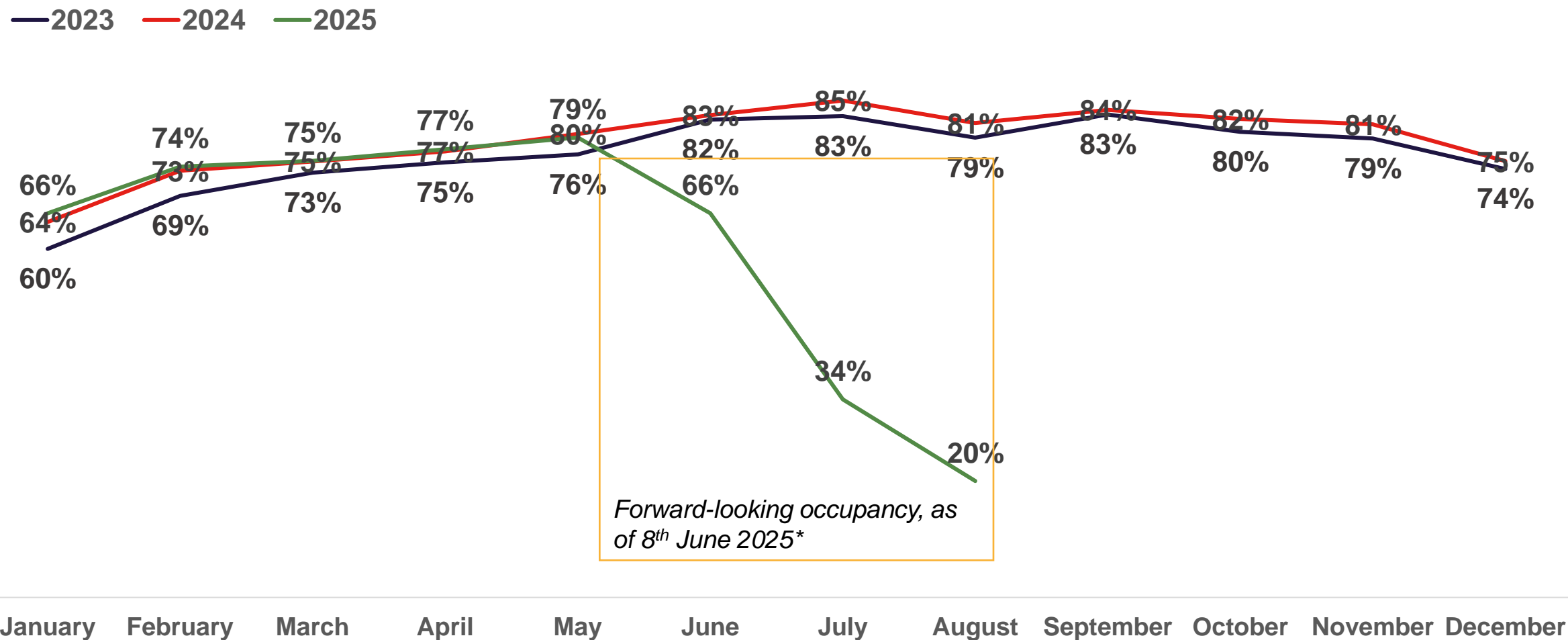
Data Tables – May 2025

Room Occupancy	2023	2024	2025	2024-2025 pp change
May	76%	80%	79%	-1%
May Year to Date	71%	74%	74%	0%
May Weekend	77%	81%	80%	-1%
May Weekday	76%	79%	79%	0%

Weekend = Friday & Saturday nights, Weekday = Sunday - Thursday

Note: Historical figures subject to change as new hotels submit data to Amadeus.

2024 Occupancy rates and forward look for 2025

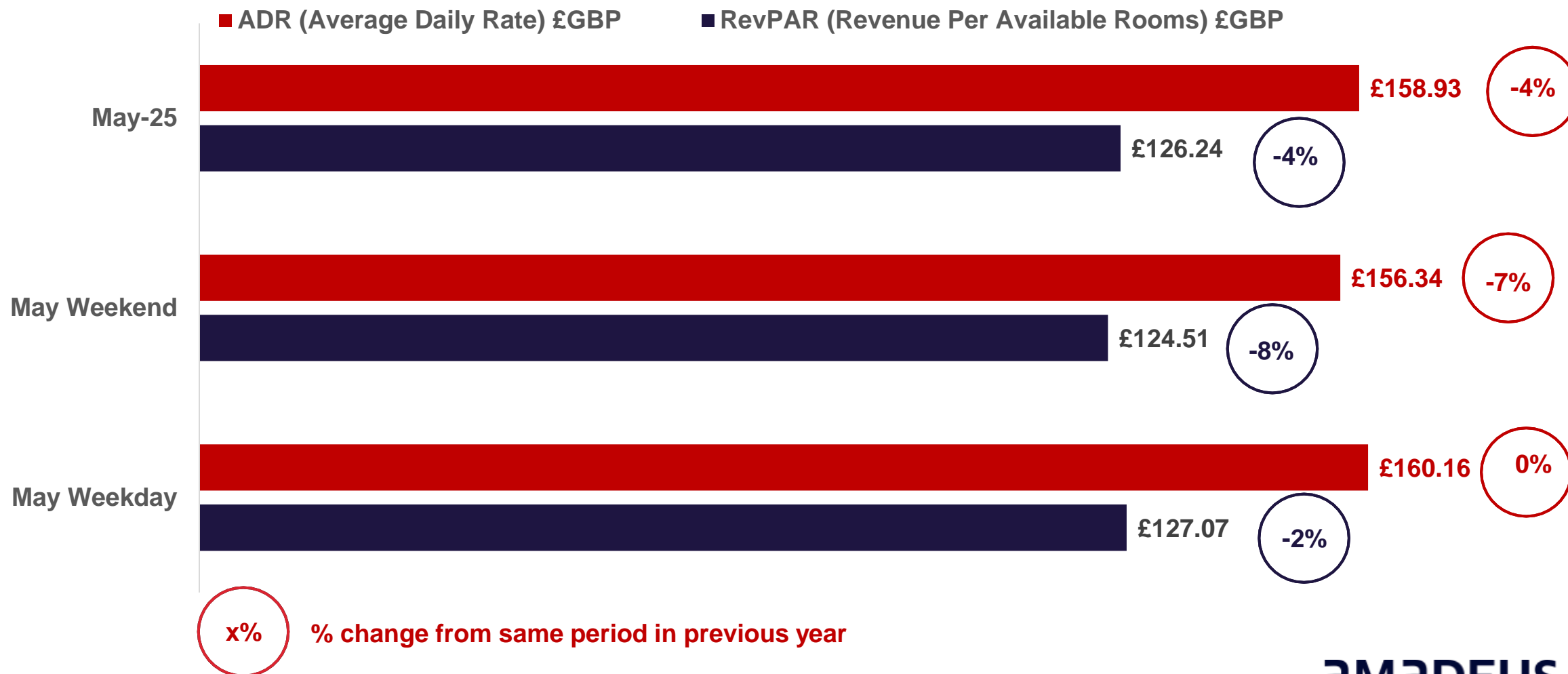


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*Forward looking occupancy rates are not a forecast, but rather the % of committed occupancy so far, as of the date listed

England ADR and RevPAR

At a glance – May 2025



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England ADR and RevPAR

Data Tables – May 2023, 2024 & 2025

ADR	2023	2024	2025	2024-25 % change	RevPAR	2023	2024	2025	2024-25 % change
May	£168	£165	£159	-4%	May	£128	£131	£126	-4%
May Weekend	£174	£168	£156	-7%	May Weekend	£134	£136	£125	-8%
May Weekday	£166	£160	£160	0%	May Weekday	£126	£130	£127	-2%

ADR = Average Daily Rate, RevPAR = Revenue Per Available Room

Note: Historical figures subject to change as new hotels submit data to Amadeus

Change in room demand, year-on-year

Month	2022-23	2023-24	2024-25
January	75.8%	9.4%	-1.1%
February	31.2%	11.7%	-5.9%
March	20.4%	4.2%	-3.0%
April	20.3%	3.9%	-2.4%
May	13.8%	5.0%	-3.0%
June	13.8%	1.3%	
July	9.5%	3.2%	
August	11.8%	2.8%	
September	12.9%	0.4%	
October	8.4%	2.1%	
November	8.7%	2.4%	
December	10.7%	0.9%	

Change in room supply, year-on-year

Month	2022-23	2023-24	2024-25
January	4.8%	1.6%	-2.7%
February	4.5%	5.2%	-6.3%
March	4.4%	1.5%	-3.0%
April	4.5%	1.3%	-3.0%
May	4.9%	0.4%	-2.8%
June	4.8%	0.3%	
July	5.1%	-0.1%	
August	5.4%	-0.3%	
September	5.2%	-0.6%	
October	4.3%	-0.7%	
November	3.3%	-0.7%	
December	2.7%	-0.9%	

Occupancy by Hotel Size

Data Tables – May 2023, 2024 & 2025

Room Occupancy	2023	2024	2025	<i>pp change</i> 2024-25
1-100 Rooms	75%	76%	76%	0%
101-200 Rooms	76%	79%	78%	0%
201-300 Rooms	76%	79%	79%	0%
300+ Rooms	77%	83%	83%	0%
ENGLAND TOTAL	76%	80%	79%	-1%

Note: Historical figures subject to change as new hotels submit data to Amadeus



Regional Occupancy, ADR and RevPAR

Occupancy by Region

Data Tables – May 2023, 2024 & 2025

Room Occupancy	2023	2024	2025	<i>pp change 2024-25</i>
East Midlands	72%	77%	76%	0%
East of England	77%	78%	78%	0%
Greater London	78%	82%	82%	0%
Northeast England	77%	84%	78%	-5%
Northwest England	72%	77%	77%	0%
Southeast England	78%	80%	79%	-1%
Southwest England	74%	74%	78%	4%
West Midlands	69%	71%	72%	1%
Yorkshire & Humberside	78%	82%	82%	0%
TOTAL ENGLAND	76%	80%	79%	-1%
TOTAL ENGLAND (excl London)	75%	77%	77%	0%

Note: Historical figures subject to change as new hotels submit data to Amadeus

ADR by Region

Data Tables – May 2023, 2024 & 2025

ADR	2023	2024	2025	% change 2024-25
East Midlands	£89	£92	£96	5%
East of England	£100	£103	£102	-1%
Greater London	£228	£220	£210	-5%
Northeast England	£84	£94	£94	0%
Northwest England	£109	£105	£110	4%
Southeast England	£105	£106	£106	0%
Southwest England	£101	£108	£106	-1%
West Midlands	£104	£103	£98	-5%
Yorkshire & Humberside	£97	£103	£107	3%
TOTAL ENGLAND	£168	£165	£159	-4%
TOTAL ENGLAND (excl London)	£102	£103	£104	1%

Note: Historical figures subject to change as new hotels submit data to Amadeus

RevPAR by Region

Data Tables – May 2023, 2024 & 2025

RevPAR	2023	2024	2025	% change 2024-25
East Midlands	£64	£70	£74	5%
East of England	£78	£80	£79	-1%
Greater London	£178	£180	£172	-5%
Northeast England	£65	£78	£73	-6%
Northwest England	£79	£81	£84	4%
Southeast England	£83	£84	£83	-1%
Southwest England	£74	£80	£83	4%
West Midlands	£72	£73	£70	-4%
Yorkshire & Humberside	£76	£85	£87	3%
TOTAL ENGLAND	£128	£131	£126	-4%
TOTAL ENGLAND (excl London)	£76	£80	£81	1%

Note: Historical figures subject to change as new hotels submit data to Amadeus

Methodology



Methodology Statement

In May 2024, a change of suppliers was made to the hotel occupancy data. The data in this report is now provided by Amadeus, a hotel market data company, from their constantly growing panel of hotels across the UK.

This data set represents approximately a third of the estimated market so should be used as an indication of trends rather than the picture of the whole market.

Amadeus collects the following performance metrics from participating hotel on a daily basis through their online platform or data feeds:

- Number of rooms available
- Number of rooms sold
- Total room revenue

These baseline figures are used to calculate the three most relevant metrics within the accommodation industry namely: Occupancy, Average Daily Rate (ADR) and Revenue Per Available Room (RevPAR). All units given throughout this report represent a positive number, unless stated otherwise.

To allow a meaningful comparison of year-on-year trends, VisitEngland has included historical data from Amadeus in this reports from January 2019 onwards.

All previous months' reports and data can be found on the VisitEngland website: <https://www.visitbritain.org/research-insights/england-hotel-occupancy-latest>

If you have any questions on this report, please do contact the VisitBritain/VisitEngland research team: research@visitbritain.org

Please note that these statistics are in development.

For further questions please contact:
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