

### Featured statistics and trends

Leading UK & Ireland hotel brands - by portfolio size			
Brand	Rooms	2014 YTD Change	2014 YTD Change
Premier Inn	55,035	756	+1.4%
Travelodge	37,886	331	+0.9%
Holiday Inn	19,866	-44	-0.2%
Hilton	16,685	-	-
Holiday Inn Express	15,054	296	+2.0%
Best Western	13,390	-6	-0.0%

Leading UK & Ireland hotel brands - by net portfolio growth			
Brand	2014 YTD Change	Rooms	2014 YTD Change
Premier Inn	756	55,035	+1.4%
Hampton by Hilton	631	2,301	+94.2%
Britannia Hotels	397	9,037	+4.6%
Travelodge	331	37,886	+0.9%
Holiday Inn Express	296	15,054	+2.0%
Ibis	264	8,420	+3.2%

### New hotel openings

- Joginder Sanger's Mastcraft has opened its 4th London hotel, the 4-star 303-bed Heston Hyde Hotel, Hounslow. It was built by McAleer & Rushe on the site of the former British Airways trainees hotel, Thorncliffe Hall, which closed in 2005.
- Accor has opened its 10th Novotel in London, the 235-bed Novotel London Wembley on the former Shubette House site on Olympic Way. The hotel includes 12 long-stay apartments and is operated by Accor under management contract.
- Signature Living has opened 30 James Street - Home of the Titanic, Liverpool. Situated in the former offices of White Star Line, owners of the Titanic, it will offer 65 rooms with over 300 bedspace capacity when conversion work is completed.
- Sunborn International has soft-launched the 136-bed Sunborn London ahead of a 9 May full opening. The yacht hotel is operated by ISS Hotels and will be berthed for up to 15 years at Royal Victoria Docks adjacent to ExCeL London.
- A trio of Scottish hotels have reopened after major refurbishment: J D Wetherspoon has reopened Jolly's Hotel, Broughty Ferry; the former St Andrews Golf Hotel has been converted to a Hotel du Vin; and Parched Investments has reopened the 5-star Cromlix House near Dunblane.

### Re-branding

- Accor and Moorfield Group are rebranding three hotels in Aberdeen, Cheltenham and Windsor from Mercure to the MGallery Collection. Moorfield plan major refurbishment at a further six Mercure properties and has agreed to extend Accor's management contract of 24 hotels until 2032.
- Millennium & Copthorne's recently acquired 5-star Chelsea Harbour Hotel in London has become the first in its newly launched Monogram Collection, an international portfolio that will range from heritage to lifestyle hotels.

### Development activity

- Whitbread has confirmed it will add around 4,500 rooms in the UK over the next 12 months, an 8% increase to its latest portfolio of 55,000 rooms. The group also plans to more than double its London portfolio to 20,000 rooms by 2018.
- Berkeley Group has submitted revised plans to increase the room count in the new boutique hotel at its One Blackfriars scheme from 152 to 163. The operator of the proposed hotel has been confirmed as US based Amerimar Enterprises, which operates the St Ermin's Hotel at St James's Park.
- An Bord Plena has upheld an appeal to overturn plans approved by Dublin City Council for a 126-bed hotel on Lower Pembroke Street, D2. The decision follows the recent planning refusal for another proposed new hotel in the city, a Tune Hotel at Ormond Quay, D1.
- Maven Capital Partners has secured £7M funding for a BPRA conversion of Telfer House offices on Miller Street, Glasgow into a 96-bed Ibis Styles. Plans are to be submitted shortly for the hotel, which would be managed Redefine|BDL Hotels.
- Union Hanover has acquired 100 serviced apartments from Barratt at the Great West Quarter development in Brentford, North London. The apartments will be Union Hanover's first Urban Villa aparthotel and are due to open in November.
- IHG has signed two new franchises. Nine Hospitality, who recently acquired the Holiday Inn Express Colchester, are due to open the 92-bed Holiday Inn Watford Junction this summer. Sanguine Hospitality are developing the 101-bed Hotel Indigo London Barbican, which is expected to open in 2016.
- Manchester City Council has approved plans to redevelop the Commercial Buildings on Cross Street into a 290-bed Motel One. The German budget brand already has its first 330-bed hotel in the city under construction, near Piccadilly.

## Recent transactions

- Hong Kong based Joint Treasure International has agreed to buy the long leasehold of the 4-star 237-bed London Marriott Hotel Grosvenor Square from US based Strategic Hotels & Resorts for £125M. JLL handled the sale of the hotel.
- De Vere Group has completed the sale of the 4-star 201-bed Grand at Brighton, which was fully refurbished in 2013. The hotel was sold by Christie + Co off a £50M guide price to a company owned by Canada's Galen & Hilary Weston, who also own Selfridges and Fortnum & Mason.
- The Trump Organisation has purchased the 5-star Turnberry Resort in Ayrshire from Leisurecorp for an estimated £35M. The hotel underwent a major refurbishment in 2009 and is managed by Starwood Hotels under its Luxury Collection.
- Macdonald Hotels has completed a sale and 60-year lease-back of the 5-star 151-bed Macdonald Randolph Hotel in Oxford for an estimated £35M. The group has also agreed a financial restructure with Lloyds Banking Group that has resulted in management regaining full equity control.
- Bestford Capital and Westmont Hospitality Group have acquired the 4-star 120-bed Brooklands Hotel, Weybridge off a £20M guide price. The hotel, located at the former motor racing circuit in Surrey was sold by Colliers on behalf of BDO, administrators to a Delancey fund.
- Washington Hotels has sold the 82-bed Tewkesbury Park Hotel in Gloucestershire to the McIntosh family. Focus Hotels will now manage the hotel, which was sold by Knight Frank off a £4.5M guide price.
- Talash Hotels, which owns hotels in Coventry, Leamington Spa and Walsall, has acquired the 3-star 62-bed Honiley Court in Warwick. The hotel was sold by Savills off a £4M guide price on behalf of administrators, UHY Hacker Young.
- Kew Green Hotels has acquired the 4-star 110-bed Holiday Inn Bromsgrove from Chantrey Vellacott DKF, administrators to Pedersen Group (Bromsgrove) Ltd. The hotel was sold by Christie + Co in excess of the £3.95M guide price.
- The 4-star 91-bed Lough Rea Hotel & Spa in County Galway has been sold by receivers for an undisclosed sum. The purchaser is Pat McDonagh, founder of Supermac's food chain.

## For sale

- LRG Acquisition - a consortium between Lehman Brothers, Realstar and GIC Capital - has instructed Christie + Co to sell a 21-strong UK regional hotel portfolio of Holiday Inns with over 2,600 rooms. The hotels are available for purchase with or without IHG management and franchise contracts.
- JLL has been instructed by Redwire DC Ltd to sell the 165-bed Premier Inn London Ealing with a £18.7M guide price, representing a 5.5% net initial yield. The hotel was built in 2012 and is leased to Whitbread until 2047 at a rent of £1.1M p.a.
- Knight Frank has been instructed to sell a 142-bed full service hotel development in Kingston-upon-Thames, London with a £14M guide price. The hotel is situated on the former gas works site on Skerne Road. It is under construction with shell and core completion due next month.
- The Mahony family has confirmed it is putting the 4-star 64-bed Mount Juliet hotel near Thomastown, County Kilkenny on the market after receiving approaches from potential buyers. The hotel is situated on a 1,500 acre resort and includes golf, equestrian and spa facilities.
- Moorfield is selling five Mercure hotels that are managed by Accor but are available with or without franchise agreement and with vacant possession. Christie + Co are marketing the hotels in Milton Keynes, Rochdale and Shrewsbury. Knight Frank are marketing the hotels in Bolton and Cardiff.
- Christie + Co has been instructed to sell four hotels owned by Heritage Properties & Hotels with a combined £10M guide price. The portfolio - located in Berkshire, Devon and Shropshire - includes the 54-bed Park House Hotel in Shifnal and 14-bed Crab at Chieveley.
- JLL has been instructed by Pure Urban to sell the 136-bed Premier Inn Hull City Centre with a £8.9M guide price, representing a 6.25% net initial yield. The hotel was built in 2009 and is leased to Whitbread until 2044 at a rent of £586K p.a.
- JLL has been instructed to sell the 4-star 74-bed Quay Hotel & Spa in Deganwy, Conwy with a £7M guide price. The North Wales hotel was developed by Alan Waldron and opened in 2006. It has been managed by Exclusive Hotel Management since 2009.

## About AM:PM

AM:PM are a leading source of market intelligence for the UK & Ireland hotel industry.

We maintain extensive data relating to hotel supply, future new hotel development and hotel construction pipeline.

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

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