

### Featured statistics and trends

#### UK Hotel Industry - Supply by Leading Group (bedrooms)

Leading Groups 1990	Rooms
Forte	30,323
Mount Charlotte Thistle	14,170
Queens Moat Houses	10,483
Ladbroke	8,651
Rank Organisation	6,939
<b>Sub-total: Top 5 Groups</b>	<b>70,566</b>

Leading Groups 2015	Rooms
Whitbread	60,990
InterContinental Hotels Group	42,732
Travelodge	37,614
AccorHotels	29,210
Hilton Worldwide	26,852
<b>Sub-total: Top 5 Groups</b>	<b>197,398</b>

### New hotel openings

- Malaysia's Genting Group has opened the 4-star 178-bed Genting Hotel beside Birmingham International Airport and the NEC. The new hotel forms part of the group's recently opened Resorts World Birmingham, which includes a casino, cinema, bars, restaurants and outlet retailing.
- Premier Inn opened five new hotels in November, all new construction builds on a leasehold basis. The properties in Beverley, Blackburn, London (Lewisham), Maidenhead and Portsmouth added a further 408 bedrooms to the portfolio.
- Travelodge now operates over 8,000 rooms in London after its latest new openings. The 80-bed Travelodge London Hackney and 78-bed Travelodge London Richmond were developed by the Pervaiz Naviede Family Trust and Henry Boot.
- The Cotswolds Club has launched a soft opening of the 34-bed Cotswolds Hotel & Spa, which extends the range of facilities on offer at the Chipping Norton Golf Club in Oxfordshire. The hotel incorporates a small Spa and roof top terrace.
- Arkell's Brewery has opened the 3-star 24-bed White Hart Hotel at Stratton St Margaret on the outskirts of Swindon. The group has operated a pub at the site since 1938 and has completed a £1.4M extension to add letting bedrooms.
- The 4-star 80-bed Needham House in Little Wymondley near Hitchin in Hertfordshire has reopened following a major refurbishment. The former Thistle Hotel and Travelodge property had been closed since 2013. It is managed by Countrywide Hotels on behalf of Oak Property Partners.
- The 82-bed Ramada Cambridge has opened following a re-branding from sister Wyndham hotel brand Days Inn. The hotel first opened in 2000 and is situated at the Extra Services motor services area on the A14 midway between Cambridge and Huntingdon.

### Development activity

- IHG has signed a deal for a JV development by Arora Group and Whitebridge Hospitality, part of the LJ Group for two hotels linked via walkway to Heathrow T4 that are expected to open in early 2018. Arora Hotels will manage the 300-bed Crowne Plaza and adjoining 450-bed Holiday Inn Express.
- Northminster Properties is planning a £25M development to demolish the Infinity Motorcycles shop and NCP car park site on Piccadilly in York and build a new branded hotel and separate building with residential apartments.
- Property Alliance Group has submitted plans for an office and hotel conversion scheme on Portland Street, Manchester. The proposed 4-star 183-bed hotel would be operated under the Park Plaza brand, which has six London hotels and regional UK hotels in Cardiff, Leeds and Nottingham.
- IHG has signed a franchise deal for the 207-bed Hotel Indigo London - Aldgate, which is expected to open in 2017 as part of the Aldgate Place development. Clydesdale and Yorkshire Banks are providing debt finance for the new hotel, which will be operated by Meadow Partners and Roquebrook.
- nhow, the lifestyle brand of Spain's NH Hoteles with hotels in Berlin, Milan and Rotterdam, is due to make its UK debut in London in early 2018. The 190-bed nhow London will be situated at 250 City Road. AXA IM - Real Assets is funding the £90M hotel on behalf of a US pension fund.
- Savills, on behalf of the Charities Property Fund, has submitted plans to convert part of Bath's Westgate Buildings into a 56-bed hotel. Subject to planning, the hotel would be leased to Travelodge and become its third hotel in the city.
- Ronan Group Real Estate is planning several potential new hotels in Dublin, including a 70-bed boutique hotel in the Bewley's cafe building on Grafton Street and a 4-star 167-bed hotel called Aquaverto beside the Tara Street Dart station.

## Recent transactions

- Marriott International has agreed to buy Starwood Hotels & Resorts for \$12Bn (£8Bn). Subject to shareholder and regulatory approval, the transaction is expected to complete mid 2016 and will create the world's largest hotel company with 1.1 million rooms across 5,570 hotels in over 100 countries.
- US private equity firm KSL Capital has acquired the 5-star 132-bed Cameron House Hotel on the banks of Loch Lomond in Scotland for around £70M from QHotels. The hotel will become a sister golf resort hotel to The Belfry in the West Midlands and the 28-strong Village Hotels.
- Land Securities has agreed to buy the 4-star 95-bed Malmison Oxford from Trevor Osborne Property Group. The UK REIT owns the adjacent Westgate Shopping Centre in a JV with the Crown Estate and is understood to be paying £50M for the hotel, well above the guide price set by JLL.
- McAleer & Rushe has sold the freehold to the 234-bed Jurys Inn Brighton to Savills Investment Management, on behalf of the Charities Property Fund for £28.2M. The 3-star hotel opened in late 2007 and is leased until 2042 at a current passing rent of £1.6M p.a..
- Standard Life Investments has purchased Empire House, part of The Bower near Old Street in London from Crosstree Real Estate Partners and Helical Bar for £20.7M, representing a sub 4% yield. The property is let to Z Hotels, who operate the 111-bed Z Shoreditch and restaurant group Ceviche.
- Allied London has agreed to purchase the London Road Fire Station building in Manchester from Britannia Hotels. Christie + Co handled the sale of the Grade II listed property, which had planning consent for conversion into a 227-bed hotel. New plans, to include hotel use, are expected shortly.
- Knight Frank has sold the 42-bed Tracy Park Golf & Country Hotel in Gloucestershire on behalf of a private vendor for around £9M. It has been acquired by Martin Shaw, who part owns Eagle Resorts. His other hotel interests include the recently acquired Castlemartyr Resort in County Mayo.
- Harbour Hotels is set to expand by around 200 bedrooms. It has bought the 4-star Ship Hotel in Chichester for £6M and is due to rebrand a Brighton hotel in 2016. Hotel development sites in Bristol and Salcombe have also been acquired.

## For sale

- Oaktree Capital has instructed CBRE to sell the 4-star 361-bed Hilton London Wembley with a £95M guide price. Oaktree recently acquired full control of the hotel from development partner Quintain Estates and has invested a total of £70M in the property, situated opposite Wembley Stadium.
- Colliers has been appointed by Oxfordshire Hotels Ltd to sell the 4-star 49-bed Villiers Hotel in Buckinghamshire and three nearby 3-star coaching inns with a combined £10M guide price. The portfolio includes the 27-bed Deddington Arms, 28-bed White Hart and 21-bed Cartwright Hotel.
- Colliers has been appointed by the Janse van Rensburg family to sell Hebasca Group, a portfolio of three recently refurbished hotels in Bude, north Cornwall with a £4.75M guide price. The properties are the 27-bed An Mor Hotel, 23-bed Hebasca Hotel and 20-bed Tommy Jacks Hotel.
- Savills has been appointed to sell the 4-star 158-bed Clarion Hotel Limerick, with a €3.5M guide price. The hotel opened in 2002 and is let to Choice Hotels Ireland at €200K rent p.a..

## Rebranding

- Valor Hospitality Europe is to manage the UK's first AC Hotels by Marriott properties, which are due to be launched in mid 2016. The two hotels in Birmingham and Manchester were recently acquired by MCAP Global Finance and will rebrand from Ramada following refurbishment.
- Amaris Hospitality is to invest £30M rebranding three hotels with over 700 rooms in Dublin, Edinburgh and Glasgow that will operate under Hilton Worldwide franchises in 2016. The city centre properties will convert to Hilton Garden Inn, Hilton and DoubleTree by Hilton respectively.
- The 79-bed Holiday Inn Sittingbourne, Kent is due to open soon following a rebranding of the Best Western Plus Coniston Hotel. The property was recently acquired by Nine Hospitality and will become their fourth IHG franchised hotel.
- The 84-bed Park Hotel on the outskirts of Dundalk, County Louth is due to reopen. The hotel was built in 2004 but closed in 2010. It sits in 96 acres and will reopen in January following a full refurbishment as the Ramada Resort Dundalk and will be operated under franchise by Lester Hotels.

---

## About AM:PM

AM:PM are a leading independent source of subscription-based market intelligence on the hotel sector in the UK & Ireland.

The AM:PM Hotel Database is available online, updated daily and features interactive mapping. It details more than 25,000 branded and independent hotels with over 1 million rooms covering the past, present and future of hotel supply.

## For further information please contact:

**AM:PM Hotels**  
Marchburn | Fortingall | Aberfeldy | UK | PH15 2NF

info@ampmhotels.com

+44 (0)1887 830 430