

Featured statistics and trends

UK & Ireland - leading hotel brands by 2014 net rooms growth			
Brand	2014 YTD Change	Rooms	2014 YTD Change
Premier Inn	2,669	56,948	+5%
QHotels	859	3,834	+29%
Best Western Plus	778	3,389	+30%
Holiday Inn Express	674	15,432	+5%
DoubleTree by Hilton	673	5,834	+13%
Hampton by Hilton	631	2,301	+38%

UK & Ireland - leading hotel groups / investors by 2014 net rooms growth			
Group	2014 YTD Change	Rooms	2014 YTD Change
Starwood Capital	4,236	9,631	+79%
KSL Capital Partners	3,454	5,471	+171%
Lone Star	2,975	2,975	n/a
Whitbread	2,832	57,111	+5%
Dalata Hotel Group	1,845	5,646	+49%
Hilton Worldwide	1,375	26,311	+6%

New hotel openings

- Whitbread has opened its first hub by Premier Inn, the 163-bed hub London Covent Garden on St Martin's Lane. It was constructed by McAleer & Rushe and features fully integrated technology controlled rooms of 11.4 sqm.
- Ireland's first new hotel in 18 months has opened, The Dean, a 52-bed lifestyle property in Dublin 2. The hotel was converted from former offices of ICC Bank on Harcourt Street by Lagan Building on behalf of Press Up Entertainment Group.
- Whitbread has opened the 143-bed Premier Inn Manchester Salford (Spinningfields). The hotel is part of the Salford Central regeneration being developed by the English Cities Fund, whose partners are Legal & General, Muse and the HCA.
- Malaysia's Tune Hotels has opened its 5th London budget hotel, the 130-bed Tune Hotel Canary Wharf. The hotel is operated by Queensway Hospitality on behalf of Raag Hotels, a JV between the Wellcome Trust and Jivraj / Kheraj families, which is backed by HSBC and RBS.
- easyHotel has opened the 103-bed easyHotel London Croydon, its 7th hotel in London and 10th in the UK. The hotel was converted in the upper floors of the Metlife office building on Addiscombe Road near East Croydon station.

Re-branding

- Cairn Group has refurbished and rebranded the Chasley Hotel, which has reopened as the 69-bed Holiday Inn Express Wakefield. The hotel becomes Cairn Group's fifth IHG franchised hotel in its mainly UK regional portfolio of 22 hotels.
- Heathdeal has completed an extension and refurbishment of the Comfort Inn Vauxhall, which has reopened as the 132-bed Holiday Inn Express London - Vauxhall Nine Elms. The hotel is IHG's first property in Lambeth, where it will shortly be joined by a Crowne Plaza and Staybridge Suites.

Development activity

- Apex Hotels is to open its first hotel in Glasgow in summer 2015. The move follows the recent acquisition of an as yet unnamed hotel with around 100 bedrooms that will close in January 2015 for a full refurbishment. The group is also progressing expansion projects in Bath, Dundee and London.
- LaSalle Investment Management, on behalf of the HSBC Pension Trust has submitted updated plans to convert Gateway House near Piccadilly Station in Manchester into 182 serviced apartments. Staycity has been reported as the proposed operator of the one and two bedroom suites.
- Legal & General has submitted outline plans for a Centre of Sporting Excellence near Borehamwood in Hertfordshire. The proposals incorporate a range of indoor and outdoor facilities together with a 4-star 300-bed hotel and 150-bedspace hostel for youth teams and schools. In 2012, L&G funded two Hilton branded hotels at the England FA's St George's Park.
- China's CIMC Modular Building Systems has exchanged a ground lease contract with Bristol Airport for a new 200-bed on-site hotel. Planning consent was secured earlier this year for the £15M hotel which is scheduled to open in 2016 and expected to be operated as a Hampton by Hilton.
- Nathaniel Lichfield has submitted a Proposal of Planning Application Notice on behalf of Ability Group for a new £15M 175-bed hotel situated on the main access road to Edinburgh Airport. It is understood the proposals are for a Hampton by Hilton hotel. Ability currently own five Hilton branded hotels in Cambridge, Dunblane, Liverpool, London and Luton.
- Accor plan to open two new Scottish hotels in 2015. Franchises have been signed with MCTH Trading for a 101-bed Ibis Styles in Glasgow that will be operated by Redefine|BDL and with Edinburgh City Hotels for a new 110-bed Mercure on Gardner's Crescent off Fountainbridge in Edinburgh.

Recent transactions

- CBRE has sold the 5-star 62-bed Adare Manor Hotel & Golf Resort in County Limerick on behalf of NAMA. Unconfirmed reports are that JP McManus has paid €30M for the 840-acre resort, which was founded by Tom Kane in 1988.
- John Malone has acquired the 184-bed Limerick Strand Hotel for a price in excess of the €20M upper guide set by selling agents CBRE and Savills. The deal, an apparent sale and manageback by Lalco Hotel Group, is the US businessman's fourth Irish hotel purchase in just over a year.
- Igloo Regeneration, part of AVIVA Investors, has sold the 4-star 80-bed Bermondsey Square Hotel in South London to an unnamed buyer. The deal was part of a £34M mixed-use scheme that was marketed by Knight Frank at a 5.5% net initial yield. The hotel is operated by Bespoke Hotels.
- Aberdeen Asset Management has acquired the 188-bed Travelodge London Stratford from private investor syndicate Hotbed for £18M, reflecting a 5% net initial yield. The hotel opened in early 2012 and is let to Travelodge on a 25-year lease at an annual passing rent of £964K.
- Lumina Real Estate Capital, in partnership with Capital Trust Group investors, has acquired the 132-bed Holiday Inn Express Cheltenham Town Centre for £14M, reflecting a 9.2% net initial yield. Redefine|BDL has been re-appointed as operators of the hotel, which opened in 2008.
- BP Pension Fund has acquired the long leasehold of the 210-bed Ibis Budget Manchester Salford Quays from M&G Real Estate for £12M, reflecting a 5.05% net initial yield. The hotel is let to Accor for 22 years commencing in 2008 when it originally opened under the Etap brand.
- Brehon Capital Partners and US investment group Pimco have acquired the Jacobs Inn hostel in Dublin for €7M. The purpose built hostel on Talbot Place, previously operated by Isaacs Group, was sold by CBRE and KPMG on behalf of Ulster Bank as part of the Project Nadal portfolio.
- India's MGM Muthu Group has acquired its first UK hotel, the 3-star Belstead Brook Hotel in Ipswich. The hotel was sold by Fleurets on behalf of receivers Deloitte off a £2.5M guide price. MGM operate a further 14 international hotels.

For sale

- Dalata Hotel Group's shares have been temporarily suspended from the Irish Stock Exchange after the group confirmed it is in exclusive discussions regarding a potential acquisition of the Moran Bewley Hotel Group, which has ten hotels in Cork, Dublin, Leeds, London and Manchester.
- JLL has been instructed by Starwood Capital to sell the freehold interest in the 258-bed Ace Hotel London Shoreditch. The lifestyle hotel was launched in late 2013 following a major refurbishment of the former Crowne Plaza hotel that Starwood acquired for a reported £68M in 2012.
- The Hotel Collection has brought four hotels to market - the Marine Hotel, Troon (£7M); Cheltenham Park (£8M); Palace Hotel, Buxton (£7M); and Basingstoke Country (£5.5M).
- Knight Frank and Allsop have been jointly instructed by M&G Real Estate to sell the Compass Portfolio of 9 regional UK hotels with 400 rooms let to Travelodge at an £18.5M guide price, reflecting a 7.43% net initial yield. All hotels have an unexpired term in excess of 23 years.
- ES Group has been appointed to sell HOAX Liverpool, the 52-key 274-bedspace hostel that opened in the Kansas Building on Stanley Street in 2013. A guide price has yet to be disclosed for the next generation hostel, which was developed by Union Hanover Securities and Starboard Hotels.

Under new management

- Redefine|BDL has been appointed by LRG to manage a UK portfolio of 22 hotels, making it Europe's largest manager of IHG franchised properties. The deal, to take effect in January 2015, will add almost 6,000 rooms to the group's portfolio.
- Oetker Collection is to take over management of the 93-bed Lanesborough Hotel, London from Starwood Hotels when it reopens in Spring 2015. The 5-star hotel is owned by ADIA and is undergoing an 18-month refurbishment.
- Sankaty Advisers has completed the estimated £160M acquisition of six former De Vere Group golf resort hotels. QHotels has been appointed to manage the portfolio of over 850 rooms, which include Belton Woods in Lincolnshire, Dunston Hall in Norfolk and Mottram Hall in Cheshire.

About AM:PM

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The AM:PM Hotel Database has details of over 1 million rooms covering the past, present and future of hotel supply.

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