

### Featured statistics and trends

Segment	New Hotels	Extensions	Total	Total %
Budget	6,045	751	6,796	54%
4-star	2,346	652	2,998	24%
Serviced Apartment	725	159	884	7%
5-star	791	37	828	6%
3-star	355	388	743	6%
Other	261	114	375	3%

Region	New Hotels	Extensions	Total	Total %
London	5,240	628	5,868	46%
Regional England	3,706	1,112	4,818	38%
Scotland	1,393	269	1,662	13%
Wales	81	62	143	1%
Ireland	52	20	72	1%
Northern Ireland	51	10	61	1%

### New hotel openings

- Whitbread opened six Premier Inn hotels with over 680 rooms in December. The latest new hotel openings are in Birkenhead, Cambridge City Centre, Eastbourne, London City (Aldgate), Stourbridge and Winchester.
- German budget hotel group Motel One has made its London debut with the opening of the 291-bed Motel One London - Tower Hill. The hotel is situated on Minories near Aldgate station. It is owned by Scottish Widows and was built by McAleer & Rushe on behalf of developers Endurance Land.
- The 148-bed Village Urban Resort Aberdeen has opened, the brand's first Scottish property and first new opening since its acquisition by KSL Capital. The 4-star hotel was developed by Drum Property at Kingswells to the West of the city.
- European hostel operator Wombat's has made its UK debut, the 106-room Wombat's City Hostel London, a Victorian conversion on Dock Street near Tower Gateway. It joins Wombat's other hostels in Berlin, Budapest, Munich and Vienna.
- My Seaside Luxury has opened the 14-bed Albion House Hotel overlooking the Royal Harbour in the Kent coastal resort of Ramsgate. The boutique hotel was converted following a major restoration of the 19th Century property.

### Re-branding

- The Four Seasons Hotel Dublin is to rebrand as the InterContinental Dublin, marking the brand's first return to the city since the 1960's. London & Regional have signed an agreement with IHG to operate the hotel under franchise.
- The 364-bed Hilton Garden Inn London Heathrow Airport has opened following a major refurbishment of the Jurys Inn Heathrow. The hotel will be operated by Jurys Inn under franchise agreement with Hilton Worldwide, who now have over 1,300 rooms across four hotels at Heathrow.

### Development activity

- Duddingston House Properties and David Orr's Urbanist Group have announced plans to convert Edinburgh's old Royal High School into a luxury hotel. Three hotel operators have been shortlisted to manage the Grade A listed property. The £55M project is fully-funded by institutional investors.
- Marriott has confirmed its Moxy Hotels budget brand will make its UK debut with four new hotel openings in 2016. Vastint Hospitality is developing a 200-bed hotel in Aberdeen; 425-bed hotel at London Heathrow; 164-bed hotel at London Royal Docks and 254-bed hotel at London Stratford.
- Wyndham has announced plans to add 20 UK hotels to its Ramada brand over the next ten years. An agreement has been signed with Lester Hotels, who become Wyndham's preferred UK partner and will shortly rebrand three hotels as Ramada in Monmouthshire, Leicester and North London.
- J D Wetherspoon has acquired the former Camden Hall Hotel in Dublin - operated latterly as a homeless hostel - and plans to invest €4M to convert it into a pub and 100-bed hotel.
- Malmaison & Hotel du Vin Hotels has acquired a city centre development site in Aberdeen. DTZ handled the sale of the Clarke Building and Students' Union premises on behalf of Robert Gordon University. The Schoolhill properties offer 9,300 sqm combined potential for conversion into a hotel.
- Urban & Civic has acquired two Manchester mixed-use development sites from Morgan Stanley Real Estate with potential for two hotels. A 165-bed hotel forms plans for a corner site on Princess Street / Whitworth Street and a 200-bed hotel is part of plans to redevelop the Renaissance Hotel site.
- Plans to convert Taymouth Castle in Perthshire into a 5-star golf resort have been resurrected. Developers plan to open in phases, with 13 bedrooms due in Spring 2015 and a further 42 bedrooms in the East Wing scheduled for late 2016.

## Recent transactions

- Lone Star has agreed to buy the majority of Moorfield Group's MREF and MREF II funds for £1Bn. The diversified portfolios include around 70 regional UK hotels with over 6,000 rooms under the Mercure and Shearings brands.
- Dalata has agreed the €455M acquisition of Moran Bewleys Hotel Group, subject to shareholder and CCPC approval. The purchase involves a city centre based portfolio of five Irish hotels and four UK hotels with 2,506 rooms. The deal excludes the Red Cow Moran Hotel in Dublin.
- Davidson Kempner has taken ownership of two Heathrow hotels from Arora Hotels, the Hilton London Heathrow Airport and Arora Hotel Heathrow. The move follows the US hedge fund's £200M debt purchase from AIB in 2013 and subsequent debt purchase from HSBC.
- Felda Investment Corp, the investment arm of the Malaysian Federal Land Development Authority, has bought the 4-star 62-bed Parkcity Hotel in Kensington for £60M. The hotel becomes Felda's second London property following last year's purchase of the Grand Plaza serviced apartments.
- Invesco Real Estate has acquired the 178-bed Novotel Reading Centre and 182-bed Hotel Ibis Reading Centre for a combined £35M, reflecting a 5% yield. The hotels were sold via JLL and are let to Accor on a 35-year lease commencing in 2006 at an annual rent of £2M.
- Kew Green has completed its purchase of two remaining Holiday Inn branded hotels being sold by LRG in Portsmouth and Swindon. The group has committed to invest £25M across the estate of 21 hotels acquired from LRG, which takes its UK portfolio to 55 hotels with 6,700 rooms.
- McGettigan Hotel Group has acquired the 3-star 129-bed Maldron Hotel CityWest in Dublin 22 and 3-star 82-bed Galaghers Hotel in Letterkenny, County Donegal. Savills and CBRE handled the respective sales, which take McGettigan's owned and managed Irish portfolio to nine hotels.
- Strategic Capital Investment Fund, managed by Davy, has bought the 4-star 90-bed Fitzwilton Hotel in Waterford from receivers BDO for €3.2M. DTZ Sherry Fitzgerald handled the sale of the hotel, SCIF's third recent Irish hotel acquisition.

## For sale

- Jurys Inn is reported to have appointed Credit Suisse and Eastdil Secured to explore potential options for a sale or merger. The group completed a financial restructuring 18 months ago involving a debt for equity swap and investment from new investors Mount Kellett and Westmont Hospitality.
- RBS and Patron Capital are reported to be bringing Jupiter Hotels to market and have selected CBRE as sales agents for their 50-50 JV. Jupiter was established in 2011 following the £111M acquisition of Jarvis Hotels and now manages 32 regional UK hotels, mostly under the Mercure brand.
- Christie + Co has been instructed to sell the 99-bed Travelodge Wolverhampton Central with a £2.5M guide price on a vacant possession basis. The hotel opened in 2008 and was originally let to Travelodge but has been managed under franchise since the group's CVA in 2012.
- The Government Property Unit has appointed Gerald Eve to sell the 71-acre Sunningdale Park in Windsor & Maidenhead. The former civil service training centre includes 272 bedrooms and has been managed by De Vere Venues since 2012.

## Under new management

- Interstate Hotels & Resorts has taken on six new contracts, taking its UK & Ireland managed portfolio to 36 hotels with a further 7 hotels in pipeline. Latest signings include the Ibis Styles Greenwich, Ramada Encore Luton and four IHG branded hotels in Birmingham, Brighton, Dundee and Wigan.
- Focus Hotels Management has taken over the long-term management of the 3-star 81-bed Ramada Birmingham Oldbury on behalf of owners Santokh & Gurjit Mahal, who acquired the hotel out of receivership in 2012.
- Bespoke Hotels has added a 4th Bournemouth hotel after the 3-star Wessex Hotel joined the group's portfolio. The former Forestdale hotel in West Cliff was acquired earlier this year by St James's Hotel Group but is no longer part of that chain.
- Legacy Hotels & Resorts has added the 95-bed Best Western Chilworth Manor in Hampshire to its portfolio following its acquisition by Frank Truman, one of the group's investor shareholders. Christie + Co sold the hotel on behalf of KPMG.

## About AM:PM

AM:PM are a leading independent source of market intelligence on the size and structure of the hotel sector in the UK & Ireland.

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

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

## For further information please contact:

**AM:PM Hotels**  
1 Kenmore Street  
Aberfeldy | Perthshire | United Kingdom | PH15 2BL

info@ampmhotels.com

+44 (0)1887 820 006