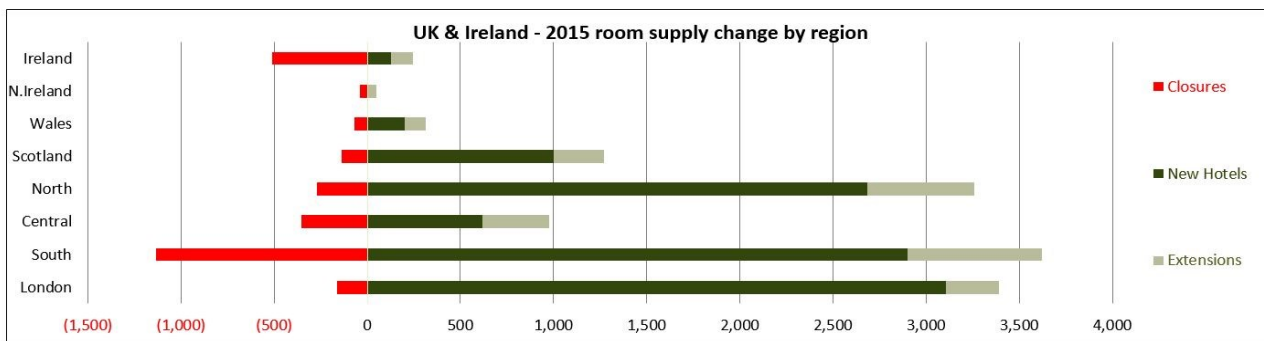


Featured statistics and trends



New hotel openings

- IHG has opened the 5-star 453-bed InterContinental London - The O2. The hotel is the largest UK new hotel opening in 2015 and features Europe's second largest pillar-free ballroom, accommodating up to 3,000 people. It is managed by Arora Hotels for Queensgate Investments and AEG.
- The 5-star 172-bed Hilton Bournemouth has opened on Terrace Road overlooking the town's Lower Gardens. The thirteen story hotel is adjacent to the recently opened 120-bed Hampton by Hilton. Both were constructed by McAleer & Rushe and are managed by Hilton on behalf of THAT Group.
- Whitbread has opened its second hub by Premier Inn in London, the 112-bed hub London Tower Bridge, which was converted from offices on Great Tower Street. A third London hub is scheduled to open in Spitalfields in early 2016.
- Hilton has opened its first property in Oxford, the 103-bed Hampton by Hilton Oxford. It is situated beside Oxford United FC's Kassam stadium and is operated by Firoka.
- Eclectic Hotels, which is owned by Eamonn and Sally O'Loughlin, has opened its fourth boutique hotel in Manchester. The King Street Townhouse is situated on Booth Street and features 40 bedrooms and suites, a Tavern bar and restaurant, event space and a rooftop spa pool.
- Nadler Hotels has opened its 3rd London property, The Nadler Victoria. It is situated beside Buckingham Palace in the former Girl Guides HQ building, which was converted by Blenheim House Construction to create 73 bedrooms. It joins Nadler aparthotels in Kensington, Soho and Liverpool.
- Z Hotels has opened its seventh hotel and fifth in London, the 109-bed Z City on Fleet Street, which was converted from former offices at Temple Bar House. The hotel joins other Z Hotels in London at Piccadilly, Shoreditch, Soho and Victoria.

Development activity

- Revised plans to redevelop the former Technicolour site on Bath Road, Heathrow have been submitted to the London Borough of Hillingdon. Plans were approved in 2010 for a 623-bed hotel. Latest proposals are for a 6-storey adjacent 433-bed Holiday Inn and 190-bed Staybridge Suites.
- Arora Management Services has submitted outline plans for a 13-storey 298-bed hotel adjacent to the multi-storey car park at the new Heathrow Terminal 2, in the Central Terminal Area. The proposed hotel is expected to be 3-star or 4-star and could be operated by Arora Hotels.
- Hilton Worldwide has signed a franchise agreement for a 357-bed Hampton by Hilton - the largest in Europe - with developer Urban & Civic at London Stansted Airport in Essex. Construction on the £45M hotel is due to start by the end of this year with completion expected in summer 2017.
- Outline plans have been submitted by Murray Estates, Frogmore and Salmon Harvester for a £700M mixed-use scheme beside Edinburgh Airport. The International Business Gateway could include several hotels with up to 1,150 bedrooms.
- Tetrarch Capital intends to build a €25M aparthotel in Dublin city centre. Plans for the 178-unit property on Mark Street near Trinity College are expected to be submitted soon.
- Belfast Harbour has submitted plans for a 190-bed 'upper midscale' hotel at the City Quays development. Outline consent was first approved in 2014. Subject to receiving detailed consent, the 9-storey hotel is expected to open in 2017.
- Travelodge is targeting retail centre landlords as part of its expansion after exchanging contracts with Capital & Regional, Henry Boot and New River Retail for three new hotels worth £22M that are expected to open at shopping centres in Bromley, Burgess Hill and Wood Green in 2017.

Recent transactions

- AccorHotels has agreed to buy FRHI Holdings, parent of the luxury hotel brands Fairmont, Raffles and Swissôtel from Qatar Investment Authority, Kingdom Holding Company of Saudi Arabia and Oxford Properties. The proposed cash and shares transaction is for approximately €2.6Bn.
- Frasers Hospitality has acquired a portfolio of four boutique hotels with 265 bedrooms from Swire Properties for £36.1M through its UK subsidiary Malmaison Hotel du Vin. The hotels in Brighton, Bristol, Cheltenham and Exeter will operate under their existing names until 2016 before rebranding.
- Standard Life Investments has sold the 4-star 230-bed Leonardo Hotel London Heathrow Airport to Aprirose Real Estate Investment for £25.5M. CBRE handled the sale of the hotel, which is let to Leonardo Hotels for 25 years. The former Holiday Inn property was rebranded earlier in 2015.
- Macdonald Hotels has sold two hotels to entities controlled by the founding Macdonald family with the opportunity to repurchase them in future. The hotels sold for an undisclosed sum are the Macdonald Marine Hotel & Spa, North Berwick and Macdonald Old England Hotel & Spa in Windermere.
- Dalata has agreed to buy the 3-star 111-bed Tara Towers Hotel in Dublin for €13.2M. The sale was handled by DTZ Sherry FitzGerald and Savills and is expected to complete in January. The company plans to invest up to €4.5M to upgrade and rebrand the property as a Maldron Hotel.
- Colliers has sold the 4-star 89-bed Marine Hotel in Troon, Ayrshire for The Hotel Collection off a £7M guide price. The purchaser is a JV between Cannock Investments and Hetherley Capital Partners. The hotel overlooks the Royal Troon Golf Course, host of The 2016 Open Championship.
- U+I Group (formerly Development Securities) has sold the 103-bed Campanile Hotel Glasgow Airport to Whitbread for £6.8M, representing a £2.0M gain on disposal. The hotel had been operated under management by Louvre Hotels since U+I acquired the hotel out of receivership in 2010.
- CBRE and Savills, on behalf of administrators Deloitte, have sold the 4-star 96-bed Sketchley Grange Hotel & Spa in Burbage, Leicestershire to Ampthill Investments off a £7.5M guide price. The hotel will now be operated by Focus Hotels.

For sale

- Majlis Amanah Rakyat (MARA), the Malaysian government agency, has appointed Colliers to sell two London hotel properties with a combined £30M guide price. MARA acquired the properties - the 54-bed Ashley Hotel near Paddington and Atelier EC1 serviced apartments - in 2010-11.
- Christie + Co has been appointed to sell the 3-star 44-bed Eurotraveller Hotel Premier @ Harrow in North West London with a £6.5M guide price. The hotel is situated on Northolt Road and opened in July 2010 following a change of use from former offices.
- Colliers has been appointed by Stephen & Julie Pankhurst to sell the 4-star 32-bed Seckford Hall Hotel in Woodbridge, Suffolk with a £4.3M guide price. The founders of Friends Reunited undertook a refurbishment of the Grade II listed property after acquiring it in 2012.

Rebranding

- AccorHotels has increased its UK Ibis Styles portfolio to over 2,000 rooms after signing a management agreement with Amaris Hospitality to rebrand the 204-bed Portland Hotel, Manchester. The hotel will reopen as the Ibis Styles Manchester Portland Street in 2016 after a £3M investment.
- Hilton has opened its second hotel in Cambridge, the 198-bed Hilton Cambridge City Centre following a rebrand of the former Cambridge City Hotel on Downing Street. The hotel is managed by Hilton Worldwide on behalf of CDL Hospitality Trusts, who acquired the property in September.
- IHG has added the 79-bed Holiday Inn Sittingbourne to its portfolio of hotels in Kent. The former Best Western Plus branded hotel is operated under franchise by Nine Hospitality and has recently undergone a full refurbishment.
- Whitbread is set to open its fifth Premier Inn in Derby after agreeing a lease with Moorfield Group's MREF III fund for a 138-bed hotel at the Riverlights mixed-use development. The hotel is expected to open in early 2016 following a rebrand from the 117-bed Hampton by Hilton Derby City Centre.
- The 4-star 210-bed Waterfront Hotel in Brighton is to undergo a £5.6M refurbishment and relaunch under the Jurys Inn brand in late 2016, becoming its second hotel in the city.

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