

Report Price: £1995.00 | \$2693.85 | €2245.17

The above prices are correct at the time of publication, but are subject to change due to currency fluctuations.



"There is relatively little new product development in the mid-market tier where brands tend to be weaker and less differentiated, and risk being squeezed between the more dynamic economy and upscale sectors. However, demand for mid-market hotels remains strong and many consumers are willing to pay 'a bit extra' for an enhanced level of experience."

- John Worthington, Senior Analyst

# This report looks at the following areas:

- Engaging the Airbnb generation
- Luxury/budget polarisation amongst Millennial travellers
- Mix-and-match guests
- Personalisation is the key to loyalty
- Embracing wellness trends

# BUY THIS REPORT NOW

VISIT: store.mintel.com

**CALL:** EMEA +44 (0) 20 7606 4533

> Brazil 0800 095 9094

Americas +1 (312) 943 5250

China +86 (21) 6032 7300

арас +61 (0) 2 8284 8100

**EMAIL:** reports@mintel.com

**DID YOU KNOW?** 

This report is part of a series of reports, produced to provide you with a more holistic view of this market



Report Price: £1995.00 | \$2693.85 | €2245.17

The above prices are correct at the time of publication, but are subject to change due to currency fluctuations.

# **Table of Contents**

# Overview

What you need to know Covered in this Report

# **Executive Summary**

# The market

#### Record highs in 2017, but slight dip expected in 2018

Figure 1: Total volume forecast of hotel/motel/guesthouse trips (domestic and inbound), 2013-23

Figure 2: Total volume forecast of hotel/motel/guesthouse nights (domestic and inbound), 2013-23

# Companies and brands

# Branded chains control an estimated 50% of market

Big two budget chains account for an estimated 14% of rooms

Figure 3: Top 10 hotels in the UK, by site numbers, October 2018

# The consumer

### Consumer demand has dipped...

Figure 4: Use of hotels in the past 12 months, August 2014-September 2018

## ...but frequent guests have increased

Figure 5: Number of hotel stays in the past 12 months, September 2018

# 62% of guests go budget

Figure 6: Types of hotel stayed in during the past 12 months, September 2016-September 2018

#### OTAs assert control

Figure 7: Overall channels to market used for last hotel stay, September 2015 and September 2018

### Food and personalisation are key ways for hotels to stand out

Figure 8: Factors that can attract hotel guests, September 2018

# Super-budget hotels grow but most consumers are prepared to pay for a better experience Figure 9: Attitudes towards hotels, September 2018

#### Hotels preferred to Airbnb

Figure 10: Attitudes towards hotels versus Airbnb, September 2018

# What we think

# **Issues and Insights**

## Engaging the Airbnb generation

The facts

The implications

Luxury/budget polarisation amongst Millennial travellers

The facts

The implications

Mix-and-match guests

# BUY THIS REPORT NOW



Report Price: £1995.00 | \$2693.85 | €2245.17

The above prices are correct at the time of publication, but are subject to change due to currency fluctuations.

The facts
The implications
Personalisation is the key to loyalty
The facts
The implications
Embracing wellness trends
The facts
The implications

## The Market – What You Need to Know

Hotel stays and nights reach record levels in 2017...

...but demand has softened in 2018

Brexit uncertainty ahead

2017 marked a new staycation high

US and Chinese visitor spend rising

## Market Size, Segment Performance and Forecast

#### Inbound visitor surge takes hotel stays to new high in 2017

Figure 11: Total volume of trips and nights staying in UK hotel/motel/guesthouse, 2013-23

#### Overseas visitors accounted for almost half of hotel nights in 2017

Figure 12: Volume of trips and nights staying in UK hotel/motel/guesthouse, by domestic and inbound visits, 2013-18

# Performance metrics strong in 2017, flatter in 2018

## Brexit challenges

Figure 13: UK hotels forecast, 2017-19

Figure 14: Total volume forecast of hotel/motel/guesthouse trips (domestic and inbound), 2013-23

Figure 15: Total volume forecast of hotel/motel/guesthouse nights (domestic and inbound), 2013-23

# **Market Background**

# Economic growth sluggish but wages begin to rise

Figure 16: UK average weekly earnings (excluding bonuses)\* vs CPI inflation, percentage change year on year, January 2014-September 2018

# Domestic tourism visits up 4% in first half of 2018

Figure 17: Domestic tourism market (GB) (all tourism), 2013-17

### Staycation record

Figure 18: Domestic tourism, by trip volume and purpose, 2013-17

#### Inbound slump likely to be felt most in London after record growth

Figure 19: Total inbound tourism markets (all tourism), 2013-17

Figure 20: Inbound tourism, by trip volume and purpose, 2013-17

#### Emerging opportunities

Figure 21: Top 10 inbound source markets, by volume\*, 2013-17

Figure 22: Top 10 inbound source markets, by value\*, 2013-17

#### Currency matters

# BUY THIS REPORT NOW



# Report Price: £1995.00 | \$2693.85 | €2245.17

The above prices are correct at the time of publication, but are subject to change due to currency fluctuations.

Figure 23: Spot exchange rate, Pound Sterling versus euro and US Dollar, June 2016-October 2018

## Companies and Brands – What You Need to Know

Half of rooms in branded chains

Whitbread to focus on Premier Inn

Travelodge launches 'budget chic'

IHG expanding luxury UK offer

Accor focusing on guest tech

Boutique lifestyle trend

Premier Inn has strongest brand

# Market Share

Over 800,000 hotel rooms in 2018

Branded chain share is growing

Premier Inn

Travelodge

#### InterContinental Hotels Group

Accor

Figure 24: Top 10 hotels in the UK, by site numbers, October 2018

# Best Western

Hilton

# Marriott

Wyndham

# **Brand Research**

# Brand map

Figure 25: Attitudes towards and usage of selected brands, August 2018

# Key brand metrics

Figure 26: Key metrics for selected brands, August 2018

# Brand attitudes: Trust is high for Premier Inn and Holiday Inn Figure 27: Attitudes, by brand, August 2018

Brand personality: Hilton and Marriott seen as most exclusive Figure 28: Brand personality – Macro image, August 2018

# Travelodge seen as basic/functional

Figure 29: Brand personality – Micro image, August 2018

# Brand analysis

Premier Inn

Figure 30: User profile of Premier Inn, August 2018

# Travelodge

Figure 31: User profile of Travelodge, August 2018

Hilton

# BUY THIS REPORT NOW



# Report Price: £1995.00 | \$2693.85 | €2245.17

The above prices are correct at the time of publication, but are subject to change due to currency fluctuations.

Figure 32: User profile of Hilton, August 2018

# Marriott

Figure 33: User profile of Marriott, August 2018

#### Holiday Inn

Figure 34: User profile of Holiday Inn, August 2018

#### Best Western

Figure 35: User profile of Best Western, August 2018

# Airbnb

Figure 36: User profile of Airbnb, August 2018

# Launch Activity and Innovation

# Super-budget Budget-plus

Accor using WhatsApp

The smart room

Alexa for Hospitality

Personalised gestures

Themed hotels - beer

Themed hotels - wellness

Experiences

#### The Consumer – What You Need to Know

Hotel penetration slips but frequency rises

62% of guests stay in budget hotels

Third-party booking shift

Food is key to standing out

Experience valued more than functionality

Millennials grasp capsule concept

Consumers prefer hotels to Airbnb

# **Hotel Stays**

Independent hotels dwindling but demand remains stable

Figure 37: Use of hotels in the past 12 months, August 2014-September 2018

# Hotel usage still far outstrips rental property

Figure 38: Use of all tourist accommodation in the past 12 months, September 2018

# Men are more frequent guests than women

Figure 39: Number of hotel stays in the past 12 months, September 2018

#### Frequency of stay has increased

Figure 40: Number of hotel stays in the past 12 months, September 2016 and September 2018

## 'Mix-and-match' hotel guests

Figure 41: Types of hotel stayed in during the past 12 months, September 2016-September 2018

# BUY THIS REPORT NOW



Report Price: £1995.00 | \$2693.85 | €2245.17

The above prices are correct at the time of publication, but are subject to change due to currency fluctuations.

Luxury/boutique segments have younger bias

Affluent singles offer upscale opportunity

Short leisure breaks account for 58% of trips

Figure 42: Purpose of last hotel stay, September 2018

# Hotel Booking

#### Hotels grow more reliant on third-party bookings

Figure 43: Booking methods used for last hotel stay, September 2015 and September 2018

Figure 44: Overall channels to market used for last hotel stay, September 2015 and September 2018

# **Hotels – Potential Attractions**

#### Going beyond price

#### Foodie hotels

Figure 45: Factors that can attract hotel guests, September 2018

#### Getting personal

Figure 46: Attitudes towards selected hotel brands, August 2018

Country-house hotels in the city

#### Total wellbeing

The gastro-vegan hotel

Designer/themed/high-tech/social hotels offer niche opportunities

Airbnb-style experiences

### The cat hotel

Bed, breakfast and service with a smile seen as core elements in a great hotel

# Hotel Attitudes – Price versus Experience

61% of adults think it's worth paying extra for a better experience

#### Hotel experience especially important to women and empty nesters

Figure 47: Attitudes towards hotels, September 2018

Special-occasion luxury

# Hybrid Millennials

Urban minimalism

# Hotel Attitudes – Hotels versus Airbnb

#### Hotels retain traditional advantages over Airbnb

#### 25% of adults see Airbnb as better value

Figure 48: Attitudes towards hotels versus Airbnb, September 2018

#### Millennials show strong recognition of Airbnb strengths

Figure 49: Attitudes towards hotels versus Airbnb, Millennials versus others, September 2018

Figure 50: Attitudes towards hotels versus Airbnb, hotel guests versus rental property guests, September 2018

# Young urban professionals are most likely to prefer Airbnb

Figure 51: Hotels – CHAID – Tree output, September 2018

# Engaging the Airbnb generation

# BUY THIS REPORT NOW



Report Price: £1995.00 | \$2693.85 | €2245.17

The above prices are correct at the time of publication, but are subject to change due to currency fluctuations.

1	Abbreviations
(	Consumer research methodology
(	CHAID methodology
Appendix – Market Size and Forecast	
	Figure 52: Total volume of trips staying in UK hotel/motel/guesthouse, 2018-23
	Figure 53: Total volume of nights staying in UK hotel/motel/guesthouse, 2018-

# BUY THIS REPORT NOW