

The Rt Hon Rachel Reeves MP
Chancellor of the Exchequer
HM Treasury
1 Horse Guards Road
London SW1A 2HQ

18 January 2025

Business rates revaluation – accommodation sector input

Dear Chancellor

As accommodation members of UKHospitality, we are writing in relation to changes to the business rates system announced at the Budget last year. We are a mix of traditional hotels, self-catering businesses, holiday parks, high end hotels and value propositions. We provide holidays year-round to British people and attract international visitors.

Accommodation businesses in the UK – many of which are small and medium sized businesses - will see significant increases in their business rates bills over the next three years.

A large accommodation property (over £100,000 RV) will see its business rates bill increase by 115%, on average, over the next three years. While we are grateful for the transitional support announced at the Budget, business rates for a **small family-run hotel will increase by £21,000 over the next three years; and by £205,200 for larger hotels (compared to the average pub who will pay an extra £12,900, according to UKHospitality).**

Accommodation providers play a vital role in their local communities - creating jobs for local people and procuring from local supply chains. They employ over 450,000 people – a large proportion of whom are under-25. While additional support for the hospitality sector is welcome, **it's critical that it should not only extend to pubs, but should be a whole-sector solution.**

Accommodation business profit margins have already been eroded by significant increases in employment and energy costs. **These changes to business rates present the most significant challenge to accommodation providers in terms of their ongoing viability, and many will face tough decisions in terms of employment and their ability to invest.**

This issue will grow in severity over the coming years, as transitional relief tapers off - this is not something businesses will be able to easily absorb, **while passing costs onto guests would further add to the cost-of-living pressures already greatly affecting the British public.**

As you know, there is already immense pressure on the investment case for hotel development in the UK, given heightened build costs and concerns about new tourism taxes. **We therefore urge you to consider the accommodation sector when considering any support measures to address these crippling changes.**

Yours, the undersigned.

Business name

4C Group
Abbey Hotel (Bath) Ltd
Alexandra Hotel and Restaurant

Your name

Neil Taylor
Emily Harris
Kathryn haskins

ANS Hospitality	Alistair Sandall
Avantis Hotels Ltd	Kishor Majithia
Avantis Piccadilly Limited	Ravi Majithia
Ayre Hotel Kirkwall Limited	Nehal Dave
B&B HOTELS UK LTD	Patrick O'Connell
Belfont Hotels Ltd	Keval Thakerar
Best Western Hotels GB	Tim Rumney
Best Western Manor Hotel	Nick Wilde
Best Western Pontypool Metro Hotel	Dean Sims
Blackhorse HCC Ltd	Tim Sparrow
Blunsdon House Hotel Ltd	Christopher Clifford
Bower House London	Serena von der Heyde
Buchanan Arms Hotel	Nehal Dave
Butlin's	Jon Hendry Pickup
Cadbury House	Gareth Ireland
Canopy by Hilton London City	Peadar McFadden
Centro Hotels Ltd t/a Spark by Hilton Luton	Ali Mussani
Chinnery House	Serena von der Heyde
Classic Cottages	Dan Harrison
Clayton Hotel Birmingham	Erfan Rahman
Clubhouse Group	Alicia Kanji
Colliers Hotel	Nazir Kanji
Congham Hall	Nicholas Dickinson
County hotel carlisle	Carl Wilkins
Courthouse Hotel	Girish Sanger
Crowne Plaza Gerrards Cross	Michael Chappell-Oates
Cumberland House Hotel limited	Mark O'Connor
Cycas Hospitality	Philip Steiner
Dart Marina Hotel Limited	Paul Downing
DC Hotels (Bridgwater) Ltd	Damian Kaye
Dean Street Developments	Abi Hindle
Dean Street Developments - Spark by Hilton Romford	Darren Phillips
Demibourne Limited Frensham Pond Hotel & Spa	Anup Sarin
Discovery Inn Hotels Ltd	Tasneem Watson
Double Tree by Hilton London Marble Arch	Anup Sarin
DoubleTree Angel Kings Cross	Richard Lee
DoubleTree by Hilton Bristol North	Bradlee Pillay
Doubletree by Hilton Coventry	Madhu Balakrishnan
DoubleTree by Hilton Dartford Bridge	Marc Taylor
DoubleTree by Hilton Harrogate Majestic Hotel & Spa	Claudio Amella & Andrew Glover
DoubleTree by Hilton London - Chelsea	Anthony Barrett
Doubletree by Hilton London Greenwich	Rory O'Leary
Doubletree by Hilton Newcastle Airport	Rob Dixon
Doubletree by Hilton Southampton	Mark Dicks
DoubleTree Hilton Edinburgh	Raj Bhatia

Dover Marina Hotel & Spa	Pradeep Wijesinghe
Edgbaston Park Hotel and Conference Centre	Richard Metcalfe
Elmbank York, Tapestry Collection By Hilton	Stefan Micevski
Exceptional Hotels & Resorts (UK) Ltd TA	
Doubletree by Hilton Nottingham Gateway	Mandy Goldsmith
Exclusive Collection	Danny Pecorelli
Focus Hotels Management Ltd	Devin Grosse
Four Points Flex Birmingham, Jewellery	
Quarters	Vijay Sharma
Four Seasons Hotel at Park Lane	Lucie Fuksova
Georgian House Hotel	Serena von der Heyde
Gonville Hotels Limited	David Chaplin
Hambleton Hall Limited	Sophie Cade
Hampton by Hilton Old City - T/A Acre City Ltd	Kamal Pankhania
Hart Hambleton Limited	Sophie Cade
Haven	Paul Flaum
Haven	Simon Palethorpe
HCM Midlands Ltd	Marc Lock
Headlam Hall Hotel	Thomas Robinson
Heath Court Hotel	Robert Nobbs
Heymaa Watford Ltd	Yasmin Patel
Hilton	Steve Cassidy
Holiday Inn Birmingham City Centre	Heather Hoskins
Holiday Inn Express Birmingham City Centre	Jurate Stabulionyte
Holiday Inn Express Wimbledon South	Atanu Bhowmick
Holiday Inn Newcastle Jesmond	Gary Taylor
Hotel Indigo Edinburgh Princes Street	Cameron White
ibis Edinburgh South Bridge	Tony Horan
Ibis London Canning Town	Seiha LY
IHG Hotels & Resorts	Karin Sheppard
Illington Country House Hotel & Spa	Richard Hassell
Imperial London Hotels	Neil Braude
Interchange & Consort Hotels	Jeremy PICK
JDP Hotels Ltd	Pranay Paw
John Pette	Fairlawns Hotel & Spa
Khanna Enterprises Kenilworth Ltd, Leigh	
Hotels Ltd, Dragonglass Milton Keynes Ltd,	Nicholas Rubin
Stonehenge Hotels Ltd and Tankersley Hotels	Derek McDonagh
Ltd (BGAM Group)	Lorenzo Stella
Klarent Hospitality	Daniel Gidney & Michael Hewson
La Gaffe	Jason Carruthers
Lancashire Cricket	
Leonardo Hotels	Harpreet
Leopard Hotel 13LTD T/A Novotel Birmingham	Tom Owen
Centre	Neelabha Chatterjee
Lordleaze Hotel	Stephen Rycroft
LUK Hospitality Limited	Joanna Chugh
Manchester Marriott Hotel Piccadilly	
Marriott International	

Mercure Bridgwater Hotel	Damian Kaye
Merlin Entertainments	Fiona Eastwood
Michels and Taylor	Peter Hales
Milsom Hotels and Restaurants	Paul Milsom
Milsom Hotels Limited	Mike Gooding
Monteacute House Ltd	Liang Wang
Moor Hall Hotel & Spa	Angela Burns
Mostyn Estates Limited	Edward Hiller
Mountfair Limited T/As The Southcliff Hotel	Sandeep Chawla
Nailcote Hall Hotel	Richard Cressman
Nelson North West Hotels Ltd	Sue Nelson and Andrew Nelson
New world hospitality	Nikhil Mathur
Novotel Cardiff Centre	Alfredo Rabadan
Parkdean Resorts	Steve Richards
PASC UK	Alistair Handyside
Primrose Estates Limited	Ali Mohamed
Radisson Hotels	Tom Flanagan
Ramada Hotel & Suites by Wyndham Coventry	Fabio De Barros
Rathern Limited T/A Double Tree by Hilton	
London Marble Arch	Anup Sarin
Rellish Ashford Ltd	MARK REES
Royal Station Hotel	Adam Davie
Stanhill Court Hotel Ltd	Mark Rees
Starboard Hotels Ltd	Paul Callingham
Staybridge Suites Birmingham	Joanne Gray
Sun Hospitality Ltd T/As Stade Court Hotel	Sandeep Chawla
Supercity Aparthotels Ltd	Philip Houghton
Sure Hotel Aberdeen (part of Cairn Hotel Group)	Tori Murray
Sykes Cottages	Ben Spier
The Carlton Hotel, Ilfracombe	Eliot Seabourn-Wren
The Cathedral Hotel, Lichfield	Angela Burns
The Gables Hotel	Angela Burns
The George Hotel	Angela Burns
The Grange at Osborne	Jon Fletcher
The Hollies Hotel	Richard Walsh
The Maids Head Hotel Limited	David Chaplin
The Travel Chapter	Mark Roome
The View Hotel Folkestone Ltd	Mark Rees
The Winnock Hotel (Drymen) Limited	Nehal Dave
Travelodge	Jo Boydell
Victoria Point Hotel Ltd	Mark Rees
Victorian House Hotel	Serena von der Heyde
Warner Hotels	Paul Flaum
Wellrose Limited T/A Donnington Manor Hotel	Anup Sarin
Whitbread PLC	Dominic Paul
WT Hotels Ltd	Shaun Whitehouse
Yew Lodge Limited	Jeremy Pick
Z Hotels	Bev King