

**WELCOME FROM ZEAL
HOTELS**

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VOCO[®]
— BY IHG —

Zeal Exeter Science Park



ZEAL HOTELS[®]

A 2050 Collaboration



UKSPA CONFERENCE

13th March 2025



The Vision

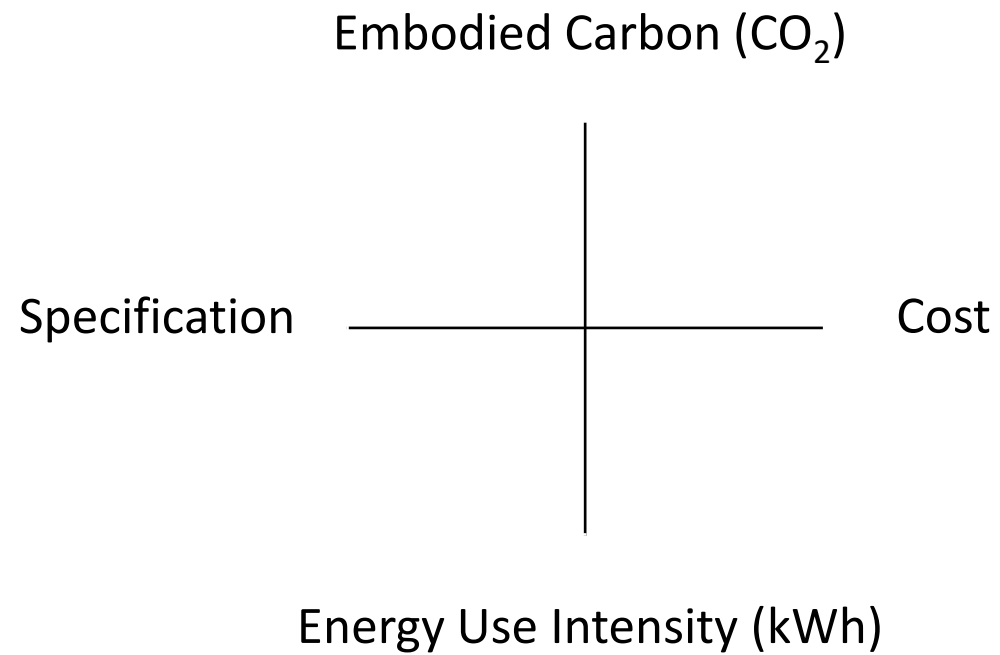
1. Decisions based upon scientific evidence concerning Climate Change
2. Create a cost effective & repeatable net zero carbon hotel
3. Create a net zero carbon hotel without diminishing the guest experience
4. 2019 - Team appointed
5. 2022 - Funding
6. 2023 – Design/planning/construction
7. 2023 – Collaboration with IHG & Valor hospitality

The Challenge

1. Create a net zero carbon hotel without diminishing the guest experience
2. Ensure additional technology employed has an acceptable ROI
3. Construction materials
4. FF&E – Sustainability Procurement Schedule
5. Energy Use Intensity
6. Embodied Carbon
7. Cost

CONSTRUCTION & FIT OUT

voco Zeal Hotel



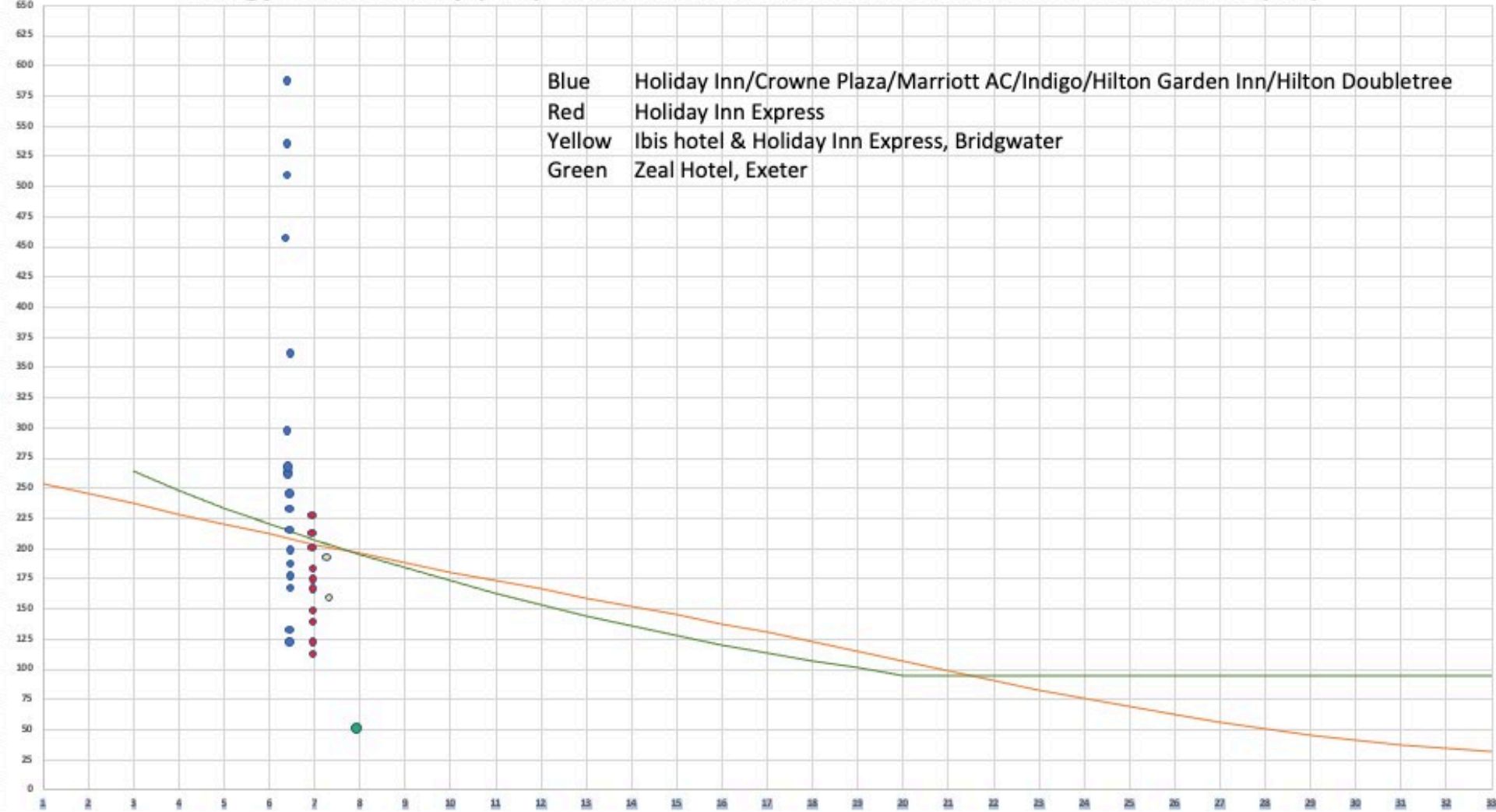
What aspects are we incorporating in voco Zeal Hotels

1. 60% GGBS Concrete (Ground Granulated Blast-furnace Slag - waste)
2. 100% electric power only
3. 1,850 sq m of Solar Panels (Futureproofed)
4. We produce more energy than we use – every year
5. 12 EV Charging Points
6. Biodiversity
7. Local supply chain wherever possible
8. Staff all formally trained in Carbon Literacy

Carbon Risk Real Estate Monitor (CRREM)



Energy Use Intensity (EUI) - Selection of Full Service & Limited Service Hotels (UK)



voco Zeal - Fact Sheet

1. 142 bedroom 4-star hotel
2. £23.4m (£165k/key) (excluding land, finance and R&D)
3. 100% electric
4. Passivhaus style design & air handling
5. Uses a third (293,800 kWh/yr) of the electricity of comparable hotels, adding £200k+ to EBITDA
6. 1,859 m² of solar panels will create 300,200 kWh/yr
7. Energy Use Intensity <60 kWh/m²/yr (2050 CRREM target is <95k kWh/m²/yr)
8. Embodied Carbon <750 kg/CO₂/m² (2030 target is <750 kg/CO₂/m²)
9. BREEAM Outstanding Design & on track for BREEAM Outstanding Property Completion certificate.
10. Opened 28th Feb 2025.
11. Looking at other Science Park & Business Park opportunities













'Join us on the journey...'

www.zealhotels.com

