

Airbnb and beyond: Unravelling short-term lets - TAB U Podcast - S5 E4 - #TABUniversity

Podcasts

03.10.24

Welcome to the latest episode of TAB University podcast. In this episode, host Katrina Hindley explores the role of short-term property lets in the UK, particularly focusing on platforms like Airbnb. She is joined by guests Mitchell and Gavin Vaughan from Vaughan Property Group, and Nick Russell, sales director at TAB.

Vaughan Property Group helps landlords secure rent without the worry of void periods, while also supporting investors in growing their property portfolios and maximising monthly income.

Throughout the episode, Mitchell, Gavin, Nick, and Katrina discuss key factors that make a property suitable for short-term lets, how revenue potential compares to traditional rentals, and the regulatory challenges landlords face. They'll also explore market trends, the role of technology in managing lets and useful tools to streamline operations. Finally, they offer advice for those considering investing in short-term rentals.

The top six questions asked are:

1. What are the key factors that make a property suitable for short-term lets?
 - a. What do short term let landlords need to consider when setting it up?
 - b. Insurance, health and safety, cleaning, best practices for managing guest experience etc.
2. How does the revenue potential of short-term lets compare to traditional long-term rentals in today's market?

- a. What are the hidden costs of operating a short-term rental that new investors might overlook?
 - b. How do you assess whether a market is oversaturated for short-term lets?
 - c. What alternative strategies might be considered in such cases?
3. What are the most common regulatory challenges faced by short-term let landlords?
- a. What are the most common restrictions placed on short-term lettings by local planning authorities?
 - b. Why are some local planning authorities putting in restrictions?
 - c. How are cities balancing the economic benefits of short-term lets with the needs of long-term residents?
4. What trends have you seen in the short term rental market?
5. How important is technology in managing short-term lets, and what are some essential tools or platforms that can help streamline operations?
- a. What are the pros and cons of using major booking platforms versus managing bookings independently for short-term rentals?
6. What advice would you give to someone considering investing in a property for short-term rentals?

Show notes:

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The Property Twins Instagram: <https://www.instagram.com/the.property.twins/>

TAB University: <https://tabhq.com/tab-university/podcasts>

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This podcast is for information only and does not constitute advice or a personal recommendation. When it comes to financing, any property used as security is at risk of repossession if you do not keep up with your payments. If you are unsure of the risks, you are advised to obtain appropriate professional advice.

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