

# **Outline**

2025-12-09

**Title**

**Date**

## **Declaration of Authorship**

**Date:** Student Details:

### **Priorities for Feedback**

## INTRODUCTION

place holder: add Airbnb.png !!! Our investigation uses the Inside Airbnb (IA) dataset to analyse Airbnb activity for more than **xxx** million listings in London.

**Data and methodologies**

(Emily?): Other limitations (NYC paper)

## Queation 1: Is Airbnb out of control in London?

Growth of full-time rentals



Tip

(Nadia?) Work in progress

**Figure 1.1 | Growth of Airbnb Listings**

Summary Figure 1.1 ##### **Figure 1.2 | Growth of Airbnb Listings** Summary Figure 02



Tip

(Nadia?) (This paragraph needs more work)

**Figure 1.3 | Scatterplot Airbnb vs Private Rent Monthly revenue by bedroom category**

Summary Figure 1.3

**Figure 1.4 | Rent Gap (Airbnb vs Private Rent) Two Bedroom Units**

**Summary Figure 1.4**

## Figure 1.5 | Rent gap in Camden, by bedroom category

### Summary Figure 1.5

#### 💡 Tip

(Nadia?) Hide it? \*\*\* it would be good to have an approx stat here on the % of airbnbs that are operating with a temporary accomodation license - presumably almost no listings have this It would be great to find a stat here that says x % of airbnbs are used for short term rather than long term rentals to back up our assumptions \*\*\*

!!!equation on quarto ::: {.callout-tip} ## Choose one: :::

A: The occupancy rate is estimated using the San Francisco Model provided by Inside Airbnb:

$$O = \frac{R}{r} \times N_{min}$$

Where:

- $O$ : Estimated Occupancy Rate (last 12 months)
- $R$ : Total Number of Reviews (last 12 months)
- $r$ : Review Rate (assumed percentage of guests who leave a review, typically 50%)
- $N_{min}$ : Average Minimum Nights per stay

This formula assumes a standard review conversion rate to estimate total bookings from visible reviews.

B:

$$\text{Occupancy}_{L12M} = \frac{\text{Reviews}_{L12M}}{\text{Review Rate}} \times \text{Avg. Min Nights}$$

### Assumptions

#### 💡 Tip

(Nadia?) Keep it? For mayor or teamates? ##### Assumptions \*

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\*

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## Illegal revenue paragraph

### Paragraph for illegal activity



Tip

(Emily?) More interestingly, xxx

50% of the illegal revenue is attributable to only 171 individual hosts (5% of illegal hosts).

## Question 2: How many professional landlords are there?



(ICY?) Tabata reference 01 Following the literature [1] >[1] Shabrina, Z.; Arcaute, E.; Batty, M. (2022), Airbnb and its potential impact on the London housing market, Urban Studies. - / > render difference

**Figure 2.1 | Histogram of number of listings per professional host**

**Following from the Output:** ::: {.callout-tip} (ICY?) Tabata reference 02 > [2] “What’s required to be a Superhost” (<https://www.airbnb.co.uk/help/article/829>). - / > render difference :::

**Figure 2.2 | Distribution of total estimated revenue of professional hosts**

**Figure 2.3 | Spatial distribution of the listings of the top6 professional landlords with the most listings**

**Figure 2.4 | Correlation between the superhost condition and the number of listings**

## Question 3: How many properties would be affected by the opposition’s proposal?

**The workflow:** ##### **Figure 3.1** | Average Airbnb Revenue vs Average Council Tax per Borough **Summary Figure 3.1** ##### **Figure 02** | Linear Relationship Between Revenue and Profit Loss **Summary Figure 3.2** ##### **Figure 03** | Map of Average Profit Loss per Borough **Summary Figure 3.3**

**Short General Conclusion on discussion 3:**

## Question 4: What are the likely pros and cons of the opposition’s proposal (for the Mayor, residents, and the city)?



(ICY?) (citation)

**Effects of the opposition proposal for different actors** For the Mayor >Pros: > - >Cons: > -

**For the Residents:** >Pros: > - >Cons: > -

**For the City:** >Pros: > - >Cons: > -

**Overall judgement:** ::: {.callout-tip} (ICY?) (citation) :::

**Question 5: Can the story be reframed as a positive one about social mobility or housing opportunity?**

 Tip

(ICY?) (citation)