

# THE COMPLETE UK GUIDE TO AIRBNB HOSTING

# Hauseit

## THE COMPLETE UK GUIDE TO AIRBNB HOSTING HOW TO TURN YOUR PROPERTY INTO A PROFITABLE SHORT- TERM LET

BY HAUSEIT, WITH INSIGHTS FROM PROPERTY INVESTOR &  
ESTATE AGENT IMRAN BASHIR

### Chapter 1 – Welcome & Introduction

Airbnb has transformed the way people travel and how landlords earn from their properties. What started as a way to rent out a spare room has grown into a multi-billion-pound global business model, with more than 6 million listings worldwide and thousands across the UK alone.

For UK property owners, this means an incredible opportunity. Short-term lets can often generate 50–100% more income than a traditional tenancy, especially in popular cities and tourist spots. But with opportunity comes responsibility: stricter compliance, higher expectations from guests, and more moving parts to manage. This guide is designed to give you a step-by-step playbook for turning your property into a successful Airbnb in the UK. Compact enough to read in one sitting, but detailed enough to get you started with confidence.

At Hauseit, we've worked with landlords, homeowners, and investors across Leicester, Charnwood, and beyond. Drawing on my own experience in buy-to-let investment, property sales and lettings, and years in marketing and communications, I created this guide to help property owners like you cut through the noise and get actionable results.

Whether you're a landlord looking to increase your yields, a homeowner exploring a side income, or an investor considering short-term lets as part of your portfolio, this guide will walk you through:

- The legal requirements you need to know in the UK.
- How to set up and style your property for maximum appeal.
- Tips for creating a winning listing that attracts guests.
- Tools for managing operations, cleaning, and guest communication.
- Tricks to deliver a 5-star guest experience that drives reviews.
- Ways to maximise your profit while staying compliant.

👉 By the end, you'll have a clear roadmap to launch your Airbnb and start earning – the smart and professional way.

HAUSEIT PROPERTY MARKETING

📍 Website: [www.hauseit.co.uk](http://www.hauseit.co.uk)

✉ Email: [info@hauseit.co.uk](mailto:info@hauseit.co.uk)

📱 inst: [@hauseit.co.uk](https://www.instagram.com/hauseit.co.uk)

# THE COMPLETE UK GUIDE TO AIRBNB HOSTING



## Chapter 2 – The Airbnb Opportunity in the UK

### Why Airbnb?

Travel habits have changed. Today's guests aren't just looking for hotels – they want unique stays, homely comfort, and local experiences. That's why Airbnb and other short-let platforms have exploded in popularity.

For property owners, Airbnb offers:

- Higher returns: A flat that might rent for £900/month long-term could earn £1,400–£1,800/month as a short-let.
- Flexibility: You can block dates for personal use – something you can't do with a standard tenancy.
- Diverse guest base: From tourists and business travellers to contractors and families.

### UK Market Snapshot

- London: The most competitive Airbnb market in the UK, but also the most profitable.
- Regional cities (e.g. Leicester, Manchester, Birmingham): Growing demand from students' families, business visitors, and tourists.
- Rural areas (e.g. Charnwood countryside): Popular with "staycationers" post-COVID, often achieving high occupancy in summer months.

| Factor           | Airbnb (Short Let)                         | Traditional Let       |
|------------------|--|-----------------------|
| Income Potential | Higher (if occupancy is good)              | Lower but stable      |
| Flexibility      | Can block dates for yourself               | Locked-in tenancy     |
| Workload         | High (guest turnover, cleaning, messaging) | Low (set & forget)    |
| Risk             | Regulation changes, fluctuating demand     | Tenant arrears, voids |

# THE COMPLETE UK GUIDE TO AIRBNB HOSTING

# Hauseit

## Is it right for you?

Ask yourself:

- Do I want higher but more hands-on income?
- Can I commit to professional standards of hosting (or outsource)?
- Am I prepared for the legal and safety responsibilities?

If the answer is yes, then Airbnb can be an excellent strategy to boost your property income while keeping flexibility.

## Chapter 3 – UK Legal & Compliance

Before you list your property, you must make sure you're fully compliant with UK regulations. This isn't the glamorous part of Airbnb hosting, but it's where many landlords slip up. Get it right now, and you'll save yourself a world of stress later.

### Local Council Rules






- London: Strictest in the UK — capped at 90 days per year unless you obtain planning permission.
- Other councils (including Leicester & Charnwood): May require planning permission for continuous short-term letting. Always check with your local authority before listing.
- Some areas may also introduce tourist taxes or licensing schemes in future.

### Mortgage & Leasehold Conditions

- Mortgages: Many lenders require you to notify them before using your property as a short-term let. Some may prohibit it outright.
- Leasehold properties: If you own a flat, your lease may forbid subletting or require freeholder consent. Always check the fine print.

Safety Standards (Non-Negotiable)

### Every Airbnb in the UK must meet basic safety requirements:

-  Gas Safety Certificate (annual, from a Gas Safe engineer).
-  Smoke alarms & CO detectors (one per floor, interlinked if possible).
-  Electrical Safety (EICR) – legally required for rentals; strongly advised for Airbnbs.
-  Fire safety – fire blanket in kitchen, clear fire exits, and ideally a fire extinguisher.
-  PAT Testing – portable appliance testing for kettles, toasters, etc.

### Insurance

Standard home or landlord insurance won't cover short-term lets. Look for specialist holiday let insurance, which covers:

- Guest damage
- Loss of income
- Public liability (in case a guest is injured)

## Chapter 3 – UK Legal & Compliance

Before you list your property, you must make sure you're fully compliant with UK regulations. This isn't the glamorous part of Airbnb hosting, but it's where many landlords slip up. Get it right now, and you'll save yourself a world of stress later.

### Local Council Rules






- London: Strictest in the UK — capped at 90 days per year unless you obtain planning permission.
- Other councils (including Leicester & Charnwood): May require planning permission for continuous short-term letting. Always check with your local authority before listing.
- Some areas may also introduce tourist taxes or licensing schemes in future.

### Mortgage & Leasehold Conditions

- Mortgages: Many lenders require you to notify them before using your property as a short-term let. Some may prohibit it outright.
- Leasehold properties: If you own a flat, your lease may forbid subletting or require freeholder consent. Always check the fine print.

Safety Standards (Non-Negotiable)

### Every Airbnb in the UK must meet basic safety requirements:

-  Gas Safety Certificate (annual, from a Gas Safe engineer).
-  Smoke alarms & CO detectors (one per floor, interlinked if possible).
-  Electrical Safety (EICR) – legally required for rentals; strongly advised for Airbnbs.
-  Fire safety – fire blanket in kitchen, clear fire exits, and ideally a fire extinguisher.
-  PAT Testing – portable appliance testing for kettles, toasters, etc.

### Insurance

Standard home or landlord insurance won't cover short-term lets. Look for specialist holiday let insurance, which covers:

- Guest damage
- Loss of income
- Public liability (in case a guest is injured)