

Title

2025-12-10

DO IT LATER

Title

Date

place holder: add Airbnb.png

Declaration of Authorship

Date:

Student Details:

Github Group_Work

Priorities for Feedback

Keep it or remove it?

INTRODUCTION

place holder: add Airbnb.png

Data and methodologies

Words Limitation.

Tip

(Emily?): Other limitations (NYC paper)

Our investigation uses the Inside Airbnb (IA) dataset to analyse Airbnb activity for more than **xxx** million listings in London.

Question 1: Is Airbnb out of control in London?

Growth of full-time rentals

5 Figures

💡 Tip

(Nadia?) Work in progress

Figure 1.1 | Growth of Airbnb Listings

Summary Figure 1.1

💡 Tip

<https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/monitoring-london-plan>

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

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 teammates? ##### Assumptions *

*
*
*

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?

4 Figures

💡 Tip

(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:

💡 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: 3 Figures + 1 Table

Figure 3.1 | Average Airbnb Revenue vs Average Council Tax per Borough

Summary Figure 3.1

Figure 3.2 | Linear Relationship Between Revenue and Profit Loss

Summary Figure 3.2

Figure 3.3 | Table + 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)?

 Tip

(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:

 Tip

(ICY?) (citation) (Municipality of Amsterdam, 2025)

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

Tip

(ICY?) (citation)

[1] <https://www.londoncouncils.gov.uk/>

[2] Dayne Lee, How Airbnb Short-Term Rentals Exacerbate Los Angeles's Affordable Housing Crisis: Analysis and Policy Recommendations.

References

Introduction

1. Wachsmuth, D., D. Chaney, D. Kerrigan, A. Shillolo, and R. Basalae-Binder. 2018. "The High Cost of Short-Term Rentals in New York City." McGill University. <https://www.mcgill.ca/newsroom/files/newsroom/channels/attach/airbnb-report.pdf>.
2. Quattrone, Giovanni, Davide Proserpio, Daniele Quercia, Licia Capra, and Mirco Musolesi. 2016. "Who Benefits from the 'Sharing' Economy of Airbnb?" In Proceedings of the 25th International Conference on World Wide Web, 1385–94. WWW '16. Republic; Canton of Geneva, CHE: International World Wide Web Conferences Steering Committee. <https://doi.org/10.1145/2872427.2874815>.
3. <https://insideairbnb.com/data-assumptions/>

Q1

1. <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/monitoring-london-plan>
2. <https://dl.acm.org/doi/10.1145/2872427.2874815> Who Benefits from the "Sharing" Economy of Airbnb?

Q2

1. <https://journals.sagepub.com/doi/10.1177/0042098020970865> Airbnb and its potential impact on the London housing market
2. <https://www.airbnb.co.uk/help/article/829>

Q3

Q4

1. London Plan Annual Monitoring Report 19 2021/22
2. <https://www.nyc.gov/site/specialeenforcement/registration-law/registration.page>
3. <https://www.amsterdam.nl/en/housing/holiday-rentals/reporting-holiday-rentals/>

Q5

1. <https://www.londoncouncils.gov.uk/>
2. How Airbnb Short-Term Rentals Exacerbate Los Angeles's Affordable Housing Crisis

(Parenthetical Citation)A: Most of the data comes from online sources (Airbnb, 2015).

(Narrative Citation)B: According to Airbnb (2015), the data is open source.

Previous studies have confirmed this trend (**smith2021analysis?**; **doe2020airbnb?**).

Recent studies have questioned the accuracy of the data used in Airbnb research (**alsudaisIncorrectDataWidely2021?**).

Airbnb, I. (2015) 'Data Assumptions'. <https://insideairbnb.com/data-assumptions/>.