

Landowner Partnership Summary:

Kin Cabins offers landowners the opportunity to host a high-quality, design-led cabin on their land to generate revenue through short-term holiday lets. Kin Cabins provides the cabin, while the landowner provides a suitable location and utilities. The cabin can be managed and operated by either Kin Cabins or the landowner, with income from guest bookings shared between both parties.

Initial agreement term: 3 years

Automatic renewal: 2 additional years

(Unless either party gives 90 days' written notice before renewal)

Installation & Setup

- Kin Cabins arranges delivery and installation of the cabin
- Delivery and installation cost: £1,400 total (shared equally)
- The landowner provides the prepared site and utility connections

Landowner responsibilities for setup

- Suitable level base for the cabin
- Water supply (25mm feed)
- Electricity supply (63A single phase)
- Wastewater connection (100mm pipe)
- Utilities including electricity, water and internet

Use of the Cabin

The cabin is operated as short-term holiday accommodation and marketed via reputable booking platforms. Guest bookings and day-to-day operation can be managed by the landowner or Kin Cabins.

- Minimum nightly price: £140
- Target minimum occupancy: 50% of nights annually

Revenue Share

Revenue from guest bookings is shared between Kin Cabins and the landowner. Revenue share: 50% / 50% calculated from Net Income, defined as guest payments minus:

- VAT
- Booking platform fees
- Cleaning fees
- Operational costs such as utilities, guest amenities, marketing and site maintenance are covered by the operator

Insurance & Risk

- The cabin remains the property of Kin Cabins during the rental period
- Insurance and public liability cover must be maintained
- Building insurance is shared 50/50 between both parties

Maintenance

Kin Cabins will address defects in the cabin structure where reasonably practicable. Maintenance caused by misuse or guest damage may be shared between the parties.

Option to Purchase

The landowner has the option to purchase the cabin at the end of the agreement.

Indicative purchase prices:

After 3 years: £77,265 + VAT

After 5 years: £68,175 + VAT

(The cabin depreciates at 5% per year up to a maximum of 50%)

For further details or to discuss potential sites, please get in touch:
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