TySA

Serviced Accommodation Specialists

Serviced Accommodation Management

About us

Tŷ SA are a company who specialise in serviced accommodation (SA) nationwide. Founded by Matthew Miles and Luke Cresswell, we manage both our own portfolio of SA units, as well as providing a fully hands off management service for our clients.

We started the company in late 2019 acquiring our first R2SA property which has fledged into a very successful SA unit. During 2020, our business saw strong growth and we started to receive a lot of requests for management from both landlords and investors. Autumn 2020 saw us launch the management branch of our company, allowing investors and landlords to take advantage of the Tŷ SA brand we had worked hard to build over the previous 12 months. Fast forward to 2023 and we're now managing around 100 properties across the UK.

We specialise in all things SA from property sourcing and set up, to marketing and managing the day to day running of your SA.

Our mission is to be the number one provider of high-quality short stay serviced accommodation across the UK. Tŷ (pronounced "tee") is the Welsh word for "house" and our aim is provide every guest that stays with us with their very own home away from home.

We hope this information brochure proves useful and we look forward to working with you very soon.

Our services

Our completely hands-off management service allows you to relax in knowledge that your investment is in safe hands. Our team work tirelessly every day to maximise your returns. You can take advantage of all the benefits we have to offer as an established SA provider and management company. We can source, set up, stage and manage your SA so you can relax and reap the rewards from your investment.

We provide our clients with flexibility in terms of how they wish to invest, offering a variety of services suitable for all investment goals. This could involve us managing aspects of your personal investment property or you may prefer a complete hands-off solution on a rent to rent deal.

Take advantage of the SA management services we have to offer:

- Property sourcing (R2SA)
- Property set up
- Holiday lets
- Day to day SA management
- Booking team focused on driving direct bookings to maximise occupancy and profits

What we offer

We offer a wide-range of flexible options to suit all investment goals.

Property Sourcing

Fee: £2,500+

We will find you your perfect serviced accommodation property sourced to order. The fee varies dependant on the type of property.

Management

Day to day management and marketing of your SA. Perfect for investors who are looking for a hassle free way to maximise their returns or landlords looking to take advantage of the many tax advantages and healthy returns SA can offer.

Property Set Up

Our specialist team will set up your property to the highest standards, allowing it to stand out in the market. From interior design, furnishing, staging, professional photographs and listing the property with online travel agents, Team Tŷ have you covered.

Completely Hands-Off

Perfect for investors looking to enjoy great hassle free investment and take advantage of the exciting UK serviced accommodation market.

Property Sourcing

We use our expertise in SA, local area knowledge and strong reputation to find you your perfect SA investment property. We start by asking for some more information on your investment criteria – Such as your preferred location, property type, target market, as well as your investment goals. If you prefer, we are more than happy to help by providing recommendations if you're unsure on where or which property types are best to invest in order to best achieve your goals. Once we know your investment goals, we can get to work sourcing you your perfect SA.

Alternatively, be sure to sign up to our mailing list to get our latest 'off the shelf' deals directly to your inbox. Sign up at: **bit.ly/TyMailingList**

Property Set Up

Already have a property? This is a great option for investors who just need their property set up. Our team can set up your property professionally, efficiently and within your given budget. Unsure of the best look for your property? Not a problem! Our specialist team can design your SA allowing it to stand out in the market.

This option includes:

- Interior design
- Minor work to improve property aesthetics
- Furniture acquisition, build and dressing of the property
- Staging your property ready for the professional photoshoot

Bespoke Services

If none of the above options quite fit your requirements or you require something different, please get in touch for a no obligation, free quote to help fast track your SA business. You have nothing to lose and a lot to gain. Take advantage of the booming holiday let market!

Management

If you already have an existing SA, but perhaps it's not performing too well or the day to day management is too much work and stress? Take advantage of our experienced team and systems. We will manage your property and maximise its performance, unleashing its true potential. Bookings will come from online travel agents (OTAs), as direct bookings through our ongoing relationships with various corporate companies and returning guests as well as from our website.

This option includes:

- Managing guest bookings and requests
- Specialist booking team to drive direct bookings and maximise occupancy rates
- Use of our booking software and channel manager to ensure efficient booking management
- Use of our specialist pricing software (Pricelabs)
- Guest screening to filter out problem bookings
- Payment processing
- Linen management
- Management of cleaners
- Managing minor maintenance issues
- Monthly statements and great communications from our team so you're kept up to date with your properties performance
- Your property treated as one of our own and maintained to show home standards

Completely Hands-Off

This option includes all the options above, from finding your perfect investment, setting up and staging to the ongoing management of your investment property.

Property set up costs

Please refer to the table below for a guide to our property set up costs.

Property size	Set up cost*
1 bed	£5,100
2 bed	£6,300
3 bed	£7,500
4 bed	£8,800
5 bed	£10,100
6 bed	£11,400
7 bed	£12,700

*Set up costs do not include any white goods or outdoor furniture. These prices are a rough guide. Property setups are quoted on a bespoke basis. All prices are exclusive of VAT.

Management packages

❶ Essentials

Fee: 12.5% + VAT

Select our Essentials package and we will showcase your property across our expansive network of premium agency websites, strategically boosting your direct bookings.

Most popular

❷ Signature

Fee: 18% + VAT

Upgrade to our Signature package and elevate your experience beyond the basic offerings. Enjoy a truly hands-off management experience where concerns about cleaning, maintenance, and guest communication become a thing of the past.

❸ Prestige

Fee: 25% + VAT

Choose our Prestige package for an enhanced experience, featuring exclusive perks such as a dedicated account manager, top priority for all direct booking inquiries, and a host of additional benefits.

What’s included

Please refer to the table below for a summary of what services are included in each of our management packages.

❶ **Essentials**
❷ **Signature**
❸ **Prestige**

	❶	❷	❸
Listing on agencies & for direct bookings	✓	✓	✓
Hands off management on all OTA's, agencies and direct bookings	–	✓	✓
Management of maintenance	–	✓	✓
Management of cleaning	–	✓	✓
Promotions across social media	–	✓	✓
Guest communications	–	✓	✓
Dedicated UK based team	–	✓	✓
Listing management	–	✓	✓
Prioritise your property for direct enquiries	–	–	✓
Dedicated social media campaign & content	–	–	✓
Includes all software fees (protects against future increases)	–	–	✓
Detailed end of month report	–	–	✓
Dedicated account manager	–	–	✓

Features

There are a number of ways in which you can benefit from our management services.

Property Sourcing
Finding your perfect SA investment property based on your preferred location, property type and investment goals.

Fully Furnished
Property fully furnished and dressed to a very high show home standard.

Check-in Management
Easy guest check-in and out process with secure key safes and smart key exchange services.

Quality Linen
Organisation of hotel quality linen and towels for your property.

Property Staging
Setting up and staging your property ready for the professional photoshoot.

Professional Photography
Professional photography of your property to maximise the listing's appeal online.

Property Cleaning
Property will be professionally cleaned and kept in a show home condition.

Property Maintenance
Maintenance and minor repairs for your property as and when required.

Listing Creation
Listing your property on major OTAs such as Airbnb, Booking.com and 250+ others.

Website & Guest Information
Listing your property on our website including all features such as our unique online welcome packs for guests.

Direct Payments
Hassle-free payment directly into your bank account each month.

Owner Statements
Management statements detailing the performance of your property each month.

Booking Management
Management of guest bookings via our channel management software, including dynamic pricing to maximise your profits.

Guest Communication
Professional communication with your guests before, during and after their stay.

T&C Signing
Digital signing of our terms and conditions and taking deposits for owner protection for all guests staying at your property.

Online Marketing
Online marketing via our website, Google business listing and social media platforms to achieve direct bookings.

Let’s work together

Thank you for taking the time to read our information brochure. We hope it has been helpful and we really hope we can work together very soon.

Get in touch with us to arrange a free no-obligation consultation to discuss the services we offer and how we can help. Please do not hesistate to contact us and let us know if you have any questions.

Call: **029 2169 0309**

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