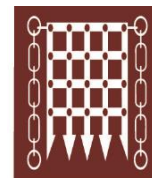


Westminster Social Policy Forum conference:

Next steps for the private rented sector in England and Renters' Rights Bill implementation

Timing: Morning, Thursday, 8th May 2025

Taking place online



WESTMINSTER
SOCIAL POLICY
FORUM

Draft agenda subject to change

- 8.30 Registration
- 9.00 **Chair's opening remarks**
Baroness Warwick of Undercliffe, Chair, The Property Ombudsman
- 9.05 **The private rental landscape - legislative and regulatory developments, and outstanding issues**
Professor Alex Marsh, Professor, Public Policy, University of Bristol
Questions and comments from the floor
- 9.25 **Examining the Renters' Rights Bill - priorities for landlords and tenants**
Ben Beadle, Chief Executive, National Residential Landlords Association
Sue James, Chair, Renters' Reform Coalition; and Chief Executive, Legal Action Group
- 9.45 **Implications of reforms and key measures in the Bill for stakeholders, housing and the rental market**
reforms to eviction processes and ending Section 21 'no-fault' evictions | impacts of the Bill on housing insecurity and homelessness | addressing concerns surrounding the economic viability of the private rental sector | impact of the Bill on housing standards | stakeholder priorities moving forward
Ben Cooper, Research Manager, Fabian Society
Angharad Trueman, Group Lettings Director, Andrews Property Group; and President, ARLA Propertymark
Senior representative, property developer
- 10.00 Questions and comments from the floor
- 10.20 **Next steps for the student housing sector**
impacts of mandatory rolling contracts | effects of notice period changes and abolishing Section 21 'no-fault' evictions | exemptions for Purpose-Built Student Accommodation | priorities for maintaining access to student housing and supporting the sector | key considerations from rent deposit reforms
Liam White, President, Surrey Students' Union
Max Bielby, Chief Operating Officer, Vita Group
Rebecca Francis, Partner, Osborne Clarke
Questions and comments from the floor
- 10.50 **Chair's closing remarks**
Baroness Warwick of Undercliffe, Chair, The Property Ombudsman
- 10.55 Break
- 11.05 **Chair's opening remarks**
Baroness Grender
- 11.10 **Priorities for policy, and the roles and responsibilities of stakeholders following the Renters' Rights Bill**
Guy Horsington, Deputy Director, Renters' Rights Bill, Ministry of Housing, Communities and Local Government
Questions and comments from the floor
- 11.35 **Key legal considerations as legislation is developed and rolled out**
Mark Evans, Vice President, The Law Society; and Lecturer, University of Law
- 11.45 **Implementation priorities - practicalities, standards, enforcement, dispute resolution and opportunities for collaboration**
practicalities of enforcing new measures | key consideration for meeting standards set under Awaab's Law | practicalities for an assured tenancy regime | requirements for new eviction protocols | meeting the proposed Decent Homes Standard | key considerations for the legal system | next steps for dispute resolution | application of new measures for local authorities to enforce compliance where necessary | priorities and policy considerations for reducing fuel poverty
Matt Copeland, Head, Policy and Public Affairs, National Energy Action
Rhona Brown, Head, Private Sector Housing and Home Improvement, London Borough of Lewisham
James Berry, Deputy CEO, Property Care Association
Suzanne Smith, Founder, The Independent Landlord
- 12.05 Questions and comments from the floor
- 12.30 **Priorities for the Private Rental Ombudsman and for upholding standards in the sector**
Kevin Williamson, Director, PRS Design and Implementation, Housing Ombudsman Service
Questions and comments from the floor
- 12.55 **Chair's and Westminster Social Policy Forum closing remarks**
Baroness Grender
Sean Cudmore, Westminster Social Policy Forum