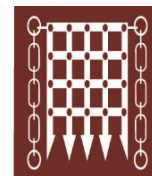


**Westminster Social Policy Forum conference:  
Next steps for the private rented sector in England and Renters' Rights Bill implementation**

Timing: Morning, Thursday, 8<sup>th</sup> 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**  
Senior academic  
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  
Senior representative, letting agent  
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  
Senior representative, student developer  
Senior representative, student landlord  
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 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  
Senior representative, landlords
- 12.05 Questions and comments from the floor
- 12.30 **Priorities for the Private Rental Ombudsman, the National Landlords Register, 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