

**Westminster Social Policy Forum conference:**  
**Next steps for the private rented sector in England**  
*Timing: Morning, Thursday, 30<sup>th</sup> April 2026*  
**\*\*\*Taking Place Online\*\*\***

*Draft agenda subject to change*

8.30	Registration	
9.00	<b><u>Chair's opening remarks</u></b>	Senior Parliamentarian
9.05	<b><u>Examining key developments in the private rental sector in England</u></b>	Senior academic Questions and comments from the floor
9.25	<b><u>Implementing the Renters' Rights Act 2025 - key provisions and meeting standards and duties</u></b>	<i>securing compliance with the Decent Homes Standard and Awaab's Law   financial implications of reform   best practice for managing evictions and impact of Section 21 abolition   supporting sector and tenant understanding of reform   ensuring compliance with new letting requirements   practicalities for new rent review rules   landlord requirements and registration to the Private Rented Sector Database   local authority duties and use of new investigatory powers   next steps for housing disrepair claims   impact on the student housing sector and PBSA exemptions</i> Alwin Oliver, Director, Flats in Southsea; and Vice Chair, Portsmouth and District Landlords Association Senior representative, legal Senior representative, advocacy Senior representative, student housing Questions and comments from the floor
10.10	<b><u>Assessing the potential impact of reform on consumers - complaints handling and next steps for the landlord ombudsman</u></b>	Lesley Horton, Chief Ombudsman, The Property Ombudsman Questions and comments from the floor
10.35	<b><u>Chair's closing remarks</u></b>	Senior Parliamentarian
10.40	Break	
10.50	<b><u>Chair's opening remarks</u></b>	Senior Parliamentarian
10.55	<b><u>Advancing decarbonisation and energy efficiency in the private rental sector</u></b>	<i>sector considerations in meeting EPC requirements and implementation of the Warm Homes Plan   impact of Energy Company Obligation phase-out   achieving housing quality across the sector and integration with the Decent Homes Standard   2025 Autumn Budget implications   spending cap considerations   skills and supply chain readiness for retrofit requirements   criteria and access to MEES exemptions   key considerations for assessment and enforcement   monitoring and evaluation of carbon reduction outcomes</i> Senior representative, landlords Senior representative, think tank Senior representative, standards Questions and comments from the floor
11.30	<b><u>Key priorities for private sector landlords and maintaining sector viability</u></b>	Ben Beadle, Chief Executive, National Residential Landlords Association
11.40	<b><u>Next steps for supporting access to secure and affordable tenancies</u></b>	Nye Jones, Head, Campaigns, Generation Rent
11.50	<b><u>Supporting a fair rental sector moving forward - balancing financial and regulatory priorities</u></b>	<i>impact of assured shorthold tenancy abolition on the private rental market efficiency   assessing long-term sector trends and their implications   priorities for increasing housing affordability   sector responsibilities in preventing homelessness   expected impact of reform on housing supply   practicalities for rollout of the Private Rented Sector Database   next steps for sector digitisation and innovation   key considerations for addressing potential rent inflation, landlord exit, and regional disparities   monitoring and evaluating reform impact   impact on buy-to-let market and financing   assessing proposals for reducing court backlogs and improving sector confidence in the judicial process</i> Senior representative, letting agents Senior representative, finance Senior representative, legal Questions and comments from the floor
12.05		
12.30	<b><u>Policy priorities and the way forward for implementation of the Renters' Rights Act 2025</u></b>	Senior representative, policy Questions and comments from the floor
12.55	<b><u>Chair's and Westminster Social Policy Forum closing remarks</u></b>	Senior Parliamentarian Harry Nelson, Westminster Social Policy Forum

