

**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*



**WESTMINSTER  
SOCIAL POLICY  
FORUM**

- 8.30 Registration
- 9.00 **Chair's opening remarks**  
Senior Parliamentarian
- 9.05 **Examining key developments in the private rental sector in England**  
Senior academic  
Questions and comments from the floor
- 9.25 **Implementing the Renters' Rights Act 2025 - key provisions and meeting standards and duties**  
*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*  
**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 **Assessing the potential impact of reform on consumers - complaints handling and next steps for the landlord ombudsman**  
**Lesley Horton**, Chief Ombudsman, The Property Ombudsman  
Questions and comments from the floor
- 10.35 **Chair's closing remarks**  
Senior Parliamentarian
- 10.40 Break
- 10.50 **Chair's opening remarks**  
Senior Parliamentarian
- 10.55 **Advancing decarbonisation and energy efficiency in the private rental sector**  
*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*  
Senior representative, landlords  
Senior representative, think tank  
Senior representative, standards  
Questions and comments from the floor
- 11.30 **Key priorities for private sector landlords and maintaining sector viability**  
**Ben Beadle**, Chief Executive, National Residential Landlords Association
- 11.40 **Next steps for supporting access to secure and affordable tenancies**  
**Nye Jones**, Head, Campaigns, Generation Rent
- 11.50 **Supporting a fair rental sector moving forward - balancing financial and regulatory priorities**  
*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*  
Senior representative, letting agents  
Senior representative, finance  
Senior representative, legal
- 12.05 Questions and comments from the floor
- 12.30 **Policy priorities and the way forward for implementation of the Renters' Rights Act 2025**  
Senior representative, policy  
Questions and comments from the floor
- 12.55 **Chair's and Westminster Social Policy Forum closing remarks**  
Senior Parliamentarian  
**Harry Nelson**, Westminster Social Policy Forum