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

Draft agenda subject to change

8.30 Registration

9.00 **Chair's opening remarks**
Baroness Warwick of Undercliffe

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 | effective 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
Natalie Harris, Partner, Pinsent Masons
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**
Baroness Warwick of Undercliffe

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
Francesca Davey, Energy Analyst, Energy Systems Catapult
Clint Walker, Head, Partnerships, Eco Approach
Senior representative, landlords
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
Megan Eighteen, President, ARLA Propertymark; and Head, Development, Homefinders Swindon
Brendan Geraghty, CEO, Association for Rental Living
Nigel Davey, Head, Buy-to-Let, Home Buying and Ownership, NatWest Group
Nick Martyn, Partner, Keystone Law

12.10 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