Westminster Social Policy Forum conference:
Next steps for the private rented sector in England - tenancy reforms, enforcement and Renters' Rights Act implementation
Timing: Morning, Monday, 22nd February 2027
*****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 **Private rented sector reform in England - early experience and considerations for implementation**
Professor Alex Marsh, Professor, Public Policy, University of Bristol
Questions and comments from the floor

9.30 **Assessing the early impact of rental sector reform - possession, affordability and market confidence**
emerging evidence since May 2026 | *landlord participation, rents and availability* | *tenant experience and awareness of rights* | *assured periodic tenancies, rent increases and rent determination procedures* | *Section 8 possession safeguards and court capacity* | *referencing, affordability requirements and access to accommodation* | *early intervention in possession cases and homelessness prevention* | *landlord confidence and investment decisions* | *Build to Rent, student housing and specialist rental markets*
Ben Beadle, Chief Executive, National Residential Landlords Association
David Smith, Partner, Bishop and Sewell
Senior representative, tenants
Senior representative, developer
Senior representative, student housing
Questions and comments from the floor

10.20 **Priorities for local enforcement, compliance and landlord accountability**
Senior representative, strategic authority
Questions and comments from the floor

10.45 **Chair's closing remarks**
Senior Parliamentarian

10.50 Break

11.00 **Chair's opening remarks**
Senior Parliamentarian

11.05 **Redress, complaints and confidence in the private rented sector**
Senior representative, dispute resolution
Questions and comments from the floor

11.30 **The next phase of reform - registration, standards and improving housing quality**
regional rollout of the Private Rented Sector Database | *registration requirements, data-sharing and supporting local enforcement* | *development of landlord redress* | *extending Awaab's Law to the private rented sector - hazards, repair timescales and implementation* | *preparing for the Decent Homes Standard, including earlier improvements and enforcement* | *future regulation of letting and managing agents* | *selective licensing and council powers to address poor-quality housing* | *energy efficiency requirements, improvement costs and support for landlords* | *proportionality and cumulative compliance requirements*
Timothy Douglas, Head, Policy and Campaigns, NAEA Propertymark
Senior representative, local authority
Senior representative, landlords
Senior representative, housing standards
Senior representative, tenants
Questions and comments from the floor

12.20 **Priorities for the next phase of private rented sector reform**
Ross McInnes, Deputy Director, Strategy, Security and Standards, Private Rented Sector, Ministry of Housing, Communities and Local Government
Matt Abbott, Deputy Director, Standards, Enforcement and Financial Protection, Private Rented Sector, Ministry of Housing, Communities and Local Government
Questions and comments from the floor

12.55 **Chair's and Westminster Social Policy Forum closing remarks**
Senior Parliamentarian
Sean Cudmore, Westminster Social Policy Forum