

**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
Clara Collingwood, Interim Director, Renters Reform Coalition
Simon Thompson, Founder and Director, Accommodation for Students
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 Catalyst
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**
Senior representative, Landlords
- 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