



ANNUAL CONFERENCE 2026

10 NOVEMBER 2026

AGENDA

Timings and details subject to change

08:15 - Registration and Networking in the Exhibition Hall

09:15 - Welcome Address

In his opening address, ARL Chief Executive Brendan Geraghty will reflect on the decade that transformed Build to Rent from emerging asset class to recognised housing solution. Drawing on ARL thought leadership, policy influence and industry milestones, he will set out a bold agenda for the years ahead and explain why resilience, professionalism and adaptability will define the future of Rental Living.

09:50 - Finally Achieving RoAI (Return on Artificial Intelligence)

In this practical presentation, we aim to cut through the AI hype to focus on measurable returns. Discover how Rental Living businesses can deploy AI where it delivers the greatest operational impact - from customer experience and property management to compliance and asset performance - turning technological ambition into genuine business value.

10:10 - Investors' Forward Look: 2036

In a high-level investor panel discussion, leading investors, lenders and market experts will examine how the sector can close the gap between available capital and successful deployment. With planning constraints, market certainty and patient capital all under scrutiny, discover what successful investment strategies could look like as Rental Living becomes an essential part of the UK's housing solution.

11:00 - Coffee & networking in the exhibition hall

11:25 - The Credibility Test: Professionalism, EDI and the Future of Rental Living

Join our panel of senior industry figures as they explore why credibility is becoming Rental Living's greatest competitive advantage. Drawing on the ARL Customer Charter, Build to Rent Alliance Code of Practice and ARL's EDI Strategy, the discussion will examine how professionalism, inclusion, governance and resident trust strengthen performance, attract investment, build public confidence and support future sector growth.

12:15 - The Next Era of Living: Place, People and the Role for Renting in UK Society

In a thought-provoking fireside chat, leading voices from inside and beyond the sector join ARL Chief Executive Brendan Geraghty to explore demographic shifts, housing affordability, changing lifestyles and evolving consumer expectations. Expect fresh perspectives on how Rental Living can help create more resilient communities and play a larger role in Britain's housing future.

13:00 - Lunch & networking in the exhibition hall

14:00 - Building Viable Later Life Communities

In an expert panel discussion, operators, investors and specialists examine one of the largest emerging opportunities in UK housing. Discover how professionally managed rental communities can combine independence, accessibility, wellbeing and future support while delivering attractive long-term returns, and learn how the sector can overcome viability barriers to unlock later-life housing delivery at scale.

14:45 - Who Signed Off That AI? Governing AI in Operations

In an accessible panel discussion chaired by ARL Operations Director Alex Vail, industry experts consider how AI is moving from innovation to operational reality. Building on topics from the ARL's AI Guide and insights from the sold-out Rental Living Tech Conference, this session will examine governance, accountability, procurement, risk management and the policies needed for responsible technology adoption.

15:20 - Regulatory Q&A: Renters' Rights Act, One Year On

In an interactive regulatory briefing and audience Q&A, our expert guest speakers will assess the real-world impact of the Renters' Rights Act one year after implementation. Comparing experiences across England, Wales and Scotland, the session will look at operational implications, regulatory divergence, emerging best practice and the opportunities for members to strengthen compliance and resident experience.

15:45 - Coffee & networking in the exhibition hall

16:05 - What Manchesterism Means for the Rest of the UK Now

In a panel of policy experts and regional leaders, we examine what an era of accelerated devolution could mean for Rental Living across the UK. Drawing lessons from Manchester's success, the discussion explores how local leadership, planning innovation, public-private collaboration and investment confidence can unlock growth and housing delivery in regional markets.

16:55 – NextGen Pathways survey results

Moving beyond the headlines, this year's NextGen Pathway survey tests whether the industry narratives match operational reality, captures where rental living leaders of the future see growth, risk and value creation, and identifies the sector's priorities for talent, technology and professionalism. Here we will exclusively reveal the results.

17:10 - What BTR Leadership Looks Like in 2036

In a future-focused leadership panel chaired by Grace Morgan, chair of the day's NextGen Pathways track, emerging industry leaders share their vision for the next decade of Rental Living. From technology and talent development to resident expectations, ESG and organisational culture, discover how tomorrow's decision-makers intend to lead a sector undergoing rapid and sustained transformation.

17:35 - Five Predictions for the Next Ten Years of BTR

In his closing keynote, Brendan Geraghty will distil the day's biggest themes into five bold predictions for the decade ahead. Combining insights from policy, investment, technology, operations and resident experience, he will challenge delegates to think bigger, act earlier and position their organisations to thrive in the next chapter of Rental Living.

17:45 – Drinks, networking and awards