



ANNUAL CONFERENCE 2026

10 NOVEMBER 2026

AGENDA

Timings and details subject to change

08:00 - Registration and Networking in the Exhibition Hall

09:20 - Welcome Address

In their opening address, ARL Chief Executive **Brendan Geraghty** and **Helen Kings** (Managing Director Asset Management, Inhabeo & Chair, ARL) 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, they will set out a bold agenda for the years ahead and explain why resilience, professionalism and adaptability will define the future of Rental Living.

09:40 - Regulatory Q&A: Renters' Rights Act

The impacts of the RRA are being felt across the institutional rental sector, so ahead of the conference, we are asking delegates to submit their questions, to pack as much insight as possible into this quick-fire, 'Newsnight'-style Q&A. We are joined by a public policy expert (**Will Sweet**, Partner at FGS Global) and a legal expert (**Simon Foster**, Partner at Shoosmiths LLP), to cover a lot of ground in this fun and engaging session!

10:05 - Investors' Forward Look: 2036

In this 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.

10:50 - Coffee & networking in the exhibition hall

11:15 - The Credibility Test: Professionalism, EDI and the Future of Rental Living

Join our panel of senior industry figures - **Dame Judith Hackitt**, Chair, Make UK and author of the Hackitt Report on Building Safety; **Dr Nero Ughwujabo**, Senior EDI Adviser, The King's Trust and **Grace Oyesoro**, Director of Operations, Quintain Living - as they explore why credibility is becoming Rental Living's greatest competitive advantage. The discussion will examine how professionalism, inclusion, governance and resident trust strengthen performance, attract investment, build public confidence and support future sector growth.

12:00 - What Does it Take to Sell a BTR Asset?

With Build-to-Rent maturing as both a sector and an asset class, one of the developing challenges for operators is working out how to package and sell operational excellence as a going concern. This fascinating presentation will explore this idea and share some of the earliest lessons learned.

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 including UCL professor **Yolande Barnes** 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, **Lisabel Miles**, Age UK's housing policy specialist, **Honor Barratt**, Chief Executive at Birchgrove and **Steve Bangs**, Chief Executive at Pegasus Homes will debate one of the largest emerging opportunities in UK housing: how professionally managed rental communities can combine independence, accessibility, wellbeing and future support while delivering attractive long-term returns.

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

In an accessible panel discussion chaired by **Alex Vail** (ARL Operations Director and author of Data Culture), industry experts consider how AI is moving from innovation to operational reality. Building on topics from the ARL's AI Guide and insights from this year's tech and AI conferences, this session will examine governance, accountability, procurement, risk management and how to adopt AI responsibly.

15:25 - Coffee & networking in the exhibition hall

15:50 - What Manchesterism Means for the Rest of the UK Now

In a panel of strategic policy experts, including **Kate Butler**, Assistant Director of Policy, RE:UK, 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 housing delivery in regional markets.

16:35 – NextGen Pathways survey results & What Rental Living Leadership Looks Like in 2036

Revealing the results of this year's NextGen Pathways survey, **Grace Morgan**, Director at Area Ltd and chair of the day's NextGen Pathways track will ask emerging industry leaders to 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.

17:05 - Closing Remarks by Brendan Geraghty

17:20 - Networking in the Exhibition Hall

18:00 – 2026 ARL Awards & 10th Anniversary Celebration Event

20:00 – Event close

