



ANNUAL CONFERENCE 2026

10 NOVEMBER 2026

AGENDA

Timings and details subject to change

08:00 - Registration and Networking in the Exhibition Hall

09:10 - Welcome Address

ARL Chief Executive **Brendan Geraghty** welcomes all delegates to the conference.

09:20 - Ten Years In: The Leadership Conversation

In their opening address, ARL Chief Executive **Brendan Geraghty** and **Helen Kings** (Managing Director Asset Management, Inhabeo & Chair, ARL), **Dave Butler** (former Chief Executive, UKAA 2018–2022) and **Lesley Roberts** (former Chair, ARL / UKAA 2019–2024) 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.

10:00 - Investors' Forward Look: 2036

In this high-level investor panel discussion ARL Chief Executive **Brendan Geraghty** and **Ashley Perry** (Acquisitions Director, Multi-Family Housing, Apache Capital) with 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.

10:45 - Coffee & networking in the exhibition hall

11:10 - 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!

11:35 - 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**, Chief Executive, Pinecone Strategy Limited; Former Special Adviser to the Prime Minister, **Grace Oyesoro**, Director of Operations, Quintain Living and **Alex Vail**, ARL Operations Director and author of Data Culture - 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.

12:25 - The Next Era of Living: Place, People and the Role for Renting in UK Society

In a thought-provoking fireside chat, ARL Chief Executive **Brendan Geraghty** and 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.

13:05 - Lunch & networking in the exhibition hall

14:10 - 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 **Chris Powell**, Chief Operating Officer 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.

15:00 - Selling BTR Assets: The Next Stage of Maturity

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.

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.

16:40 – NextGen Pathways survey results

Grace Morgan, Director at Area Ltd and chair of the day's NextGen Pathways will reveal the results of this year's NextGen Pathways survey.

16:50 - What Rental Living Leadership Looks Like in 2036

Grace Morgan, Director at Area Ltd 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.

17:15 - Closing Remarks by Brendan Geraghty

17:30 - Networking and depart conference venue

18:00 – 2026 ARL Awards & 10th Anniversary Celebration Event @ The Refinery Citypoint

22:00 – Event close

