

Landlord, agent and enforcement roundtable

propertyspine.dev

Roundtable brief. Paper 04, Landlord and tenant.

Crosstide leads the spine, not the pipe.

Why this roundtable

Registration numbers for every landlord and every let property, and what that unlocks for the whole market.

PRS Database phase two, expected to move from late 2026, gives every landlord and every let property a registration number. Non registration will make a property unlettable.

Purpose

- Confirm that the join, provenance and confidence layer is the right unit of value for landlord and tenant.
- Test three propositions in the room and produce a Chatham House joint statement.

Audience

Letting agents. Portfolio landlords. Landlord associations. Referencing providers. Local authorities. Deposit schemes.

Three propositions to test

1. PRS Database phase two gives the rental chain the identity layer it has never had.
2. Tenant quality signal is the missing variable in buy to let underwriting and insurance pricing.
3. Local authority enforcement moves from reactive to proactive on a joined record.

Agenda. 3 hours

- 00 to 15.** Welcome, Chatham House framing and introductions
- 15 to 45.** Sector context. Landlord and tenant and the three propositions on the table
- 45 to 75.** Proposition one. The join is the unit of value, not the data
- 75 to 105.** Proposition two. Confidence and provenance as contracted operating fields
- 105 to 135.** Proposition three. Snowflake native collaboration as the operating layer
- 135 to 165.** Cross cutting themes, disagreement mapping and joint statement drafting
- 165 to 180.** Close, timelines, named leads and follow up commitments

Logistics

- **Format.** Three hours, closed room, Chatham House.
- **Capacity.** Twelve seats. Rapporteur and chair do not count against capacity.
- **Chair.** Kevin Telford, Crosstide. Neutral convener, holds the frame and keeps to time.
- **Register.** Register interest via the paper page for Landlord and tenant on propertyspine.dev slash insights.

Expected output

A one page Chatham House joint statement, signed off within seven days. A private read out to sponsoring organisations. Where the room agrees, a public update on propertyspine.dev. Where the material warrants it, a follow up briefing paper co authored with named participants.

Guardrails

- No pricing, exclusivity or bilateral commercial conversation in the room.
- No attribution outside Chatham House rule without explicit consent.
- Regulator and policy observers welcome, never named without consent.
- Crosstide is the neutral convener. The spine is provider neutral.

Prove the join. Prove the decision. Then scale the intelligence.