

The background of the entire page is a composite image. The top portion shows a wide-angle view of the Cardiff city skyline, featuring a mix of modern glass-fronted buildings and older, traditional Welsh architecture. In the foreground of this skyline view, a large, historic stone castle (Cardiff Castle) is visible, with its green lawn and stone walls. The bottom portion of the background image is a close-up, high-angle shot of a lush green field, possibly a park or sports ground, with a stone wall in the lower-left corner.

RICS MANIFESTO/MANIFFESTO



RICS Wales manifesto 2026

Maniffesto RICS Cymru 2026

Surveying our needs for the future of Wales
Arolygu ein hanghenion ar gyfer dyfodol Cymru

Introduction

English

The next Welsh government has both the opportunity and responsibility to drive a new era of economic growth and business confidence, built on safe, sustainable and affordable communities.

The built and natural environment can be that driver.

It contributes over £17.2bn in economic activity and supports thousands of jobs, supply chains and regional economies, while the social value of secure, affordable homes is immeasurable.

Yet alongside this strength, recent RICS data shows that confidence across Wales' built environment has become increasingly fragile: construction activity has lost momentum; commercial, occupier and investor demand has softened; and skills shortages continue to constrain growth. In the residential sector – despite investment in social housing providing a welcome boost to the construction sector – affordability remains a significant barrier for renters and buyers.

The next government will face significant challenges, with ageing housing stock, supply shortages, expanding building safety obligations, planning delays affecting infrastructure and renewable energy projects, and growing pressures on businesses and high streets.

Rhagarweiniad

Cymraeg

Mae gan lywodraeth nesaf Cymru'r cyfle a'r cyfrifoldeb i yrru ymlaen gyfnod newydd o dyfiant economaidd a hyder masnachol, wedi'u hadeiladu ar gymunedau diogel, cynaliadwy a fforddiadwy.

Gall yr amgylchedd adeiledig a naturiol yrru felly.

Mae'n cyfrannu dros £17.2bn mewn gweithgaredd economaidd ac yn cefnogi miloedd o swyddi, cadwyni cyflenwi ac economïau rhanbarthol, tra bod gwerth cymdeithasol tai diogel, fforddiadwy'n anfesuradwy.

Ond er gwaethaf y cryfder hwn, dengys data diweddar RICS bod hyder ar draws amgylchedd adeiledig Cymru wedi mynd yn fwyfwy bregus: mae gweithgaredd adeiladu wedi colli momentwm; mae galw gan fusnesau, deiliaid a buddsoddwyr wedi meddalu; ac mae prinder sgiliau'n parhau i gyfyngu ar dyfiant. Yn y sector preswyl – er gwaethaf buddsoddi mewn tai cymdeithasol yn rhoi hwb i'r sector adeiladu sydd i'w groesawu – mae fforddiadwyedd yn dal yn rhwystr sylweddol i denantiaid a phrynwyr fel ei gilydd.

Bydd y llywodraeth nesaf yn wynebu heriau sylweddol, gyda stociau tai sydd yn heneiddio, prinderau cyflenwad, rhwymedigaethau diogelwch adeiladau sydd yn ehangu, oedi mewn cynllunio sydd yn effeithio ar seilwaith a phrosiectau ynni adnewyddadwy, a phwysau ar fusnesau a'r stryd fawr.

Yet within these challenges lies a big opportunity for Wales – to **use the built and natural environment to drive sustainable growth** and deliver greener, safer homes, revitalise communities and develop the skilled workforce of the future.

Surveyors are central to Wales' economic resilience, developing housing, supporting homebuyers and sellers, regenerating high streets, delivering infrastructure and advising businesses. RICS already works closely with the Welsh government across housing delivery, retrofit, building safety, planning, valuation and skills, and we will continue to do so in the future.

This manifesto sets out how RICS and the next Welsh government can work together to provide the stability, capability and confidence needed to build a more prosperous, sustainable Wales.

Matt Haynes MRICS

Chair of RICS Wales

Er hynny, o fewn y heriau hyn y mae cyfle mawr i Gymru – i **ddefnyddio'r amgylchedd adeiledig a naturiol er mwyn gyrru tyfiant cynaliadwy** a darparu cartefi gwyrddach a mwy diogel, adfywio cymunedau a datblygu gweithlu medrus a chrefftus y dyfodol.

Mae syrfewyr yn ganolog i wydnwch economaidd Cymru, gan ddatblygu tai, cefnogi prynwyr a gwerthwyr tai, adfywio'r stryd fawr, darparu seilwaith a chynghori busnesau. Mae RICS eisioes yn gweithio'n agos gyda llywodraeth Cymru ym meysydd darparu tai, ôl-osod, diogelwch adeiladu, cynllunio, gwerthuso a sgiliau, ac mi fyddwn yn parhau i wneud hyn oll yn y dyfodol.

Mae'r maniffesto hwn yn egluro sut y gall RICS a llywodraeth nesaf Cymru weithio gyda'i gilydd i ddarparu'r sefydlogrwydd, gallu a hyder sydd eu hangen er mwyn adeiladu Cymru fwy llewyrchus a chynaliadwy.

Matt Haynes MRICS

Cadeirydd RICS Cymru



Homes and places that work

Wales needs more high-quality homes and faster, more strategic planning decisions to unlock economic growth. RICS supports the delivery of the current 20,000 home target by providing expert advice on planning, viability, developer contributions and local infrastructure. However, new supply alone is not enough.

Wales has some of the oldest housing stock in Europe, and many of the 1.4m existing homes need improvement to meet modern standards. This is why RICS is embedded in retrofit programmes such as the [Optimised RetroFit Programme](#).

We also continue to play a central role in improving building safety by developing guidance to unlock stalled sales in high-rise blocks, supporting the evolution of safety legislation as it expands in scope, and embedding professional standards across the sector.

With the right policy framework, Wales can create the homes and places its communities need for the future. RICS is calling for political parties and the next government to commit to the following.

Cartrefi a lleoedd sydd yn gweithio

Mae ar Gymru angen mwy o gartrefi ansawdd uchel a phenderfyniadau cynllunio mwy strategol i ddatgloi tyfiant economaidd. Mae RICS yn cefnogi cyflawni'r targed presennol o 20,000 o gartrefi drwy ddarparu cyngor arbenigol ar gynllunio, hyfywdra, cyfraniadau gan ddatblygwyr a seilwaith lleol. Serch hynny, nid yw cyflenwad newydd yn unig yn ddigon.

Mae yng Nghymru rai o'r stociau tai henaf yn Ewrop, ac mae eisiau gwella llawer o'r 1.4m o dai sydd yn bod heddiw i fodloni safonau modern. Dyma pam fod RICS wedi'i ymgorffori mewn prosiectau ôl-osod fel [Rhaglen Ôl-osod Optimeiddiedig](#).

Rydym hefyd yn parhau i chwarae rôl ganolog mewn gwella diogelwch adeiladu drwy ddatblygu canllawiau i ddatgloi gwerthiannau wedi'u hatal mewn blociau uchel, cefnogi esblygiad deddfwriaeth diogelwch wrth iddo ehangu'i gwmpas, ac ymgorffori safonau proffesiynol ar draws y sector.

Gyda'r fframwaith polisi cywir, gall Cymru greu'r tai a lleoedd sydd angen ar ei chymunedau ar gyfer y dyfodol. Mae RICS yn galw am i bleidiau gwleidyddol a'r llywodraeth nesaf ymrwymo i'r canlynol.

- **Develop a Welsh housing delivery strategy through cross-tenure targets and development ambitions.** Stimulate housebuilding and increase supply across social, private rented and owner-occupied homes, providing market confidence and stimulating economic growth.
- **Build a truly functional planning system,** not simply by increasing headcount, but by embedding specialist skills in building safety, compulsory purchase, biodiversity net gain, developer contributions and land valuation. Review where planning flexibilities (such as permitted development) can help, while ensuring safety and quality remain uncompromised and streamlining statutory consultee requirements, where appropriate, to ensure delivery.
- **Review developer contributions and viability processes.** Ensure section 106 and affordable housing contributions remain effective, proportionate and deliverable. Address barriers that lead to unspent contributions or repeated renegotiations.
- **Continue the delivery of building safety reforms.** Maintain funding for remediation, particularly as policy extends beyond high-rise buildings. Work with RICS to ensure consistency, clear guidance and consumer confidence.
- **Protect leaseholders with modern, UK-aligned standards.** Adopt the latest version of RICS' [Service charge residential management code and additional advice to landlords, leaseholders and agents](#) and replace the outdated, historic version currently in use in Wales.

- **Datblygu strategaeth cyflenwi tai yng Nghymru drwy dargedau traws-ddeiliadaeth ac uchelgeisiau datblygu.** Ysgogi adeiladu tai a chynyddu cyflenwad tai cymdeithasol, rhent preifat a pherchennog-feddiannwr, yn darparu hyder yn y farchnad ac ysgogi tyfiant economaidd.
- **Adeiladu system gynllunio wirioneddol weithredol,** nid yn unig drwy gynyddu nifer y pennau, ond hefyd drwy ymgorffori sgiliau arbenigol mewn diogelwch adeiladu, prynu gorfodol, elw net bioamrywiaeth, cyfraniadau datblygwyr a gwerthuso tir. Adolygu ble y gall hyblygrwydd cynllunio (fel datblygiad gyda chaniatâd) fod o gymorth, tra'n sicrhau bod diogelwch ac ansawdd uchel yn aros heb eu cyfaddawdu a symleiddio gofynion ymgynghoreion statudol, lle bo'n briodol, i sicrhau cyflenwad.
- **Adolygu cyfraniadau datblygwyr a phrosesau hyfywdra.** Sicrhau bod adran 106 a chyfraniadau tai fforddiadwy yn parhau i fod yn effeithiol, cymesur a chyflenadwy. Delio â rhwystrau sydd yn arwain at gyfraniadau heb eu gwario neu drafodaethau wedi'u hailadrodd.
- **Parhau i gyflawni diwygiadau diogelwch adeiladu.** Cynnal cyllid ar gyfer adferiad, yn enwedig wrth i bolisi ehangu y tu hwnt i adeiladau uchel. Gweithio gyda RICS i sicrhau cysondeb, canllawiau eglur a hyder ymhlith defnyddwyr.
- **Amddiffyn lesddeiliaid gyda safonau modern aliniedig â'r DU.** Mabwysiadu fersiwn diweddaraf [Service charge residential management code and additional advice to landlords, leaseholders and agents](#) RICS a disodli'r fersiwn hanesyddol hen ffasiwn a ddefnyddir yng Nghymru ar hyn o bryd.

Wales' green transformation

Wales' pathway to net zero runs through its homes, energy infrastructure and businesses. Retrofitting 1.4m homes is one of the biggest infrastructure challenges – and opportunities – of the next decade. Upgrading homes will not only reduce emissions but also improve public health, reduce household bills and make homes resilient to future climate risks such as overheating.

At the same time, grid capacity constraints are becoming a major barrier, not only to housing delivery but also to any ambition for Wales to become a global leader in green energy. Insufficient capacity is already restricting investment in renewables, data centres and the growth opportunities created by artificial intelligence. Wales must move fast to remove these barriers if it wants to compete.

RICS stands ready to support the next Welsh government in delivering a greener economy, a resilient energy system and thriving, sustainable communities. RICS is calling for political parties and the next government to commit to the following.

- **Invest in large-scale, high-standard retrofit programmes.** Roll out high-volume, whole-house approach retrofit schemes across all tenures with clear, long-term funding. Drive consumer confidence and efficiency in retrofit schemes by underpinning future green programmes with [PAS 2035](#) and the current edition of RICS' [Residential retrofit standard](#) to deliver professional, regulated advice.
- **Fast-track grid and energy infrastructure upgrades.** Work with the UK government and the National Grid to accelerate grid reinforcement, particularly where it unlocks

Trawsffurfiad gwyrdd Cymru

Mae llwybr Cymru tuag at sero net yn rhedeg drwy ei chartrefi, ei seilwaith ynni a'i busnesau. Mae ôl-osod 1.4m o gartrefi ymhlith heriau – a chyfleoedd – seilwaith mwyaf y degawd nesaf. Bydd uwchraddio cartrefi nid yn unig yn lleihau allyriadau ond hefyd yn gwella iechyd cyhoeddus, lleihau biliau cartref a gwneud cartrefi'n wydnach i risgiau hinsawdd yn y dyfodol fel gorgynhesu.

Ar yr un pryd, mae cyfyngiadau ar gapasiti'r grid yn dod yn rhwystr sylweddol, nid yn unig i gyflenwi tai ond hefyd i unrhyw uchelgais gan Gymru i ddod yn arweinydd byd-eang mewn ynni gwyrdd. Mae capasiti annigonol eisoes yn cyfyngu ar fuddsoddi mewn ffynonellau ynni adnewyddadwy, canolfannau data a'r cyfleoedd tyfiant a grëir gan ddeallusrwydd artiffisial. Rhaid i Gymru symud yn gyflym i gael gwared ar y rhwystrau hyn os yw am gystadlu.

Mae RICS yn sefyll yn barod i gefnogi llywodraeth nesaf Cymru wrth iddi gyflenwi economi fwy gwyrdd, system ynni wydn a chymunedau cynaliadwy sydd yn ffynnu. Mae RICS yn galw am i bleidiau gwleidyddol a'r llywodraeth nesaf ymrwymo i'r canlynol.

- **Buddsoddi mewn rhaglenni ôl-osod ar raddfa fawr ac o ansawdd uchel.** Cyflwyno cynlluniau ôl-osod tŷ cyfan cyfaint uchel ar draws holl ddeiliadaethau gyda chyllid cyfnod-hir eglur. Gyrru hyder ymhlith defnyddwyr ac effeithiolrwydd mewn cynlluniau ôl-osod drwy oseilio rhaglenni gwyrdd yn y dyfodol gyda [PAS 2035](#) ac argraffiad cyfredol [Residential retrofit standard](#) RICS i ddarparu cyngor rheoleiddiedig a phroffesiynol.
- **Cyflymu uwchraddiadau ar seilweithiau grid ac ynni.** Gweithio gyda llywodraeth y DU a'r Grid Cenedlaethol i gyflymu

major planning applications, renewable energy zones and economic opportunities.

- **Embed RICS' [Whole life carbon assessment \(WLCA\) for the built environment](#) into public procurement.** Ensure consistent, transparent carbon reporting across government-funded schemes to drive down emissions and stimulate innovation.
- **Strengthen local economies and high streets through business rates reform.** Introduce more frequent revaluation cycles and targeted reliefs for vulnerable sectors. Create incentives for landlords and occupiers to invest in energy-efficiency improvements that support long-term resilience.
- **Balance sustainability and the natural environment.** Embed a natural capital-led approach across land-use policy, ensuring landowners and occupiers are supported to deliver biodiversity recovery, carbon sequestration and resilient farming practices. This includes strengthening the [Sustainable Farming Scheme](#) with clear incentives for nature-based solutions, providing stable long-term funding for ecosystem services.

atgyfnerthu'r grid, yn enwedig ble mae hyn yn datgloi ceisiadau cynllunio mawr, parthau ynni a chyfleoedd economaidd.

- **Ymgorffori [Whole life carbon assessment \(WLCA\) for the built environment](#) RICS i mewn i gaffael cyhoeddus.** Sicrhau adrodd carbon cyson a thryloyw ar draws gynlluniau a ariennir gan y llywodraeth i leihau allyriadau ac ysgogi arloesedd.
- **Cryfhau economïau lleol a'r stryd fawr drwy ddiwygio trethi busnes.** Cyflwyno cylchoedd ailbrisio mwy aml a chymhorthion wedi'u targedu ar gyfer sectorau bregus. Creu cymhellion i landlordiaid a meddianwyr fuddsoddi mewn gwelliannau ynni-effeithiol a fydd yn cefnogi gwydnwch cyfnod-hir.
- **Taro cydbwysedd rhwng cynaliadwyedd a'r amgylchedd naturiol.** Ymgorffori egwyddorion naturiol ac o dan arweiniad cyfalaf ar draws polisi defnyddio tir, gan sicrhau y bydd tirfeddianwyr a meddianwyr yn cael eu cefnogi i gyflawni adferiad bioamrywiaeth, atafaelu carbon ac ymarferion ffermio gwydn. Mae hyn yn cynnwys cryfhau [Sustainable Farming Scheme](#) gyda chymhellion ar gyfer datrysiadau natur-seiliedig, gan ddarparu cyllid sefydlog ar gyfer gwasanaethau ecosystem.



Skills for the future built environment

Wales has taken bold steps to strengthen its built environment skills pipeline, introducing a dedicated GCSE, establishing degree apprenticeships in surveying and piloting retrofit training programmes. These initiatives show what is possible when government, industry and education providers work together.

However, challenges remain. While exam results for built environment qualifications have been promising, on a par with STEM subjects in many cases, uptake is still too low. The shift to vocational qualifications (VCSEs) presents a major opportunity to expand participation if accompanied by coordinated support.

Degree apprenticeships must continue to grow to create parity with England and Scotland. The skills needed for large-scale retrofit programmes require long-term investment, as existing supply chains are either at capacity or reluctant to upskill without consistent demand.

Wales must seize this moment to develop the next generation of professionals who will deliver safer buildings, greener homes and more modern infrastructure. RICS is calling for political parties and the next government to commit to the following.

Sgiliau ar gyfer amgylchedd adeiledig y dyfodol

Mae Cymru wedi camu'n feiddgar i gryfhau ei phiblinell sgiliau amgylchedd adeiledig, gan gyflwyno TGAU penodol, sefydlu prentisiaethau gradd mewn arolygu a llywio rhaglenni hyfforddi ôl-osod. Mae'r mentrau hyn yn dangos yr hyn sydd yn bosib pan fydd llywodraeth, diwydiant a darparwyr addysg yn gweithio gyda'i gilydd.

Serch hynny, mae heriau'n dal i fod. Tra bod canlyniadau arholiadau ar gyfer cymwysterau amgylchedd adeiledig wedi bod yn addawol, yn aml iawn ar yr un lefel â phynciau STEM, mae derbyniad yn dal i fod yn rhy isel. Mae'r symudiad i gymwysterau galwedigaethol yn cyflwyno inni gyfle mawr i ehangu cyfranogiad os bydd hyn yn cynnwys cefnogaeth gydlynol.

Rhaid i brentisiaethau gradd barhau i dyfu er mwyn creu cydraddoldeb â Lloegr a'r Alban. Mae eisiau buddsoddi cyfnod-hir i'r sgiliau sydd eu hangen ar gyfer rhaglenni ôl-osod ar raddfa fawr, gan bod cadwyni cyflenwi presennol naill ai eisoes ar eu capasiti neu'n anfodlon uwchsgilio heb alw cyson.

Rhaid i Gymru fynd i'r afael â'r foment hon i ddatblygu'r genhedlaeth nesaf o broffesiynwyr a fydd yn darparu adeiladau mwy diogel, tai mwy gwyrdd a seilwaith mwy modern. Mae RICS yn galw am i bleidiau gwleidyddol a'r llywodraeth nesaf ymrwymo i'r canlynol.

- **Embed built environment education into the new vocational curriculum.** Support a joined-up approach between government, teaching institutions and professional bodies to expand the number of schools and colleges offering built environment pathways. Improve teaching resources and the student experience.
- **Continue and expand funding for built and natural environment degree apprenticeships.** Ensure sustainable long-term funding to provide parity with other UK nations and widen the opportunities available for Welsh students.
- **Support the Welsh energy transition through targeted upskilling programmes.** Embed retrofit training academies and upskilling funding into all major green schemes, ensuring that supply chains are prepared for large-scale rollout.

- **Ymgorffori addysg amgylchedd adeiledig yn y cwricwlwm galwedigaethol newydd.** Cefnogi egwyddorion cydgysylltiedig rhwng llywodraeth, sefydliadau addysgu a chyrff proffesiynol i ehangu'r nifer o ysgolion a cholegau sydd yn cynnig llwybrau amgylchedd adeiledig. Gwella adnoddau dysgu a phrofiad myfyrwyr.
- **Parhau ac ehangu ariannu ar gyfer prentisiaethau gradd amgylchedd adeiledig a naturiol.** Sicrhau ariannu cyfnod-hir cynaliadwy i ddarparu cydraddoldeb â chenhedloedd eraill y DU ac ehangu'r cyfleoedd sydd ar gael i fyfyrwyr yng Nghymru.
- **Cefnogi trawsnewid ynni Cymru drwy raglenni uwchsgilio wedi'u targedu.** Ymgorffori academaïau hyfforddi ôl-osod ac ariannu uwchsgilio ym mhob cynllun gwyrdd mawr, gan sicrhau y bydd cadwyni cyflenwi'n cael eu paratoi at gyflwyniad ar raddfa fawr.



Conclusion

With the right policies, the built and natural environment can unlock economic growth, strengthen business confidence, support the transition to net zero, and deliver the high-quality homes and communities Wales deserves.

RICS and the surveying profession are committed to working with the next Welsh government to turn ambition into reality, building a safer, greener and more prosperous Wales for generations to come.

Diwedd glo

Gyda'r polisiau cywir, gall yr amgylchedd adeiledig a naturiol ddatgloi tyfiant economaidd, cryfhau hyder busnesau, cefnogi'r newid i sero net, a darparu'r tai a chymunedau ansawdd uchel y mae Cymru yn eu haeddu.

Mae RICS a'r proffesiwn arolygu'n ymrwymedig i weithio gyda llywodraeth nesaf Cymru i droi uchelgais yn realiti, gan adeiladu Cymru ddiogelach, gwyrddach a mwy llewyrchus i'r cenedlaethau sydd i ddod.



Delivering confidence

We are RICS. As a member-led chartered professional body working in the public interest, we uphold the highest technical and ethical standards.

We inspire professionalism, advance knowledge and support our members across global markets to make an effective contribution for the benefit of society. We independently regulate our members in the management of land, real estate, construction and infrastructure. Our work with others supports their professional practice and pioneers a natural and built environment that is sustainable, resilient and inclusive for all.

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