

RICS MANIFESTO



Welsh Parliament 2021 Election Etholiad Senedd Cymru 2021

RICS manifesto
Maniffesto RICS

A new approach for the built and natural environment
Ymagwedd newydd at yr amgylchedd adeiledig a naturiol



Introduction

English

This year's Welsh Parliament election is set against a backdrop like never before. Since the last election in 2016, Wales has left the European Union, declared a climate emergency and, like every other country, been significantly impacted by COVID-19. The challenges facing the next Welsh Government will have significant implications for the built and natural environment, and by association, the economic, social and environmental wellbeing of Wales.

The role of the built environment and those working within it will be critical during the next Senedd term. Chartered surveyors will play a pivotal role in tackling some of the most prominent domestic issues in Wales, including the lack of adequate housing, renewing our high streets, creating a 21st-century infrastructure network and addressing the challenges of climate change.

As we look towards a green recovery from the coronavirus pandemic and to build back better, RICS professionals are uniquely placed to provide the leadership and expertise to guide decision makers forward.

Representing thousands of Welsh professionals in the land, property, infrastructure and construction sectors, everything RICS does is designed to effect positive change in the built and natural environment.

Rhagarweiniad

Cymraeg

Eleni, mae cefndir hollol ddigynsail i etholiad Senedd Cymru. Ers yr etholiad diwethaf yn 2016, mae Cymru wedi ymadael â'r Undeb Ewropeaidd, wedi datgan argyfwng yn yr hinsawdd ac fel pob gwlad arall, wedi bod yn destun effaith sylweddol COVID-19. Mae gan yr heriau sy'n wynebu llywodraeth nesaf Cymru oblygiadau sylweddol ar gyfer yr amgylchedd adeiledig a naturiol ac, yn gysylltiedig â hynny, lles economaidd, cymdeithasol ac amgylcheddol Cymru.

Bydd rôl yr amgylchedd adeiledig a'r bobl hynny sy'n gweithio ynddo yn hanfodol yn ystod tymor nesaf y Senedd. Bydd syrfewyr siartredig yn chwarae rôl allweddol wrth fynd i'r afael â materion domestig mwyaf blaenllaw Cymru, gan gynnwys diffyg tai digonol, adnewyddu ein strydoedd mawr, creu rhwydwaith isadeiledd ar gyfer yr 21ain ganrif a mynd i'r afael â heriau newid yn yr hinsawdd.

Wrth inni edrych tuag adferiad gwyrdd yn dilyn pandemig y coronafeirws ac ailadeiladu'n well, mae gweithwyr proffesiynol yr RICS mewn sefyllfa unigryw i ddarparu arweiniad ac arbenigedd i lywio penderfyniadau a wneir yn y dyfodol.

Gan gynrychioli miloedd o weithwyr proffesiynol Cymru yn y sectorau tir, eiddo, isadeiledd ac adeiladu, mae popeth a wneir gan yr RICS wedi'i lunio i sbarduno newid cadarnhaol yn yr amgylchedd adeiledig a naturiol.

The COVID-19 pandemic continues to present challenges many of us have never witnessed before. Through the pandemic, we have all discovered a new appreciation for the important role homes and communities have on our lives. Businesses are adapting to become flexible and agile in working and opportunities have arisen to refocus and prioritise the economic, political and social agenda.

We believe that the next Welsh Government needs to provide a holistic approach towards support for the built environment over the coming years if we are to truly address the challenges facing future generations in Wales. This includes leading the way in adopting international standards to deliver on public-sector confidence including cost management, driving forward innovative policies to create sufficient green homes and committing to reform in areas including taxation and planning.

The next Welsh Government must prioritise fiscal and political investment in the built environment if we are to create safe, sustainable communities, fit for meeting both short-term and long-term challenges.

Building on our industry expertise, we have prioritised where the next Welsh Government should invest in the built environment. This includes:

- Creating low-cost, low-carbon, safe homes across all tenures.
- Committing to retrofitting, repurposing and renewing of high streets to meet the challenges of a post-COVID, sustainably focused Wales.

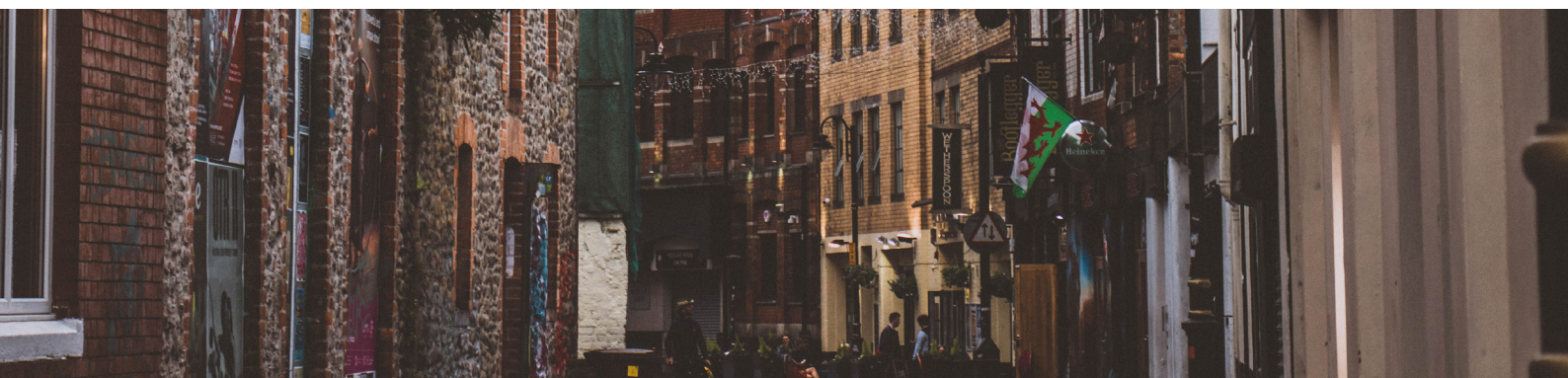
Mae pandemig COVID-19 yn parhau i gyflwyno heriau nad yw llawer ohonom erioed wedi eu profi o'r blaen. Drwy gydol y pandemig, mae pawb wedi darganfod gwerthfawrogiad newydd am rolau pwysig cartrefi a chymunedau yn ein bywydau. Mae busnesau'n addasu i weithio'n fwy hyblyg ac ystwyth ac mae cyfleoedd wedi codi i ailganolbwyntio a blaenoriaethu'r agenda economaidd, gwleidyddol a chymdeithasol.

Rydym ni o'r farn bod angen i lywodraeth nesaf Cymru ddarparu ymagwedd gyfannol at gefnogi'r amgylchedd adeiledig dros y blynyddoedd i ddod os byddwn ni wir yn mynd i'r afael â'r heriau sy'n wynebu cenedlaethau'r dyfodol ng Nghymru. Mae hyn yn cynnwys arwain y ffordd wrth fabwysiadu safonau rhyngwladol i gyflawni yn unol â hyder y sector cyhoeddus, gan gynnwys rheoli costau, mynd rhagddo gyda pholisïau arloesol i greu cartrefi gwyrdd digonol ac ymrwymo i ddiwygio mewn meysydd sy'n cynnwys treth a chynllunio.

Bydd yn rhaid i lywodraeth nesaf Cymru flaenoriaethu buddsoddiad ariannol a gwleidyddol yn yr amgylchedd adeiledig os ydym ni i greu cymunedau diogel a chynaliadwy sy'n addas i oresgyn heriau tymor byr a thymor hir.

Gan adeiladu ar ein harbenigedd, rydym ni wedi blaenoriaethu lle dylai llywodraeth nesaf Cymru fuddsoddi yn yr amgylchedd adeiledig. Mae hyn yn cynnwys:

- Creu cartrefi cost isel, carbon isel a diogel ar gyfer yr holl ddeiliadaethau.
- Ymrwymo i ôl-osod, ailaddasu ac adnewyddu strydoedd mawr i oresgyn heriau Cymru ar ôl COVID â ffocws cynaliadwy.



- Embracing modern technologies in construction to create a housing and infrastructure system fit for future needs.
- Investing in training, devolution and upskilling to create a world-leading workforce.

Through the challenges of recent years comes new opportunities. Decisions made by the next Welsh Government will have an impact on generations to come. Wales is now in a unique position where prioritising the built environment will integrate economic growth with social and environmental wellbeing. The next government should embrace our recommendations and deliver meaningful change to our built and natural environments.

Christian Cubitt

Head of Government Relations, UK and Ireland

Ian Steele

Chair, RICS Wales

- Mabwysiadu technolegau modern ym maes adeiladu i greu system tai ac isadeiledd sy'n addas at angenion y dyfodol.
- Buddsoddi mewn hyfforddiant, datblygu ac uwchsgilio i greu gweithlu o'r radd flaenaf.

Drwy heriau'r blynyddoedd diwethaf daw gyfleoedd. Bydd gan benderfyniadau a wneir gan lywodraeth nesaf Cymru effaith ar genedlaethau i ddod. Mae Cymru bellach mewn sefyllfa unigryw lle bydd blaenoriaethu'r amgylchedd adeiledig yn integreiddio twf economaidd a lles cymdeithasol ac amgylcheddol. Dylai'r llywodraeth nesaf fabwysiadu ein hargymhellion a chyflawni newid ystyrlon i'n hamgylcheddau adeiledig a naturiol.

Christian Cubitt

Pennaeth Perthnasoedd y Llywodraeth, DU ac Iwerddon

Ian Steele

Cadeirydd, RICS Cymru



Housing supply Cyflenwad Tai

Access to safe, green, affordable homes continues to be one of the biggest challenges facing the housing sector in Wales. Prioritising the supply of both social and private housing stock, by extension, would deliver economic and social benefits across Wales.

In recent years, housebuilding has become more of an arbitrary target, rather than being part of a wider placemaking strategy. With the launch of the new Placemaking Charter, it is now more important than ever that the next government needs to not just build houses, but rather communities, with the social, economic and physical infrastructure to sustain it.

The next government needs to embrace a smart house building agenda, embedding modern methods of construction (MMC) into the process, creating homes for life and repurposing existing buildings to become suitable, high-quality homes.

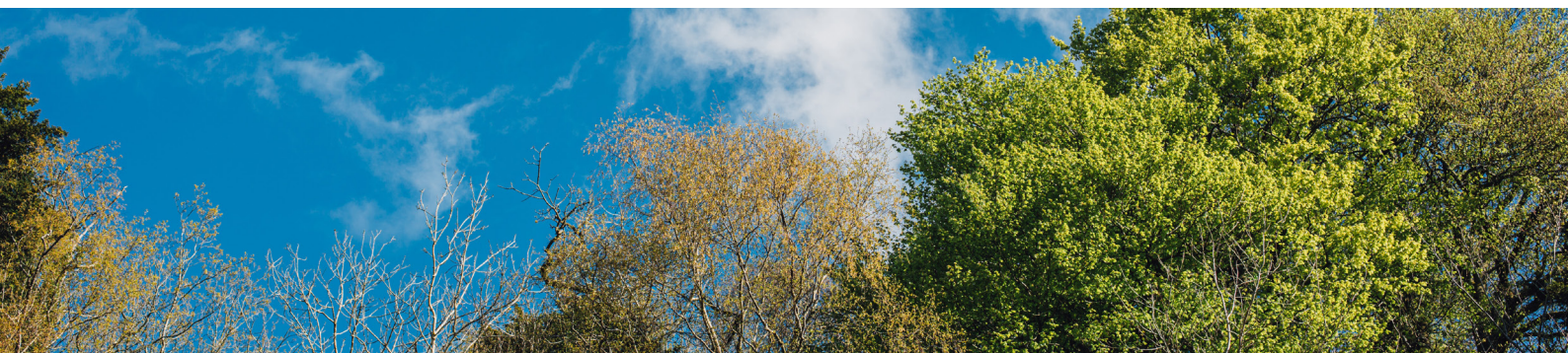
Wales needs to take leadership and create and deliver an ambitious, world-leading green homes programme. Contributing up to 15% of all UK greenhouse gas emissions, housing, particularly private ownership, has seen very little green investment to date. There has been a focus in recent years on creating green new homes, but there has not been any significant plan to retrofit and decarbonise the more than 1 million existing units in Wales – which is a critical element towards achieving net-zero.

Mae mynediad i gartrefi diogel, gwyrdd a fforddiadwy yn parhau i fod ymysg yr heriau mwyaf sy'n wynebu'r sector tai yng Nghymru. Byddai blaenoriaethu cyflenwad y stoc tai cymdeithasol a phreifat, drwy estyniad, yn cynnig manteision economaidd a chymdeithasol ledled Cymru.

Yn y blynyddoedd diweddar, mae adeiladu tai wedi troi'n darged mwy mympwyol, yn hytrach na bod yn rhan o strategaeth creu lleoedd ehangach. Gyda lansiad y Siarter Creu Lleoedd newydd, mae bellach yn bwysicach nag erioed bod y llywodraeth nesaf nid yn unig yn adeiladu tai, ond cymunedau hefyd, gyda'r isadeiledd cymdeithasol, economaidd a chorfforol i'w cynnal.

Mae'n rhaid i'r llywodraeth nesaf fabwysiadu agenda adeiladau cartrefi clyfar, gan wreiddio dulliau adeiladu modern (MMC) yn y broses, a chreu cartrefi am oes ac ailaddasu adeiladau presennol i fod yn gartrefi addas o safon.

Mae angen i Gymru gymryd yr awenau a chyflawni rhaglen o gartrefi gwyrdd uchelgeisiol o'r radd flaenaf. Prin yw'r buddsoddiad gwyrdd hyd yma ym maes cartrefi, er bod hwnnw'n cyfrannu 15% o holl allyriadau nwy tŷ gwydr y DU. Mae ffocws wedi bod ar greu cartref gwyrdd newydd yn y blynyddoedd diwethaf, ond nid oes unrhyw gynllun sylweddol wedi bod i ôl-osod a dadgarboneiddio yr 1 miliwn a mwy o unedau sy'n bodoli yng Nghymru – a dyma elfen hanfodol tuag at gyflawni sero-net.



Increasing consumer confidence and motivation will be crucial for the next few years as we recover from the COVID-19 pandemic. This includes motivating the market by reviewing the stamp duty and taxation system in Wales to encourage, not penalise, buyers. Residents also need to have the confidence that their home is safe. Tragic events in recent years have shown the importance for governments to properly fund fire safety work and building quality standards.

Properly investing fiscal and political capital into the housing market, will have a fundamental impact on the quality of life in Wales. The next government should use the challenges of the recent few years to build back better and create sustainable homes and communities:

- Update consumer housing guides on buying/selling to reflect the new RICS Home Survey Standard and encourage consumers to engage with surveyors to get condition-based surveys to protect homeowners.
- Prioritise fire safety, creating safe homes and environments for people to live in by:
 - being one of the first governments in the world to formally adopt the UN-recognised International Fire Safety Standards
 - committing to properly fund cladding remediation work for high-rise properties.
- Commit to not imposing rent caps or significant rent controls which will likely increase disruption in the PRS and result in landlords leaving the market and a decrease in rental stock.
- Encourage and incentivise the market to adopt MMC as a process for housebuilding by:
 - exploring financial incentives (including factory set-up support) and regulations to encourage developers to adopt MMC, particularly in areas of high unemployment

Bydd cynyddu hyder defnyddwyr a'u hysgogiad yn hanfodol dros y blynyddoedd i ddod wrth inni adfer wedi pandemig COVID-19. Mae hyn yn cynnwys ysgogi'r farchnad drwy adolygu'r dreth stamp a'r system drethi yng Nghymru i annog prynwyr, yn hytrach na'u cosbi. Yn ogystal, rhaid bod preswylwyr yn hyderus bod eu cartrefi'n ddiogel. Mae digwyddiadau trychinebus yn y blynyddoedd diwethaf wedi amlygu pwysigrwydd cyllido priodol gan lywodraethau ar gyfer gwaith diogelwch tân a safonau ansawdd adeiladau.

Bydd gan fuddsoddiad ariannol a chyfalaf gwleidyddol priodol yn y farchnad dai effaith sylfaenol ar ansawdd bywyd yng Nghymru. Dylai'r llywodraeth nesaf ddefnyddio heriau'n blynyddoedd diwethaf i ailadeiladu'n well a chreu cartrefi a chymunedau cynaliadwy:

- Diweddarau canllawiau tai defnyddwyr ar brynu/gwerthu i adlewyrchu RICS Home Survey Standard ac annog defnyddwyr i weithio gyda syrfewyr i gynnal arolygon ar sail cyflwr i amddiffyn perchnogion tai.
- Blaenoriaethu diogelwch tân, gan greu cartrefi ac amgylcheddau diogel i bobl byw ynddynt drwy:
 - fod yn un o'r llywodraethau cyntaf yn y byd i fabwysiadu'r Safonau Diogelwch Tân Rhyngwladol a gydnabyddir gan y CU yn ffurfiol
 - ymrwymo i gyllido gwaith adfer cladin ar gyfer adeiladau uchel iawn yn briodol.
- Ymrwymo i beidio â gosod capiau rhent na rheolau rhent o bwys a fyddai'n debygol o gynyddu ansefydlogrwydd yn y sector rhentu preifat a pheru i landlordiaid adael y farchnad a lleihau stoc rhentu.
- Annog a chymell y farchnad i fabwysiadu MMC fel proses ar gyfer adeiladu tai drwy:
 - ymchwilio i gymelliadau (gan gynnwys cymorth gosod ffatri) a rheoliadau i annog datblygwyr i fabwysiadu MMC, yn enwedig mewn ardaloedd lle mae diweithdra'n uchel

- advocating accreditation for MMC, through schemes such as BOPAS
- supporting local authorities and housing associations in procurement processes which favour MMC for social housebuilding.
- Endorse the impartial RICS Low Carbon Home Consumer Guide to support and encourage homes to become sustainable regardless of tenure.
- Review how the Optimised Retrofit Programme, Rent Smart Wales, financial incentives and regulation can encourage private-sector retrofitting.
- Undertake a full-scale review of Land Transaction Tax in Wales. While the current system offers the highest threshold in the UK, it still places additional liability on buyers and may deter existing homeowners from considering a move.
- Scrap proposed plans for a Vacant Land Tax which will penalise developers rather than encourage them and potentially drive housebuilders out of Wales.
- hyrwyddo achrediad ar gyfer MMC, drwy gynlluniau megis BOPAS
- cefnogi awdurdodau lleol a chymdeithasau tai gyda phrosesau caffael sy'n ffafrio MMC ar gyfer adeiladu tai cymdeithasol.
- Cymeradwyo Canllaw Cartrefi Carbon Isel Defnyddwyr Sefydliad Brenhinol y Syrffewyr Siartredig, sy'n ganllaw didduedd, ac annog cartrefi i fod yn gynaliadwy, waeth beth fo'r ddeiliadaeth.
- Adolygu sut gall y Rhaglen Ôl-osod er mwyn Optimeiddio, Rhentu Doeth Cymru, cymelliadau ariannol a rheoleiddio annog ôl-osod yn y sector preifat.
- Cynnal adolygiad llawn o'r Dreth Trafodiadau Tir yng Nghymru. Er bod y system bresennol yn cynnig y trothwy uchaf yn y DU, mae'n parhau i osod atebolrwydd ychwanegol ar brynwyr a gallai rwystro perchnogion tai presennol rhag ystyried symud.
- Rhoi'r gorau i gynlluniau arfaethedig ar gyfer Treth ar Dir Gwag a fydd yn cosbi datblygwyr yn hytrach nag yn eu hannog, gan efallai wthio adeiladwyr tai allan o Gymru.



High street renewal

High streets have, for as long as several decades, struggled to compete with the changing ways in which we shop, live, work and travel. The COVID-19 pandemic has exacerbated these problems, with many businesses reviewing their need for high street floor space, particularly, offices and the permanent loss of major retail and hospitality brands.

RICS welcomes the creation of the Ministerial Town Centre Action Group to help resolve some of the recent challenges facing our high streets including problems with rent and business rate payment, but there remain some fundamental issues to improve if we are to secure long-term solutions.

Reform to business rates is needed to strengthen our high streets and create a system which works for both landlords and tenants, as well as reacting to changing economic circumstances and market conditions. The planning system also requires a significant overhaul, including the creation of a planning-led system, review of permitted development rights and reform to temporary and permanent change of use requests.

High street and town centres can lead the way in creating environmentally-friendly communities. After residential property, commercial property is one of the biggest contributors to energy waste and carbon emissions. The next government should undertake an ambitious green revolution to our high streets, incentivising and driving forward major building decarbonisation and retrofit programmes, improving transport infrastructure and creating green, pleasant environments.

Adfywio'r stryd fawr

Am gyhyd â sawl degawd, mae'r strydoedd mawr wedi ei chael hi'n anodd cystadlu gyda'r ffyrdd newidiol o siopa, byw, gweithio a theithio yn ein byd cyfoes. Mae pandemig COVID-19 wedi gwaethygu'r problemau hyn, gyda llawer o fusnesau yn ailystyried eu hangen am le ar y stryd fawr, ac yn benodol swyddfeydd a cholled barhaol brandiau mawr meysydd manwerthu a lletygarwch.

Mae RICS yn croesawu'r penderfyniad i greu Grŵp Gweithredu Canol Trefni Gweinidogol i helpu i ddatrys rhai o'r heriau diweddar sy'n wynebu ein strydoedd mawr, gan gynnwys problemau sy'n ymwneud â thalu rhent ac ardrethi busnes, ond erys rhai materion sylfaenol lle mae angen gwelliant os ydym ni'n mynd i sicrhau atebion tymor hir.

Mae angen diwygio ardrethi busnes i gryfhau ein strydoedd mawr a chreu system sy'n gweithio i landlordiaid a thenantiaid, yn ogystal ag ymateb i'r amgylchiadau economaidd ac amodau marchnad newidiol. Yn ogystal, mae angen diwygio sylfaenol ar y system gynllunio, gan gynnwys creu system sy'n seiliedig ar gynllunio, adolygu hawliau datblygu a ganiatawyd a diwygio ceisiadau newid defnydd dros dro a pharhaol.

Gall y strydoedd mawr a chanol trefni arwain y ffordd wrth greu cymunedau sy'n ecogyfeillgar. Yn dilyn eiddo preswyl, eiddo masnachol yw un o'r cyfraniadau mwyaf at wastraff ynni ac allyriadau carbon. Dylai'r llywodraeth nesaf ymgymryd â chwyldro gwyrdd uchelgeisiol yn ein strydoedd mawr, gan gymhell ac ysgogi rhaglenni dadgarboneiddio ac ôl-osod adeiladau mawr, gwella isadeiledd cludiant a chreu amgylcheddau gwyrdd a dymunol.

There should be less reliance on pure retail and office-based high streets and more input from local communities to deliver first-class offerings, including well-designed new housing, essential local services and in-demand leisure facilities. A collaborative placemaking strategy will be crucial for revitalising our high streets and initiatives such as the '20-minute neighbourhood' should be given consideration for any future development plans.

Despite significant challenges, there will always be a place for our high streets and town centres and Wales can take leadership in developing a sustainable model for what this will look like. The next government should:

- As a priority, support businesses facing commercial rent disputes as a result of the COVID-19 pandemic by endorsing the use of the Commercial Rental Independent Evaluation Service, which was created to help landlords and tenants negotiate payments.
- Review change of use orders and consider options to simplify commercial-to-residential conversions through the planning system while ensuring quality and safety is not compromised.
- Use the postponement of non-domestic rates revaluation to 2023 as an opportunity to commit to fully reviewing the rating system, including the introduction of three-year revaluations.
- Endorse and encourage the '20-minute neighbourhood' placemaking strategy in future development plans as identified by the Future Generations Commissioner for Wales.

Dylai fod llai o ddibyniaeth ar strydoedd mawr sy'n adwerthol ac yn swyddfeydd yn unig a mwy o fewnbwn gan gymunedau lleol i gyflwyno cynigion o'r radd flaenaf, gan gynnwys tai newydd wedi'u dylunio'n dda, gwasanaethau lleol hanfodol a chyfleusterau hamdden y mae galw amdanynt. Bydd strategaeth creu lleoedd cydweithredol yn hanfodol er mwyn ailfywiogi ein strydoedd mawr a dylid ystyried mentrau megis y 'gymdogaeth 20 munud' mewn unrhyw gynlluniau datblygu yn y dyfodol.

Er gwaethaf heriau sylweddol, bydd bob amser le ar gyfer ein strydoedd mawr a chanol ein trefi, a gall Cymru arwain y ffordd wrth ddatblygu model cynaliadwy ar gyfer sut olwg fydd ar hyn. Dylai'r llywodraeth nesaf:

- Gefnogi busnesau fel blaenoriaeth yn wyneb anghytundebau dros rent masnachol o ganlyniad i bandemig COVID-19 drwy gymeradwyo'r defnydd o'r Gwasanaeth Gwerthuso Rhentu Masnachol Annibynnol, a grëwyd i helpu landlordiaid a thenantiaid i drafod a dod i gytundeb ar daliadau.
- Adolygu gorchmynion newid defnydd ac ystyried opsiynau i symleiddio trosi masnachol-i-breswyl drwy'r system gynllunio wrth sicrhau na chaiff ansawdd a diogelwch eu tanseilio.
- Defnyddio gohiriad yr adbrisiad o ardrethi annomestig tan 2023 fel cyfle i ymrwymo i adolygu'r system drethi yn llawn, gan gynnwys cyflwyno adbrisiadau bob tair blynedd.



- Review the capacity and resources available to the planning system – often cited as some of the major challenges for planning authorities. The next government needs to work with the public sector to provide new core funding to boost local planning teams and increase the scope for greater contributions from developers and landowners. Any increase in funding will be linked to improved service levels.

- Cymeradwyo ac annog y strategaeth creu lleoedd 'cymdogaeth 20 munud' mewn cynlluniau datblygu'r dyfodol fel a nodwyd gan Gomisiynydd Cenedlaethau'r Dyfodol Cymru.
- Adolygu'r gallu ymarferol a'r adnoddau sydd ar gael i'r system gynllunio – sy'n cael eu crybwyll yn aml fel rhai o'r prif heriau i awdurdodau cynllunio. Mae angen i'r llywodraeth nesaf weithio gyda'r sector cyhoeddus i ddarparu cyllid craidd newydd i gryfhau timoedd cynllunio lleol a chynyddu'r cwmplas ar gyfer cyfraniadau mwy gan ddatblygwyr a pherchnogion tir. Bydd unrhyw gynnydd mewn cyllid yn gysylltiedig â lefelau gwasanaeth gwell.

Construction & infrastructure

The construction sector is a significant contributor to the Welsh economy. In 2019, it was the fifth-largest industry in Wales, directly employing an estimated 8.2% of the Welsh workforce and accounting for 6% of Wales GDP.

Following the outbreak of coronavirus and the subsequent economic impact, an overwhelming proportion of construction businesses identified infrastructure, particularly public-sector programmes, as key to the economic recovery in Wales.

RICS is a major advocate of a green-recovery from COVID-19, putting economic, social and environmental sustainability at the heart of the policymaking process so we can come out of the pandemic stronger.

There are several major areas RICS is calling for reform and investment in, including procurement, taxation, training and connectivity – all of which will help create a construction industry fit for the future.

Adeiladu ac Isadeiledd

Mae'r sector adeiladu yn gyfrannydd sylweddol i economi Cymru. Yn 2019, dyma oedd pumed diwydiant mwyaf Cymru, yn cyflogi tua 8.2% o weithlu Cymru yn uniongyrchol ac yn cynrychioli 6% o GDP Cymru.

Yn dilyn achosion o'r coronafeirws a'r effaith economaidd ddilynol, mae cyfran lethol o fusnesau wedi nodi bod isadeiledd, ac yn enwedig rhaglenni'r sector cyhoeddus, yn allweddol i adferiad economaidd yng Nghymru.

Mae RICS yn brif eiriolwr ar gyfer adferiad gwyrdd yn dilyn COVID-19, gan osod cynaliadwyedd economaidd, cymdeithasol ac amgylcheddol wrth wraidd y broses llunio polisi er mwyn i ni ddod allan o'r pandemig yn gryfach. Mae sawl prif faes lle mae RICS yn gofyn am ddiwygio a buddsoddiad, gan gynnwys caffael, trethi, hyfforddiant a chysylltedd – y bydd pob un ohonynt yn helpu i greu diwydiant adeiladu sy'n addas i'r dyfodol.



RICS worked in collaboration with industry partners to create the International Construction Measurement Standards (ICMS) – a globally recognised standard to increase transparency, reporting, accuracy and reduce waste in public-sector procurement for infrastructure schemes. Having already been proved a valuable asset within public-sector infrastructure programmes in England, the next Welsh Government should seek to adopt ICMS to improve the whole-life costings of major schemes and public spending.

Reform is needed to taxation in areas such as VAT, which favours the construction of new buildings rather than improving our existing building stock – resulting in a detrimental impact on our environment. While VAT is not devolved, there are financial incentives the next Welsh Government can introduce to stimulate retrofitting for existing buildings.

Training is another significant issue in Wales. It is widely acknowledged that Wales has a construction workforce underprepared for the challenges of the future and the ability to embrace new technologies such as Modern Methods of Construction (MMC). At present, many built environment students benefit from undertaking their education, particularly apprenticeships, in England due to course and work access.

Gweithiodd RICS mewn cydweithrediad â phartneriaid diwydiannol i greu International Construction Measurement Standards (ICMS) – sef safon a gydnabyddir yn fyd-eang i gynyddu tryloywder, adrodd, cywirdeb a lleihau gwastraff mewn caffael y sector cyhoeddus ar gyfer cynlluniau isadeiledd. Wedi profi i fod yn ased gwerthfawr mewn rhaglenni isadeiledd y sector cyhoeddus yn Lloegr, dylai llywodraeth nesaf Cymru geisio mabwysiadu ICMS i wella costio oes gyfan cynlluniau mawr a gwariant cyhoeddus.

Mae angen diwygio trethi mewn meysydd megis TAW, sy'n ffafrio codi adeiladau newydd sbon yn hytrach na gwella ein stoc bresennol o adeiladau, gan arwain at effaith andwyol ar ein hamgylchedd. Er nad yw TAW wedi'i ddatganoli, mae cymellion ariannol y gallai llywodraeth nesaf Cymru eu cyflwyno i sbarduno ôl-osod i adeiladau presennol.

Mae hyfforddiant yn broblem sylweddol arall yng Nghymru. Fe'i cydnabyddir yn eang bod gweithlu adeiladu Cymru wedi'i danbaratoi ar gyfer heriau'r dyfodol a'r gallu i fabwysiadu technolegau newydd megis Dulliau Adeiladu Modern (MMC). Ar hyn o bryd, mae llawer o fyfyrwyr yr amgylchedd adeileidig yn elwa o gwblhau eu haddysg, ac yn enwedig prentisiaethau, yn Lloegr oherwydd mynediad at gyrsiau a gwaith.

The construction and infrastructure sector presents the next Welsh Government with a real opportunity to make Wales a leading country for sustainable investment and development. The socio-economic impact of building back better and focusing on a green recovery during the next Senedd term will deliver tangible improvements to Welsh communities. The next Welsh Government should:

- Commit to improving accuracy, costings and transparency in public sector construction projects. The next government should embed International Construction Measurement Standards 2 (ICMS2) into Sell2Wales and the public sector procurement processes to ensure accurate capital expenditure calculations, analysis of the cost-benefit, and whole-life costing.
- Support industry innovation and modernisation by strengthening its presumption in favour of MMC in public infrastructure schemes.
- Support the ongoing work by RICS to explore the benefits of a VAT cut, particularly for energy improvement work, and call on the UK government to introduce a VAT cut to support decarbonisation.



Mae'r sector adeiladu ac isadeiledd yn cynnig cyfle go iawn i lywodraeth nesaf Cymru wneud Cymru yn wlad flaenllaw ar gyfer buddsoddi a datblygu cynaliadwy. Bydd effaith economaidd-gymdeithasol ailadeiladu'n well a chanolbwyntio ar adferiad gwyrdd yn ystod tymor nesaf y Senedd yn cynnig gwelliannau diriaethol i gymunedau Cymru. Dylai llywodraeth nesaf Cymru:

- Ymrwymo i wella cywirdeb, costio a thryloywder mewn prosiectau adeiladu'r sector cyhoeddus. Dylai'r llywodraeth nesaf wreiddio International Construction Measurement Standards 2 (ICMS2) yn Sell2Wales a phrosesu caffael y sector cyhoeddus i sicrhau cyfrifiadau gwariant cyfalaf cywir, dadansoddiadau o gost a budd a chostio oes gyfan.
- Cefnogi gwaith arloesi a moderneiddio'r diwydiant drwy gryfhau ei ragdybiaeth o blaid MMC mewn cynlluniau isadeiledd cyhoeddus.
- Cefnogi'r gwaith parhaus gan RICS i archwilio manteision toriad treth TAW, yn enwedig ar gyfer gwaith gwelliant egni, a galw ar Lywodraeth y DU i gyflwyno toriad treth TAW i gefnogi datgarboneiddio.

- Address the significant gap in Degree Apprenticeships offered in Wales. With new built environment qualifications launching from 2021 and the important role the sector will play in addressing the climate emergency, RICS calls for the next government to:
 - prioritise the built environment as a sector for new Welsh Degree Apprenticeships
 - combat the challenge of Welsh students being disenfranchised or moving to England for certain apprenticeships by exploring funding arrangements to allow Welsh apprentices to learn in England and work in Wales.
- Embrace the current 30% remote working target set by the current Welsh Government to guarantee all homes will have access full fibre internet and mobile connectivity.
- Stimulate private sector investment and a green-recovery from the COVID-19 pandemic by creating a Wales National Investment Bank to work alongside Wales Infrastructure Investment Plan successor.
- Mynd i'r afael â'r bwlch sylweddol mewn Prentisiaethau Gradd a gynigir yng Nghymru. Gyda'r cymwysterau amgylchedd adeiledig newydd sy'n lansio yn 2021 a'r rôl bwysig y bydd y sector yn ei chwarae wrth fynd i'r afael â'r argyfwng hinsawdd, mae RICS yn galw ar y llywodraeth nesaf i:
 - flaenoriaethu'r amgylchedd adeiledig fel sector ar gyfer y prentisiaethau newydd, sef Prentisiaethau Gradd Cymru
 - mynd i'r afael â'r her o fyfyrwyr Cymru yn cael eu difreinio neu'n symud i Loegr ar gyfer prentisiaethau penodol drwy archwilio trefniadau cyllido i alluogi i brentisiaid Cymru ddysgu yn Lloegr a gweithio yng Nghymru.
- Mabwysiadu targed presennol gweithio o bell, sy'n 30%, a osodwyd gan y llywodraeth bresennol i warantu y bydd gan yr holl gartrefi fynediad at ryngwrdd ffibr llawn a chysylltedd symudol.
- Ysgogi buddsoddiad yn y sector preifat ac adferiad gwyrdd yn dilyn pandemig COVID-19 gan greu Banc Buddsoddi Cenedlaethol Cymru i weithio ochr yn ochr ag olynydd Cynllun Buddsoddi yn Seilwaith Cymru.



Delivering confidence

We are RICS. Everything we do is designed to effect positive change in the built and natural environments. Through our respected global standards, leading professional progression and our trusted data and insight, we promote and enforce the highest professional standards in the development and management of land, real estate, construction and infrastructure. Our work with others provides a foundation for confident markets, pioneers better places to live and work and is a force for positive social impact.

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