

# A blueprint for a brighter future

How the incoming Welsh Government can  
unlock housing delivery and deliver  
investment into local communities

# Build more homes

## We call on the next government to:

- Set a national all-tenure target for housing delivery.
- Support SME home builders with an urgent package of planning reforms.
- Inject additional funding into public bodies involved in the planning process.
- Issue standard templates for legal agreements, such as Section 106, to reduce inconsistencies and delays.
- Implement the recommendations of the Welsh Government's sustainable drainage systems (SuDS) review.
- Introduce a moratorium on new policy requirements and regulations that would further challenge viability.

# Make the plan-led system work


## We call on the next government to:

- Ensure full coverage of up-to-date Local Development Plans (LDPs).
- Restore Technical Advice Notice 1 (TAN1), enabling sustainable, policy-compliant sites to come forward outside of the plan-led system.
- Shift to a stock-based approach for local assessments of housing need, addressing historic under-delivery.
- Ensure the four Strategic Development Plans (SDPs) are adopted before the end of the next Senedd term.



# Support builders and buyers

**We call on the next government to:**

- Develop a roadmap for establishing the talent pipeline needed to deliver low-carbon and energy-efficient new housing.
  - Extend Help to Buy Wales beyond September 2026 to support first-time buyers.
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**The voice of the home building industry**

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