**Clarifications to Bidder’s Questions**

**SSSI Tenure Identification and Mapping for 2026 Surveys**

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| **Question** | | **Answer** |
| 1 | Do you maintain current and accurate data to establish land contact information? | Natural England holds two databases of information, details from which will be made available on award of the contract. Firstly, we have access to all the Corporate and Commercial titles, extracted from the Land Registry. This will include some, but not all contact information. This data download will not include any information on titles held by private landowners or any information on occupiers on the land. This source of information will be accurate and up to date. The second dataset is the contact database held by Natural England of landholders on each SSSI. It is not necessarily up to date or exhaustive. It is also not spatially referenced.  As part of the contract, the contractor will be expected to cross reference these with other sources of information, such as additional Land Registry searches, or TraceIQ searches, or any other sources of information available to them, in order to establish the current and accurate land tenure information on each SSSI. |
| 2 | Does Natural England require Land Registry information to be updated? | The HMLR data provided will be current and up to date. This will include some, but not all contact information for Corporate and Commercial Titles. This data download will not include any information on titles held by private landowners or any information on occupiers on the land. This is information that the contractor should seek as part of the contract. |
| 3 | Please could I ask whether there is a unique identifier as part of the landowner details that allows some level of connection to be achieved.  between the spatial data and landowner data? | We do not have any unique identifiers for landowners or occupiers, but we do have names, addresses and contact details that can be cross referenced with the HMLR data. |
| 4 | The RFQ outlines the separate technical questions and that you’d like separate documents for each response. However, I can’t see any limitations on formatting for these. Please could you confirm the: word count, font size/type and line spacing you’d like us to use for these? | There is no word limit for the response or requirement for any font/size/line spacing. |
| 5 | Information Sources - Could Natural England please confirm which sources or datasets they intend to use for obtaining land ownership information? This will help us understand how many titles we are expected to pick up and improve the accuracy of our quotation. | Natural England will not be using any databases for obtaining land ownership information as part of this contract. We will be able to provide the contractor with HMLR data for corporate and commercial titles, but not private titles. We will also be able to provide our own historic dataset of information regarding landholders on a site, but this is not always accurate or exhaustive. It is also not spatially referenced. |
| 6 | Unregistered Land - How does Natural England envisage the approach to unregistered land, particularly in cases where there is no identifiable or addressable property within the area? Without an address, information can only be gathered by erecting site notices, which would extend beyond the required delivery window and create logistical challenges if sites are geographically dispersed. | Where land is unregistered, we would expect the contractor to use alternative sources of information available to them to identify the landholder for these areas. The sources of information that the contractor would use should be outlined in the quotation. Where all reasonable avenues have been exhausted and no landholder has been identified, this area should be handed back to Natural England as unidentifiable. |
| 7 | Land Interest Questionnaires (LIQ) and Requests for Information (RFI) - There is a requirement to identify not only landowners but also leaseholders and occupiers, providing full contact details where possible. To obtain this information, we would need to send LIQs/RFIs to landowners for each SSSI. This process typically involves two rounds of correspondence (an initial letter followed by a chaser two weeks later) and takes approximately four to six weeks for meaningful returns.  •            Will Natural England agree to this process and allow sufficient time for responses to ensure comprehensive data capture?  •            Alternatively, should outputs be produced using only HMLR information if the extended timeframe is not feasible? | Any proposed methods of obtaining leaseholders and occupiers should be outlined in the quotation and can be discussed further upon contract award. We cannot comment on individual methods at this point in order to ensure a fair and open quotation process. |
| 8 | Pricing Basis - Is Natural England expecting a quotation based on delivery per title or for the entire project (i.e. three SSSI packs collectively)? | Please price based on the three lots of work individually, as well as quoting for the entire project. |
| 9 | Are you able to provide an example of the dataset's that are to be provided? To ensure we can fully understand the effort required, we would need to understand what is included within the contact database | We will provide the contractor with two types of dataset. The first will be corporate and commercial titles on the land and will include all information that can be gained from an HMLR search of this type, namely, names and addresses. The historic dataset that Natural England holds will have the following fields (please see below), but they are not always complete or up to date. We cannot provide an example dataset at this time.   * Area Team * County * SSSI Name * SSSI Area(ha) * Contact Name * Is Organisation * Title * Address * Locality * Town or City * Postcode * Telephone * Mobile * Email |
| 10 | Are you able to provide approx. numbers of landowners and occupiers for the SSSI's broken down per priority? This will allow us to work out the effort required to complete the work | We do not currently hold this information, as identification of tenure is part of the requirements of the contract. |
| 11 | Our understanding of the scope is that this is a desktop exercise with no requirement to issue LIQs or undertake site visits. Could you confirm? | We are expecting this to be a desktop exercise. In instances where the landholder cannot be identified through all methods of identification that the contractor has laid out in their tender, this should be passed back to Natural England as unidentifiable. |
| 12 | TraceIQ - accessing the financial information / consumer data of the land holders seems heavy for the purpose, is this something which must be done? | TraceIQ searches are not a necessary part of the contract. Previously this has been used to identify contact details but alternative methods can be used and we do not need any financial information/consumer data. |
| 13 | The budget seems low for 116 sites do you have a list of SSSI sites to be surveyed so an accurate cost can be worked out? | We are still in the process of identifying the sites that will be surveyed. As we have not run this type of contract before, we have requested that the work be costed in three lots (priority 1, 2 and 3) so that, if necessary, we can adjust the scope of the contract based on budgets and cost. |
| 14 | The land tenure boundaries are different from the current SSSI zones and these along with a Land registry checks take time, we would only be able to quote for the third priority sites, with 23 SSSI sites across 28.7k hectares in priority 3, knowing the SSSI sites would help to plan and cost the works. | We are not currently able to send out the list of sites as they may be subject to change. However, if you believe you will only be able to quote for third priority sites then this would not cover the key work we need done in the contract. |
| 15 | If we were to submit a proposal for the full works with the timelines adjusted or to be confirmed once the SSSI sites are known is this something that might be considered? | Adjusting the timescales may be something we can discuss on project inception, but we wouldn’t be able to adjust these dramatically as our subsequent work is contingent on this contract. |
| 16 | During the process, is the contractor allowed to contact landowners/landholders directly to confirm contact details? | This is something we could discuss on project inception, however in cases where the land tenure is unclear until the landholder is contacted, we would typically request that the details be handed over to Natural England to make that contact. |