

National Buildings Database [pri 1821]: Additional Questions Batch 3

13/07/2023

Please note that no more questions will be answered after Friday 14th to enable any answers to be taken into account before the bid deadline.

Question 1: We have just discovered this ITT and wish to bid. Is the buyer able to extend the deadline by 7 days? We have a similar solution in-market as part of a solution with our partners but turning around the documentation to the current deadline is challenging.

A: *We are unable to extend the deadline for bids due to tight project timelines.*

Question 2: We are bidding as an alliance with us as prime contractor, and a 100% government owned company, as our subcontractor. We consider our partnership to be strong and differentiated, but we seek clarity on the following: Can you confirm that DESNZ is comfortable contracting indirectly with a GovCo?

A: **This will depend on the company in question as DESNZ has different licencing and other agreements already in place with various Crown bodies.**

Question 3: In the ITT, it is implied that the NBDB will be hosted and owned by DESNZ - there is no mention of interlinkage with other departments or GovCos, e.g. through the public sector geospatial agreement. Can you confirm if (i) DESNZ is the ultimate home for hosting and managing the Database? (ii) There is any intended hosting or consultancy services expected from other GovCo's as part of embedding the database into the policy formulation process?

A: **As stated in the ITT on page 27 and 29, the database must be handed over to DESNZ at the end of the project along with all documentation and guidance required to enable DESNZ to use it without any further or ongoing support or costs from the contractor, as set out in the ITT.**

Question 4: Will the successful Supplier will be expected to have a formal relationship with any other parts of government or GovCo's other than DESNZ, and what form this relationship would take if so?

A: **Suppliers are free to choose who they use as partners or subcontractors. Data sharing agreements with other government departments will be needed to work with some of the input datasets, as set out in the ITT.**

Question 5: The ITT states "This was the first analysis of the non-domestic building stock of England and Wales, based on an assessment of individual premises data with a near 100% sample". It also states that the survey was not used to provide quantitative data and that for

the Hospitality sector, the near 100% sample was achieved by combining EPC and geometric data. *Can you confirm this is correct?*

A: To the best of our knowledge Phase 1 was the first non-domestic stock analysis covering nearly all non-domestic buildings in England and Wales.

Question 6: Where does the geometric data come from and is it open source?

A: Underlying geometric data in Phase 1 was derived from the National Polygon Dataset (from HMLR) and LIDAR data. The LIDAR data is available on an Open Government License. The National Polygon Dataset is not publicly available on an open source license.

Question 7: In the absence of the full methodology, can you summarise the steps taken to combine these data sets for the hospitality sector?

A: A high level description of the steps and datasets combined is outline in the ITT on pages 20-23, and further information was provided in response to questions 6 and 7 in the Response to Clarification Questions published on 20/06/23.

Question 8: *The ITT states that "surveys are better used for qualitative exploration of specific issues in future phases than as a method of quantifying the stock", but that "sector specific surveys [will be used] to inform assumptions and distributions used for filling data gaps". If we scale up the phase 1 methodology this would result in over 3000 surveys so it is important that before costing this activity, we understand exactly how these surveys will be used. Can you confirm whether these surveys should be used to enhance or modify the methodology used in the hospitality sector, as well as for all the other sectors?*

A: Refer to the answer to Question 48 in the Response to Clarification Questions published on 20/06/23.

Question 9: Is it intended that for each sector, different data sources are used, and therefore different gaps need filled and so surveys are used for different purposes - or do you wish the same methodology employed in the hospitality sector to be rolled out for the other sectors?

A: Bidders may propose additional sector specific data sources and methods to include these in addition to those datasets used in the Phase 1 pilot study on the hospitality sector.

Question 10: Can you give an example of an assumption or distribution gathered from a survey that could be combined with an example dataset to fill a gap in an example sector?

A: An example of an assumption that could be derived from surveys and data collection is the proportion of floor area used for different activities/end uses.

Question 11: In the evaluation, will you favour Supplier consortiums that include:

- (a) a large company/consortium that can do end to end surveys across all sectors
- (b) a host of smaller named research companies that are experts in market research across each of the different sectors
- (c) do not name specific research companies but highlight experience of working in such a manner?

A: We do not favour any particular form of supplier consortium. Project teams will be assessed as part of the bid against the evaluation criteria outlined in the ITT.

Question 12: The ITT asks for 2 page CVs. Do you expect to see 2 page CVs for each individual we plan to use on the bid, or for senior / core team members only? What level of CVs will be evaluated in the bid scoring?

A: We would expect short-form CVs for core team members/work package leads only. CVs will be reviewed in addition to any written response to the Criterion 2a on “Resource and Technical Capability” to determine suitable relevant experience, skills, and background of core project team members. Where appropriate, any information in the CVs which is relevant to another part of the evaluation, may also be taken into account.

Question 13: We reviewed the CQ's follow up , a document called “NDBS_Database_Key_Variables.pdf”. We think these are actually attributes coming from various data sets. Can you confirm what data sets were used in the pilot?

A: Information on key datasets has been provided in response to Question 20 and 49 in the Response to Clarification Questions published on 20/06/23, with the relevant supporting document titled “NDBS_Database_Key_Datasets.pdf”.

Question 14: In the Phase 1 Pilot Study report, the process of linking the VOA UARN data with Ordnance Survey AddressBase UPRN and OS MasterMap TOID was mentioned - please could you clarify if this linkage has already been fully achieved for all non-domestic buildings across all sectors in England and Wales? For clarification, can you comment if these links were established exclusively using methods developed for the Phase 1 pilot or is naturally included in OS AddressBase data? Furthermore, does this linked dataset encompass all records from the VOA, or does it only represent a pre-agreed percentage that was deemed sufficient for the project?

A: Matching of data for non-domestic sectors beyond hospitality was carried out in Phase 1. Linking primarily made use of UPRNs, making use of OS AddressBase, and geospatial analysis by the contractor.

Question 15: What primary key was used to list each building in the pilot database?

A: The primary key used in the Phase 1 pilot study was the Unique Property Reference Number (UPRN).

Question 16: What methodology did you use for mixed use building in the pilot to separate residential from non-residential?

A: The Self-Contained Unit (SCU) method used to analyse mixed use buildings has been detailed in response to question 7 in the Response to Clarification Questions published on 20/06/23.

Question 17: The ITT says "Matching business names and contact details to the database of premises was challenging and resulted in a bias in the survey sample." What data sets did you match as part of the pilot? Would that be provided to the supplier for the next phase? Please indicate the roles of the people that you would expect us to survey (e.g. receptionist vs. building engineers)

A: The IDBR as well as other commercially available 3rd party datasets were used to source contact details for businesses. Access to the IDBR will be made available for phase 2, bidder will need to consider whether other commercially available datasets will be necessary to deliver the outputs. It is up to individual bidders to determine the role of people to be interviewed as part of any surveys.

Question 18: The "Methodology Overview Schematic" seems to show that surveys are for validation. The CQs show that "Phase 1 carried out 25 onsite 'verification' surveys for the hospitality sector and an additional 246 remote telephone surveys." What sampling methodology did you use to select the sample for the verification (surveys and onsite visits)? Do you expect the same level of coverage in the next phase?

A: Random sampling was used to determine premises to be surveyed with stratification by size and sub-sector. Survey sample sizes from Phase 1 have been provided for information and should not be used as the basis for determining sample sizes for this phase of the project.

Question 19: The "Methodology Overview Schematic" seems to show that surveys are for validation purposes. However, the ITT says "surveys are used to validate the database as well as inform assumptions to fill gaps in the database". Do you expect the supplier to conduct telephone surveys to fill the database to 100% in the next phase? This would seem to contradict the use of surveys for validation purposes only.

A: Bidders are free to propose any approach to the use of surveys for validation that meets the requirements laid out in the ITT; this does not have to involve conducting telephone surveys to fill the database to 100%. *For further relevant information see responses to question 21 and 48 in the Response to Clarification Questions published on 20/06/23.*

Question 20: The ITT says "The depth of analysis, which is possible based on the database, means that surveys are better used for qualitative exploration of specific issues in future phases than as a method of quantifying the stock as a whole." What do you expect surveys to be used for in the next phase as a result of the pilot?

A: As noted in the ITT, surveys and data collection are to be used to supplement the existing datasets combined to create the database, and provide some form of validation. Bidders are free to propose an approach for how the surveys and data collection will be used, whether this is for some form of quantitative validation, qualitative verification of trends and assumptions across sub-sectors, or other relevant uses.