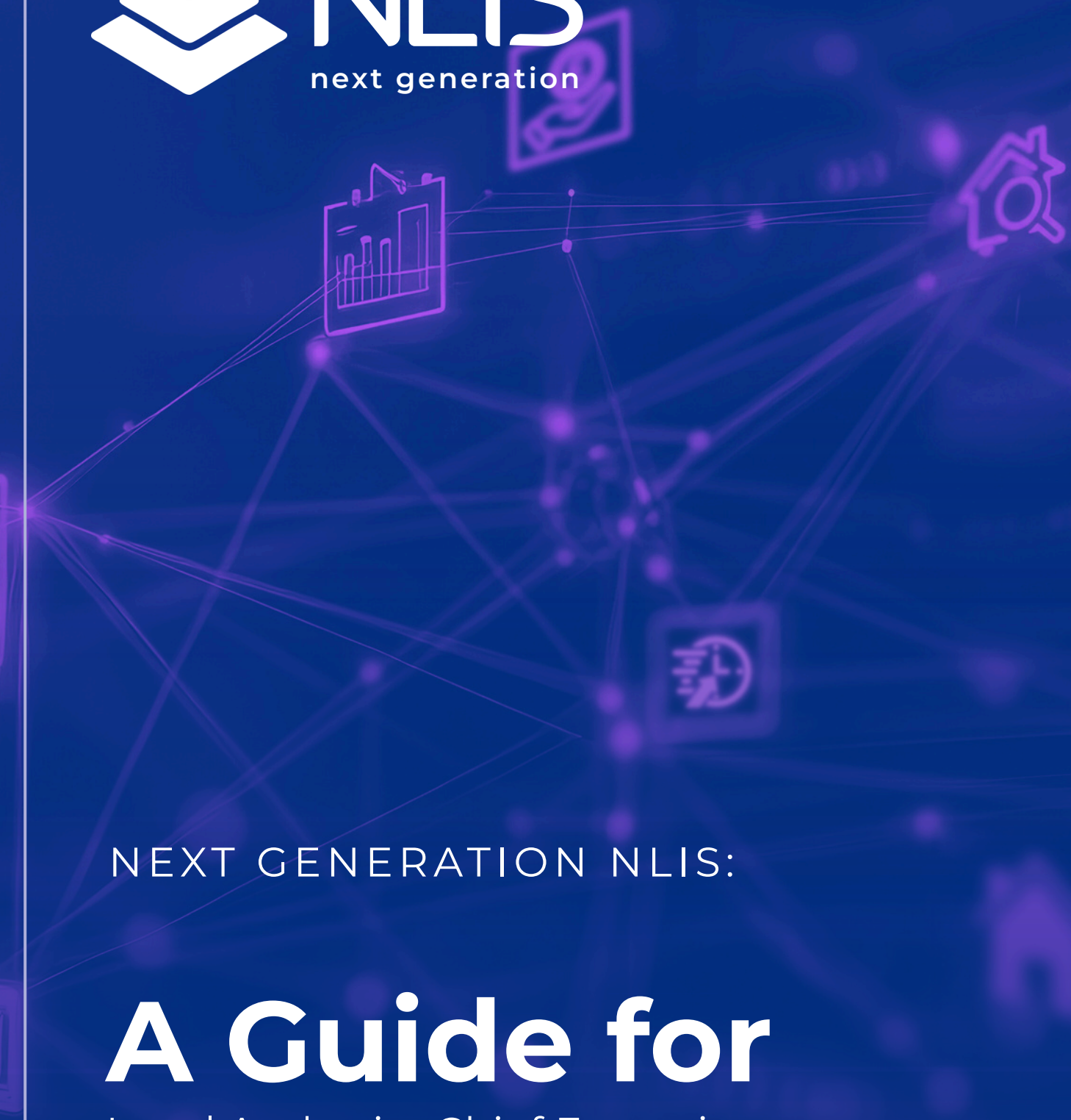
NLIS
next generation



NEXT GENERATION NLIS:

A Guide for

Local Authority Chief Executives

Funded by
UK Government

What is Next Gen NLIS?

Next Gen NLIS is a new, independent, digital platform for Official Conveyancing Searches in England and Wales. The platform launches on 12th March 2027.

It is being developed by Land Data CIC, a not-for-profit organisaton in which the Local Government Association is a shareholder. The platform will replace the current NLIS Hub, which every local authority in England and Wales has been using to connect to conveyancers and search providers since 2001.

The new, regulated platform will enable authoritative land and property data to be shared securely, with digital certification provided through the Land Data Trust Framework. Together, these new infrastructures will support Government ambitions to modernise the property market.

Development of Next Gen NLIS is being funded by Government and by Land Data reserves*.

Why does this matter to my local authority?

Next Gen NLIS will:

- Protect continuity of Official Search services
- Safeguard an important housing-related income stream
- Enable local authorities to offer new data products and services
- Support sustainable maintenance of local land charges and CON29 data

Local authorities will need to transition to the new platform before March 2027 to avoid disruption of service.

What are Official Searches?

Official Searches are statutory and non-statutory property searches carried out by your local land charges team for conveyancers during a property purchase. Conveyancers handling commercial, social housing and high-yield transactions almost always rely on Official Searches for their accuracy and unlimited indemnity.

They are cost-recovery services and generate income that supports the maintenance of land and property data, which the whole market relies on.

They differ from personal searches, which are undertaken by commercial search companies and for which local authorities receive no renumeration.

Why are Official Search volumes under pressure?

LLC Income has reduced in recent years due to:

- Increased competition from the personal search market
- Transfer of LLC1 data to HM Land Registry

These factors increase pressure on local authorities to maintain high-quality data with reduced income.

What agreements will be in place with my local authority regarding its use of Next Gen NLIS?

New local authority user agreements, similar to existing NLIS Hub agreements have been developed to support the use of Next Gen NLIS. Key changes include updates reflecting Land Data's ownership of the Next Gen NLIS platform, data protection reflecting GDPR, and the Land Data Trust Framework. Local authority user agreements will remain simple, clear, and in plain language.

How is Next Gen NLIS working with my LLC team?

The Next Gen NLIS team are engaging with ALL LLC teams across England and Wales through quarterly, live briefing sessions, events, a newsletter and the Land Data forum. Platform training and onboarding will take place from autumn 2026 through to launch in March 2027.

Preparing for Transition

Please ensure your local land charges, IT and legal teams are aware of Next Gen NLIS and engaging with Land Data on transition planning. LLC teams can keep up to date with new information on Next Gen NLIS by logging onto the Land Data forum **here**.

Land Data is working closely with local authorities, third party software suppliers and Official Search customers to minimise the impact of the transition.

NLIS
next generation

Further Information

For any questions or to request a senior-level briefing, please contact: **stephanie.holmes@land-data.org.uk**.

Follow Land Data on LinkedIn for the latest Next Gen NLIS updates, announcements and sector news.

About our funding

* The UK Government's Regulatory Innovation Office (RIO) funds regulators and local authorities to trial new and innovative regulatory approaches enabling businesses to bring innovative products to the market quicker. In September 2025, through the Fourth Round of Regulators' Pioneer Fund, the RIO awarded Land Data a grant of £999,592 , via the Regulators' Pioneer Fund (RPF) to deliver Next Gen NLIS.