Government Soft Landings Explained

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Industrial Strategy ... to transform the UK construction industry by 2025

- Lower costs: 33% reduction in the initial cost of construction and the whole-life cost of built assets
- Faster delivery: 50% reduction in the overall time, from inception to completion, for newbuild and refurbished assets
- Lower emissions: 50% reduction in greenhouse gas emissions in the built environment
- Improvement in exports: 50% reduction in the trade gap between total exports and total imports for construction products and materials

Includes savings to be achieved through better procurement, BIM, GSL and whole life costing
Benefits: Measured Projects 2013

From: Ministry of Justice, July 2013

SOFT LANDINGS: End user engagement

“For the first time I could understand a building design. It allowed me to contribute and comment (both positively & negatively) for the first time rather than having to look at a flat drawing”.

Emily Thomas
Governor HMYOI Cookham Wood
Winner of the 2012 Leadership Award, Civil Service Awards

ONE TEAM DELIVERY: ONE TEAM OPERATION
Customers are not getting the assets and outcomes they need or wanted?

Dropping the baton at key stages
What a Hard Landing looks like...

While this might be the designer’s dream come true...

... it’s a nightmare for the maintenance team!

A nice idea to have commuters waiting in natural daylight. However, if they can’t see their departure boards because of the sun then they’ll probably blame the idiotic hole in the roof when they miss their trains and connections...
The designers of the London 2012 Velodrome attribute the fact that they were able to create the fastest indoor cycle track in the world to the early consultation they conducted with Sir Chris Hoy and his team, who were recognised as the ultimate end users of the facility.

In 2005 Barclays new HQ in Canary Wharf won the BIFM customer services award, which was attributed to the fact that an facilities management specialist was engaged in the earliest stages of the design project and saw the work through to full occupation.
Sustainable Development – Public Spending

**SOCIETY**
- Customer needs.
- Staff needs.
- Process/Business needs
- Society needs

**ENVIRONMENT**
- Use of scarce resource.
- Waste.
- Pollution.
- Bio-diversity.

**ECONOMY**
- Construction cost
- Asset value
- Sale value
- Revenue Earnings
- Revenue Costs
- Cost and value to the taxpayer
GSL Process

Review new design requirements and expectations through feedback

- **Asset Design & Construction**
  - Portfolio Planning - Benchmarks
  - Establish Objectives & KPIs, Optex Budget
  - Test and model, Operational Strategy
  - Check and confirm plans and assumptions, Market Engagement, Sourcing
  - Handover, Training & Mobilisation
  - Monitor and Evaluate - POE Yr. 1
  - Fully incorporate and explain - POE Yr. 2
  - Lessons Learnt - POE Yr. 3

- **Asset/Facilities Management**

- **Measures**
  - Financial Performance
  - Functionality & Effectiveness
  - Environment

- **Define outcomes and measures of success**

- **Identify & deliver user / operator needs**

- **Client decision points**

- **Information Exchange points**

- Collect and compare actual operational performance against planned targets
BIM4FM industry group – what does FM need from BIM? – Industry survey, BIM on existing buildings (refurbishments) white paper, FAQs

COBie to CAFM – asset information model – PAS1192.3 – now published (free to download BSi)

Post Occupancy Evaluation (POE) - inclusion into BS8536

Contractual clause – industry meeting, inclusion into FMCM

Early adopters & GSL Leads/Champions identified and GSL Stewardship up and running chaired by Andrew Digby, MoJ

GSL for Infrastructure – working with ICE, Highways, Environmental Agency

GSL Learning Frameworks for GSL Leads/Champions – Civil Service Learning and Government Property Profession

Benefits tracking of Early Adopters and Industry Case Studies - BIFM

Communicate, Communicate, Communicate with FM/Construction industry at all levels
Meet PAM...
Our GSL Champion

PAM is a public sector Property Asset Management (PAM) specialist who will become the GSL Champion when it is time to reconfigure one of the property assets she looks after.

Vital Characteristics
Do you know someone who could step into PAM's shoes or be on her team?

Essential
- Professionally accountable to the UK taxpayer
- Official member of the GSL cross-government, cross-policy network
- Has a full understanding of the asset’s history and future

Desirable
- Responsible for managing all data associated with the asset
- Local knowledge of governance/infrastructure supporting the asset
- Cultural understanding for communities that use the asset

Useful
- Expert understanding of industry benchmarking
- Detailed understanding of industry and international best practice
- Experience managing or working closely with the asset
The GSL accountability landscape
How far into the future do you think it will be before BIM plays a key part in your role?

- 20% Already Relevant
- 12% Within a Year
- 28% 2-3 years
- 20% 3-5 years
- 8% 5-10 years
- 3% 10+ years
- 9% I don’t believe it is relevant

BIM4FM provides a forum for FM industry bodies to input and develop appropriate use of BIM for benefit of FM and support implementation of Government Soft Landings (GSL) across the asset lifecycle.
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How do you think your company will use BIM?
- 84% Life-cycle management
- 82% Improve efficiencies
- 69% Cost reductions

How would you like to see BIM supporting FM?
- Life-cycle management - 75%
- Improve efficiencies - 68%
- Reporting data - 62%
- Benchmarking metrics - 53%
**GSL Survey responses from delegates at the Government Construction Conference and ThinkBIM 2013**

**Are you up-to-date with GSL Policy and milestones?**

- Yes - I'm fully up-to-date with all policy...
- Yes - I'm fully up-to-date with all policy...
- Not really - I'm aware of the policy but I...
- Not really - I'm aware of the policy but...
- No - I know very little and need more...

**Have you engaged your GSL Champion?**

- Yes: 19%
- No: 81%

**Do you know who your GSL Champions are?**

- Yes: 19%
- No: 81%

**If yes, at which stage do you engage your GSL Champion?**

- Stage 0: Strategy
- Stage 1: Brief
- Stage 2: Concept
- Stage 3: Definition
- Stage 4: Design
- Stage 5: Build and...
- Stage 6: Handover...
- Stage 7: Operations...
Benefits and Challenges of BIM to FM

Benefits to FM:
- Tender accuracy
- Collaboration and early engagement of FM
- Design impact on whole life cost
- 3D BIM Model visualisation and future planning

Challenges to FM:
- Contractual Link and POE
- The existing estate
- Keeping the BIM model up to date
BIM + GSL = Better Outcomes

To champion better outcomes for our built assets during the design & construction stages through Government Soft Landings (GSL) powered by a Building Information Model (BIM) to ensure value is achieved in the operational lifecycle of an asset.
http://www.bimtaskgroup.org/gsl