



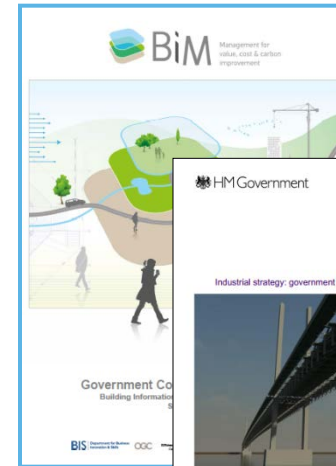
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Government Soft Landings Explained

Deborah Rowland, Government Property Unit
NEC 28th April 2014



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 HM/YOI Cookham Wood

Winner of the 2012 Leadership Award, Civil Service Awards

ONE TEAM DELIVERY : ONE TEAM OPERATION



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Customers are not getting the assets and outcomes they need or wanted?

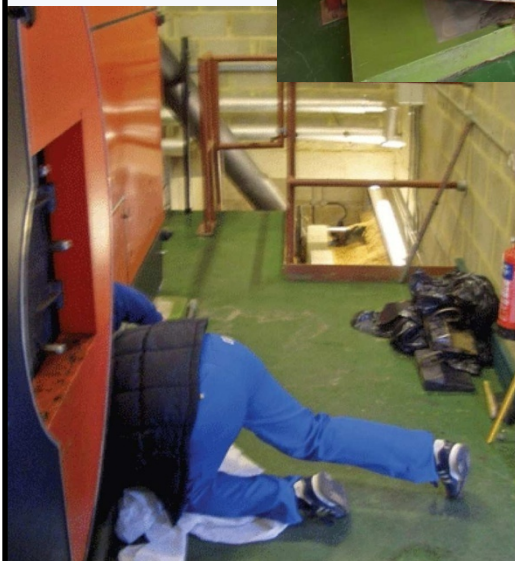


Dropping the baton at key stages



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...



What a Soft Landing looks like...

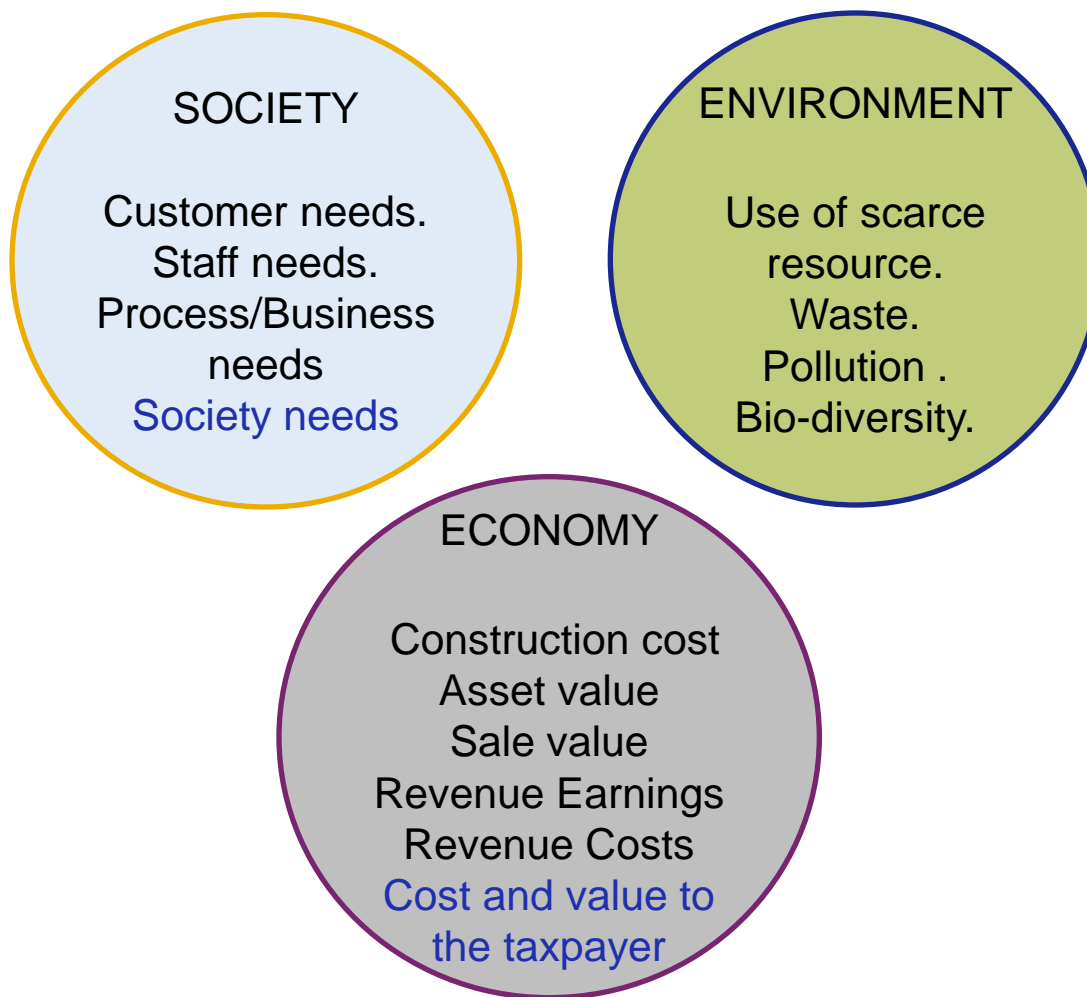
The designers of the London 2012 Velodrome attribute the fact that they were able to create the fastest indoor cycle track in the world to the early consultation they conducted with Sir Chris Hoy and his team, who were recognised as the ultimate end users of the facility.



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



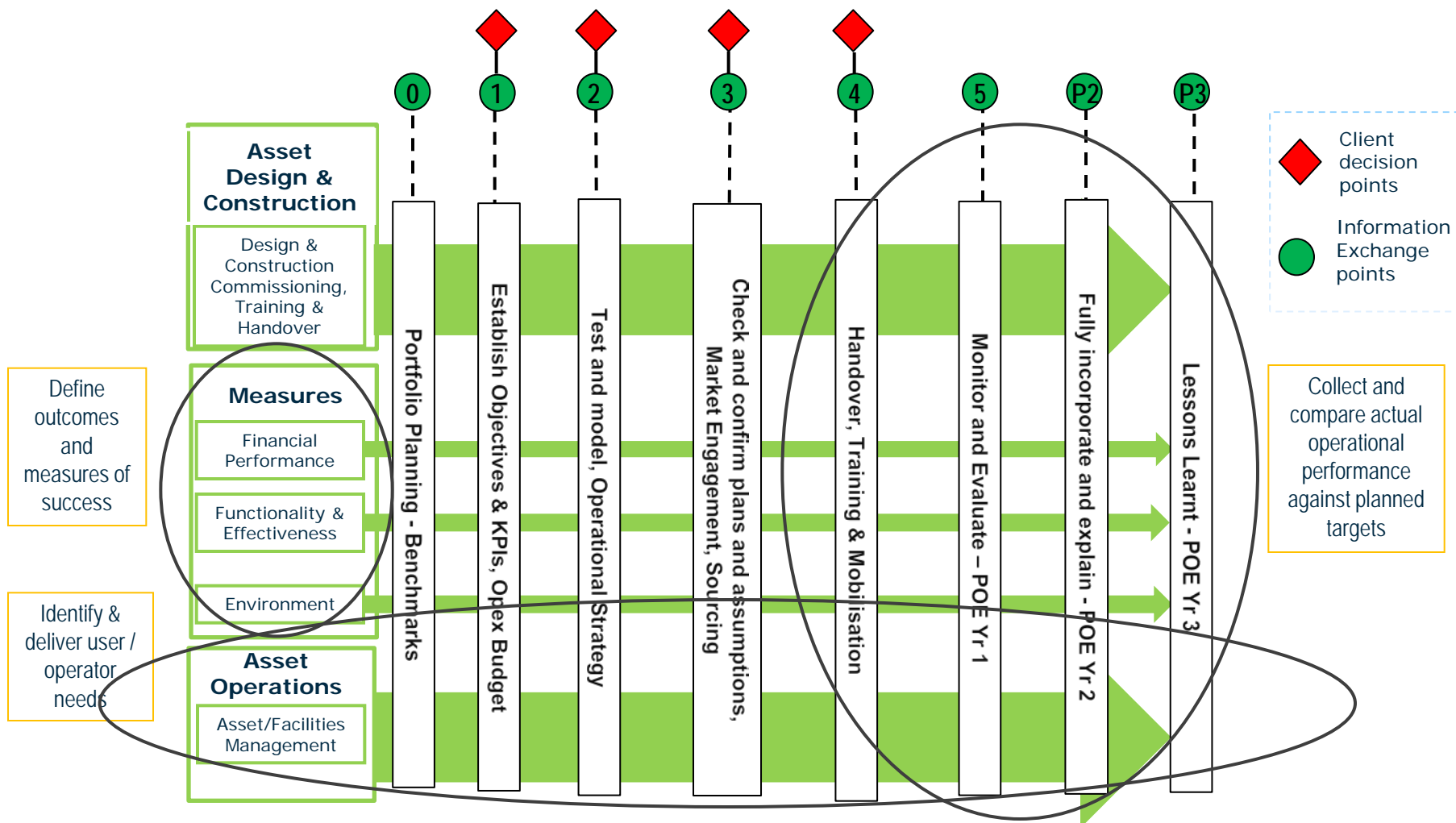
Sustainable Development – Public Spending





GSL Process

Review new design requirements and expectations through feedback





GSL Work in Progress

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 reconfigure one of the property assets she looks after.

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

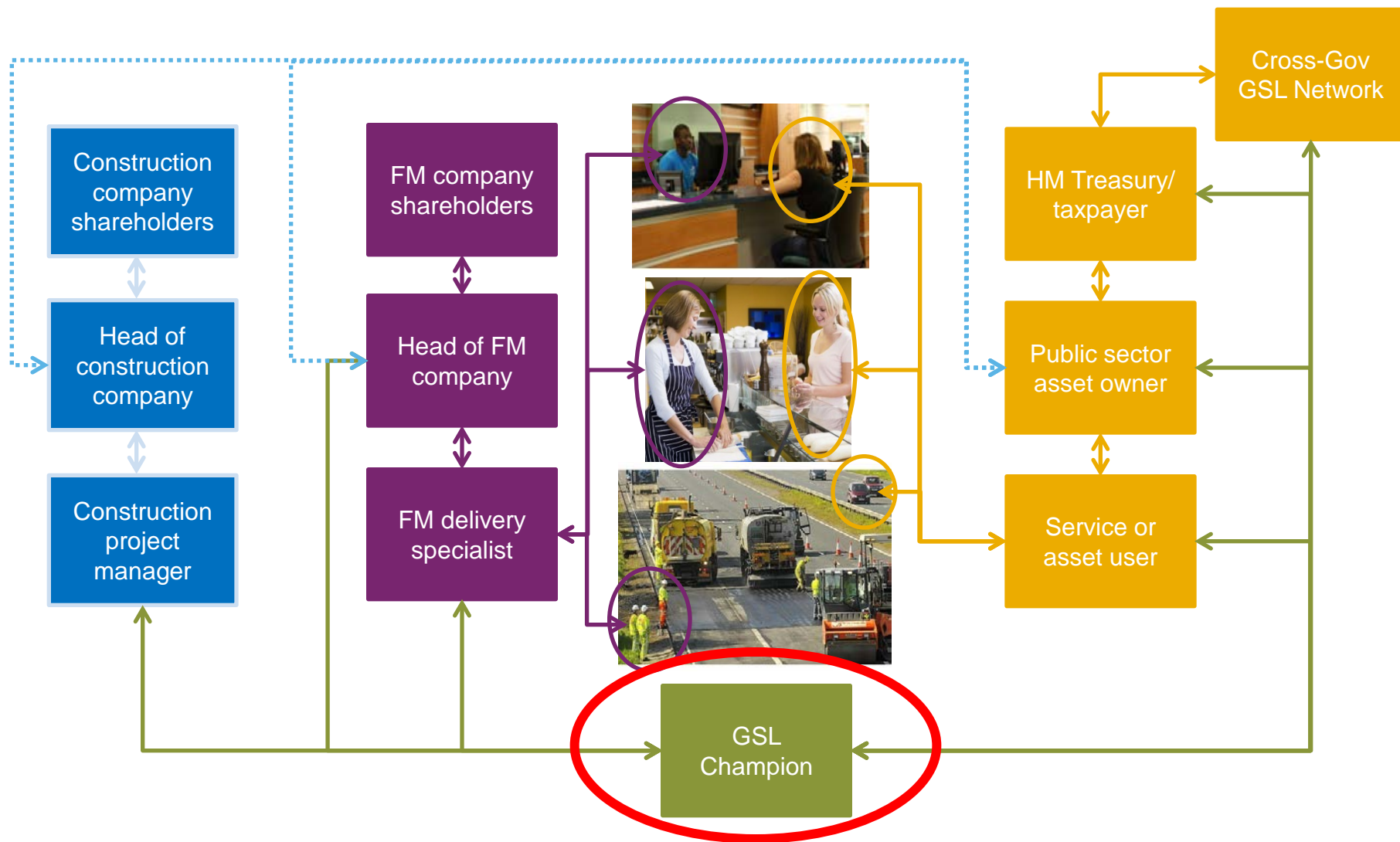
Vital Characteristics

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



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The GSL accountability landscape

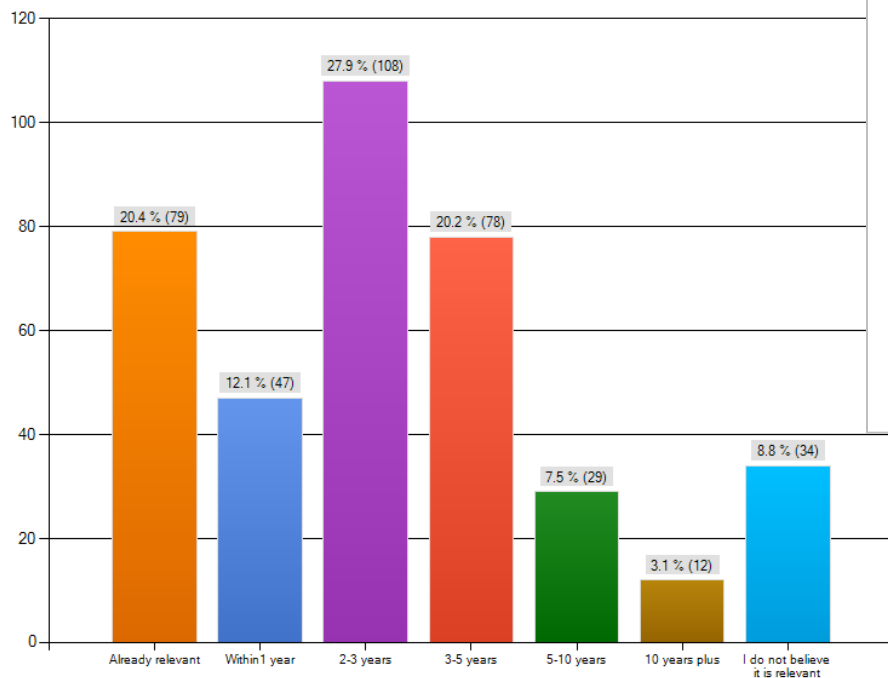




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BIM in Facilities Management Survey - May 2013

BIM4FM



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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CIBSE
Facilities Management



RIBA

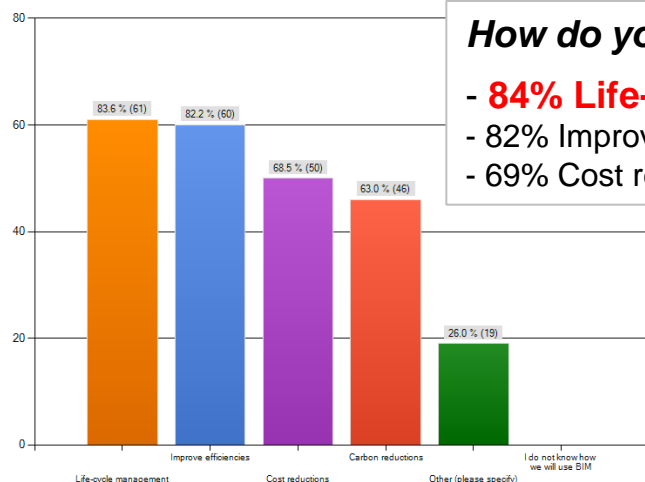




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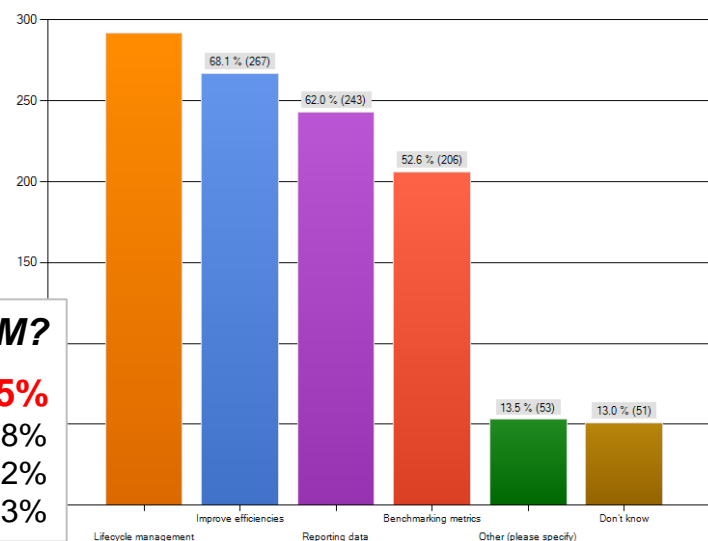
BIM4FM

BIM in Facilities Management Survey - May 2013



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%

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.

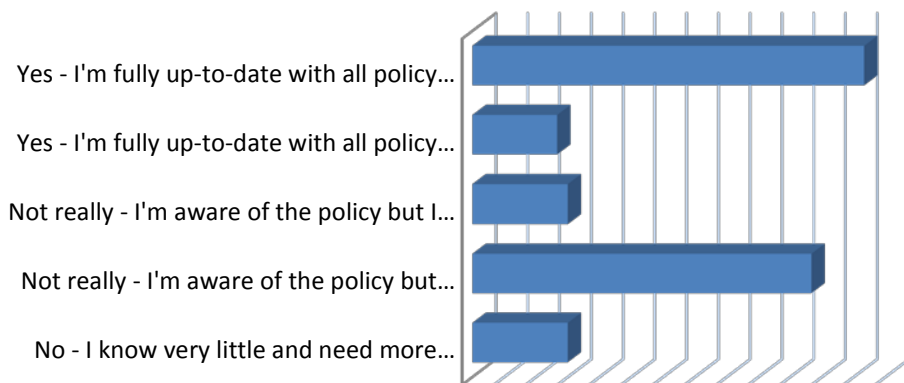
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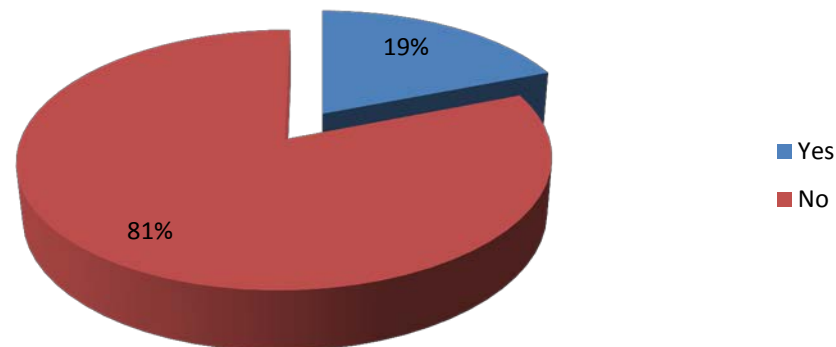


GSL Survey responses from delegates at the Government Construction Conference and ThinkBIM 2013

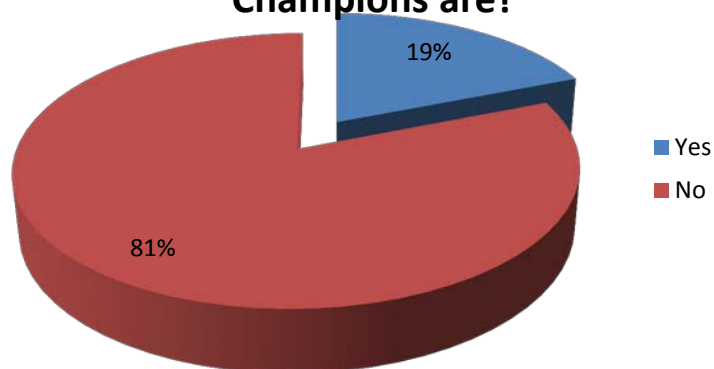
Are you up-to-date with GSL Policy and milestones?



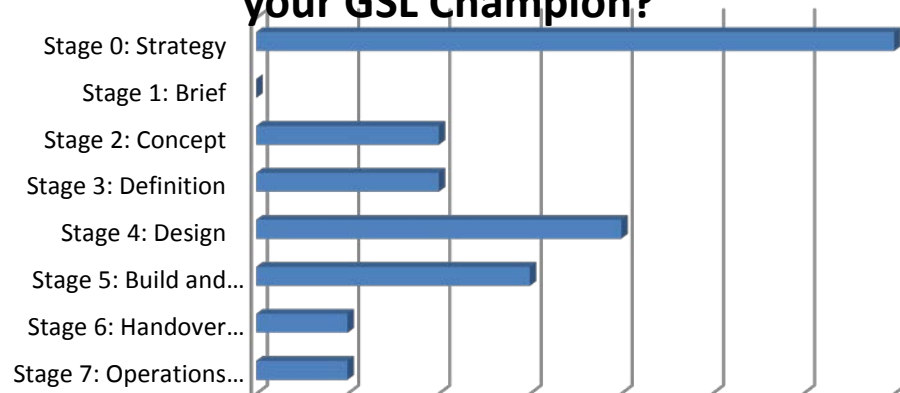
Have you engaged your GSL Champion?



Do you know who your GSL Champions are?



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



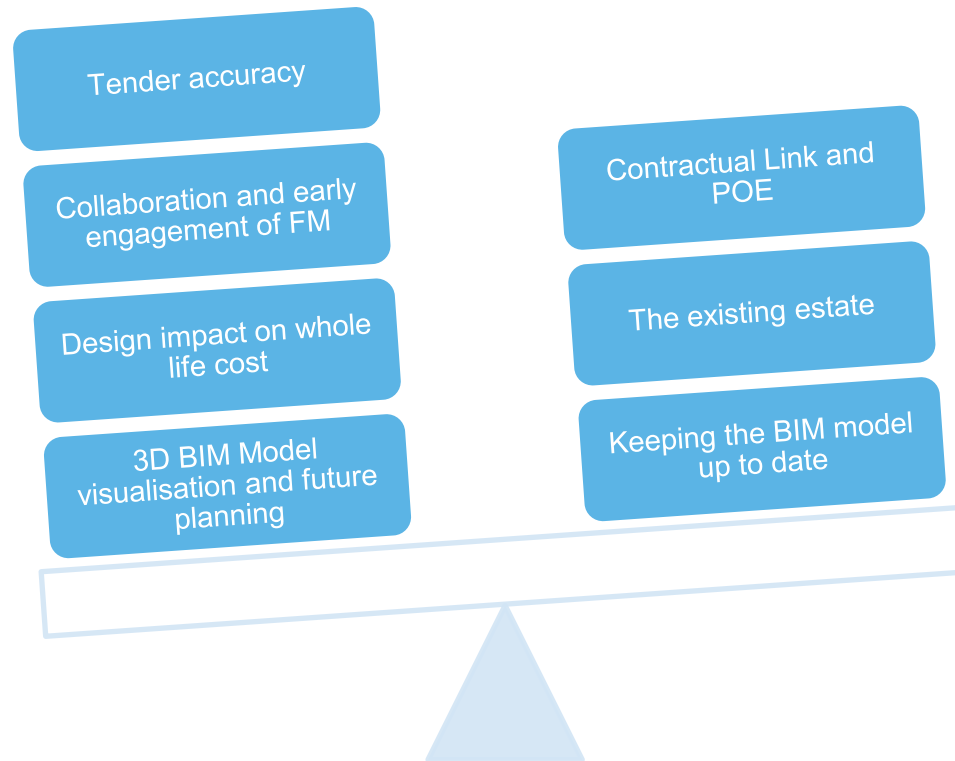


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Benefits and Challenges of BIM to FM

Benefits to
FM

Challenges
to FM





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>

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Government Soft Landings



Government Soft Landings (GSL)

Thank you for visiting the Government Soft Landings (GSL) micro-site.

This site will provide you with an overview of GSL and how it works. It will be updated to support your implementation of GSL.

The Government objective is to champion better outcomes for our built assets during the design and construction stages through Government Soft Landings (GSL) powered by a Building Information Model (BIM) to ensure that value is achieved in the operational lifecycle of an asset.

Government Soft Landings

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