

Government Soft Landings - a simple overview

1. An introduction to GSL

The headline objective for Government Soft Landings (GSL) was set out in the Government Construction Strategy Document of May 2011:

“The alignment of interest between those who design and construct a facility and those who subsequently occupy and manage it”

GSL is designed fit into standard contractual procedures, supported by simple protocol, driven by process, data and collaborative behaviour.

GSL applies across the full project lifecycle; a successful project will originate from a clear brief.

GSL focusses on outcomes and has been developed into 4 strategically important areas:

- 1. Functionality and Effectiveness:**
Buildings designed to meet the needs of the Occupiers; effective, productive working environments
- 2. Environmental:**
Meet Government performance targets in energy efficiency, water usage and waste production
- 3. Facilities Management:**
A clear, cost efficient strategy for managing the facilities
- 4. Commissioning, Training and Handover:**
Projects delivered, handed over and supported to meet the needs of the End Users

These are supported by defined requirements for Aftercare and Post Occupancy Evaluation; supporting the needs of the End Users, evaluating success in project delivery, capturing lessons learnt and sharing knowledge.

Delivery is controlled by Project Teams working to set process, designed around 3 specific Roles:

- 1. Project Sponsor**
Ultimate Accountability into the Department for all aspects of the project
- 2. Project Manager**
Accountable to the Project Sponsor for the delivery of the project
- 3. Soft Landings Champion**
Represents the needs and expertise of the End Users; Operational and Facilities Managers in the design, construction, handover and post occupancy periods of the project

These Roles should work to the Departmental Process Map (inclusive of GSL requirements)
Whilst these are Roles, not people, the GSL Champion representative must come from within the End User/Workplace Management team; it is a function that should not be outsourced.

2. BIM and GSL – overlaying the objectives and looking at specific roles

How do BIM and GSL work together ?

- BIM and GSL are very similar in terms of their headline objectives.
- They both emphasise the importance of process and key deliverables at all stages of the development of the project.
- They both put emphasis and definition into specific roles; BIM puts more emphasis on data control through the role of the Information Manager (as defined in PAS1192:2). GSL defines and maps out the role of the Government Soft Landings Champion.



