Soft Landings

Gary Clark  gary.clark@hw.ac.uk
School of Built Environment
West Suffolk House

The energy consumption of West Suffolk House equates to actual emissions of 97 kgCO$_2$/m$^2$ per annum, three times the design estimate of 31.4 kgCO$_2$/m$^2$ per annum.

Source: Carbon Trust Report
Recurring Trends of Performance Risks

Source- Bill Bordass and Rod Bunn
Soft Landings for Sustainable Buildings

Soft Landings is a process for a graduated handover of a new or refurbished building, where a period of professional aftercare by the project team is a client requirement, and planned for and carried out from project inception onwards and for up to three years post-completion.

Rod Bunn, BSRIA
Soft Landing Process

Diagrammatic representation of Soft Landings activities

Stage 1
Inception and briefing

Stage 2
Design and construction

Stage 3
Pre-handover

Briefing
Project team assembled, roles and responsibilities set

At inception, client champions Soft Landings

Cost-neutral or cost saving

Source- UBT and BSRIA
Recent developments

March 2011 The Innovation and Growth Team called for UK Government to promote Soft Landings

May 2011 Adopted within the Government Construction Strategy

October 17th 2011 Cabinet Office-led Soft Landings working group established

Aim for Sept 2012 To create Soft Landings for UK Government BIM Procurement
(Also likely to be referenced in Building Regulations)

Design for buildability, usability and manageability
Government Soft Landings: BIM Process Map
Assets designed to meet operational outcomes and user needs
Smoother handover between Contractor and Operational Teams
Extended Aftercare service to optimise asset performance
= Lower Energy Use and Costs
Lower Carbon Emissions
Lower Maintenance Requirements
Higher occupant satisfaction
Better perceived occupant productivity and health

Source- GVA Grimley
What does this mean to you?

What is the Scottish Government position on BIM and Soft Landings?
Is this relevant to your sector?
Are you already doing some aspects of Soft Landings?
What are the benefits?
How much does it cost?
How do I implement it?
How can academia help me?

Source- GVA Grimley
Recurring Risk - Unresolved Defects

Soft Landings Mitigation: Fine-tuning aftercare service

2000 kWh/day, or £ 200 per day at 10 p/kWh, or £40,000 a year saving

Source - Buro Happold