

Appendix J – Modern Methods of Construction.

In recent years, the UK Government, including the Department of Health and Social Care, have demonstrated a strong commitment to Modern Methods of Construction (MMC). This support is reflected in several key policy documents and initiatives:

- The Construction Playbook, issued by the Cabinet Office, establishes a "presumption in favour" of offsite construction across government departments.
- DHSC interim guidance directs NHS England and NHS Improvement to "assume that all schemes start out as MMC".
- Business case checklists for NHS capital projects now include MMC-related requirements at various stages (SOC, OBC and FBC).
- The New Hospital Programme prioritises MMC to deliver healthcare facilities more efficiently and sustainably.

These policies align with broader government objectives to improve construction productivity, reduce carbon emissions, and accelerate the delivery of critical infrastructure. Notably, the Construction Playbook mandates that contracting authorities *"develop an organisational strategy for the promotion and implementation of MMC, running through their portfolios and down to individual projects"*.

In line with the above all new build schemes over 500m² will **Implement a Consistent MMC Assessment**: Each project should measure the adoption of MMC using NHS MMC Toolkit at each gateway stage.

A threshold of 70% MMC is required for all new projects over 500m²

MMC adoption will be measured using the MMC construction assessment toolkit attached. Design teams should develop a scheme specific MMC strategy during the early planning stages of the scheme, this strategy should detail how the requirement to deliver the 70% will be achieved. On design and build schemes the requirement to meet this target must be built into the employers requirements and tested via the selection process.

Link to assessment toolkit (please request from your NHS PS project Lead):



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