



Department
of Health &
Social Care



England

NHS England MMC Assessment Tool

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Presented by:

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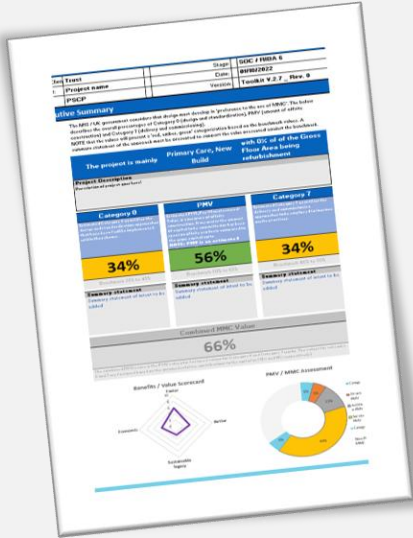
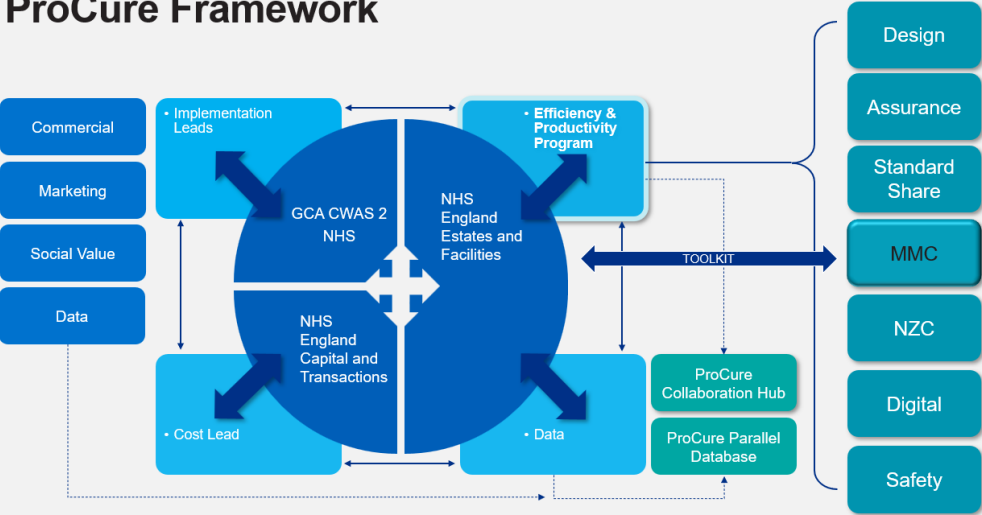


After one year, the NHS MMC Toolkit can demonstrate compliance, but its real future lies in helping us understand performance, value and investment outcomes

EPP in 60 seconds

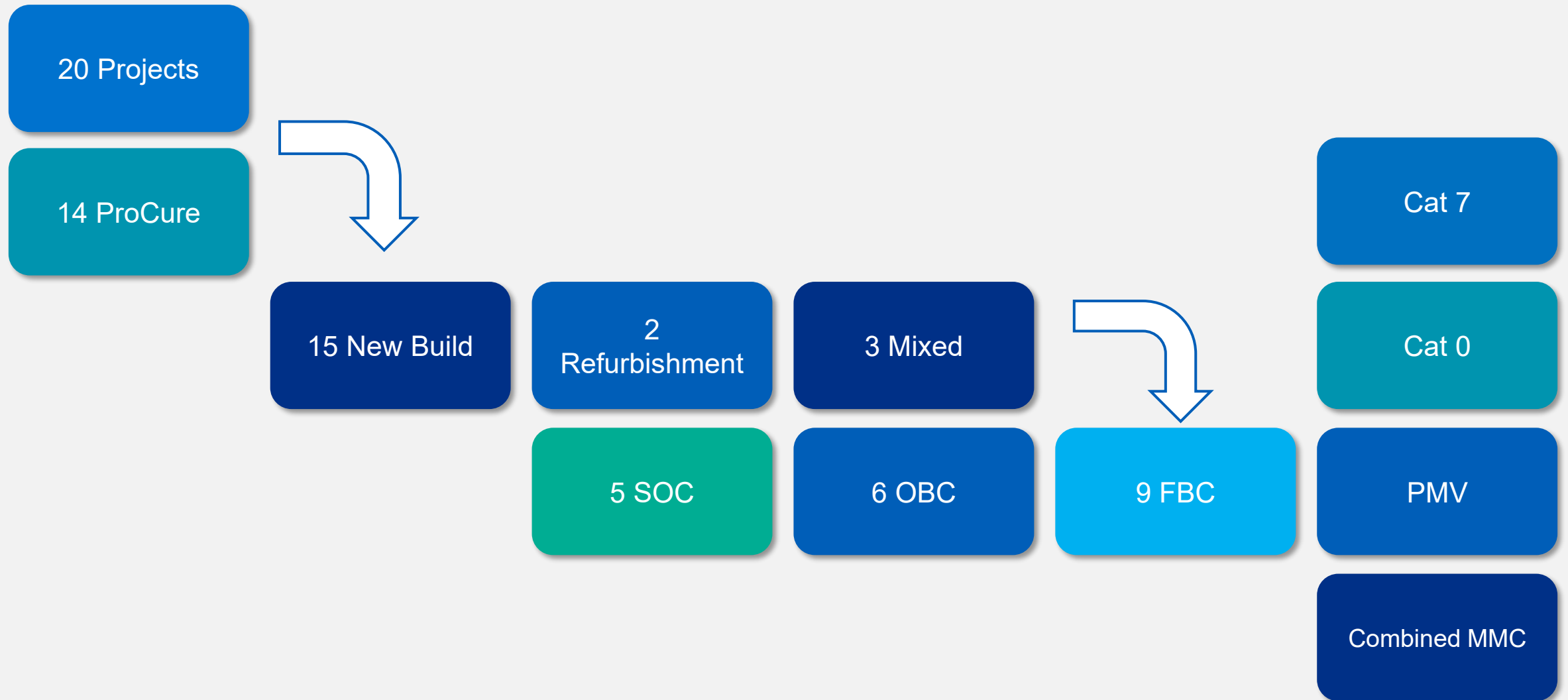


ProCure Framework



NHS England MMC toolkit was mandated for business cases over £25million in January 2025. [NHS England » NHS modern methods of construction assessment tool user guide](#)

What we analysed



The Good News

MMC targets largely achieved

PMV at industry minimum expectations

New Build performing well

Category 7 uptake 50%

Tool measures insight in addition to assurance

Averages	%
Category 0%	50.95
PMV%	56.66
Category 7%	44.69
Combined MMC%	71.88

What Surprised Us

Standardisation

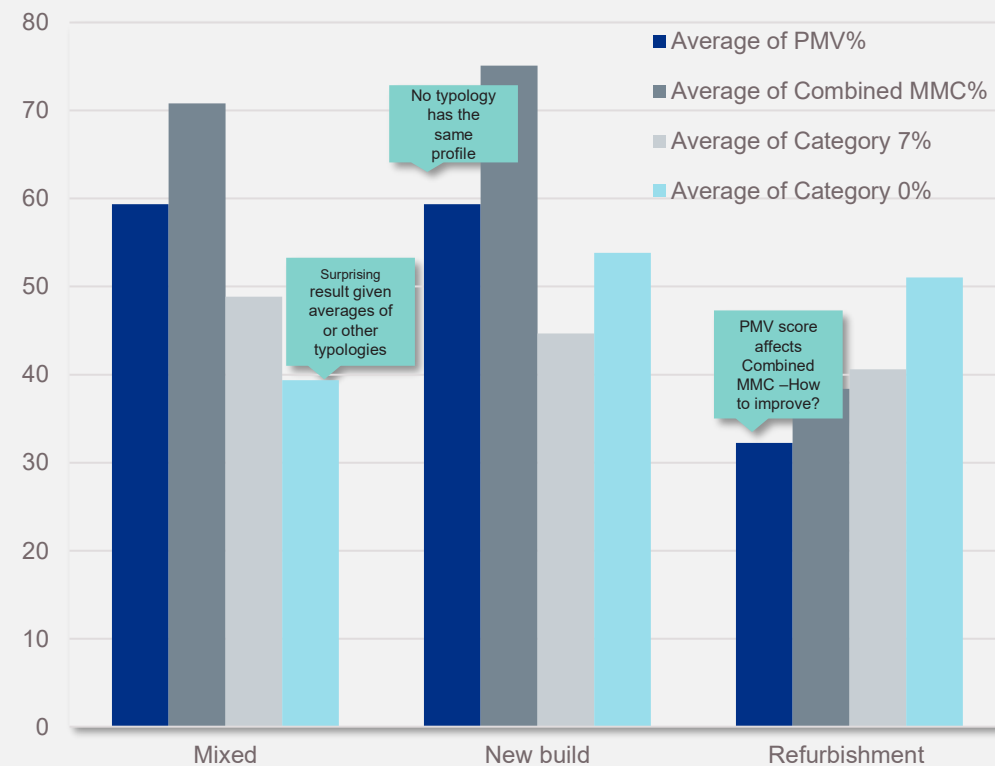
- 40-55% attainment v 80% target

MMC scores

- Reduce through business case stages

Refurbishments

- Most likely to miss targets



Compliance v Performance & Value

Compliance ≠ Performance or Value

- Passes achievable without maximising MMC value
- Performance and Value harder to evaluate

PMV

- Some evidence of gaming (100%)
- High PMV items not regularly used
- High £ packages still have low PM

Standardisation

- Low correlation scores against other categories
- Tool is not measuring standardisation well enough

The tool works well for assurance and compliance, but is not yet driving performance and value

NHS clients prioritise people outcomes



Staff and patient experience consistently outranked cost reduction benefits.

PMV: missed opportunities

High Potential Areas



 External/Internal Walls

 Services

 Doors

Low Adoption Areas



 Renewable Technologies

 Lightweight Panels

 Timber Solutions

Moving from Compliance to Value

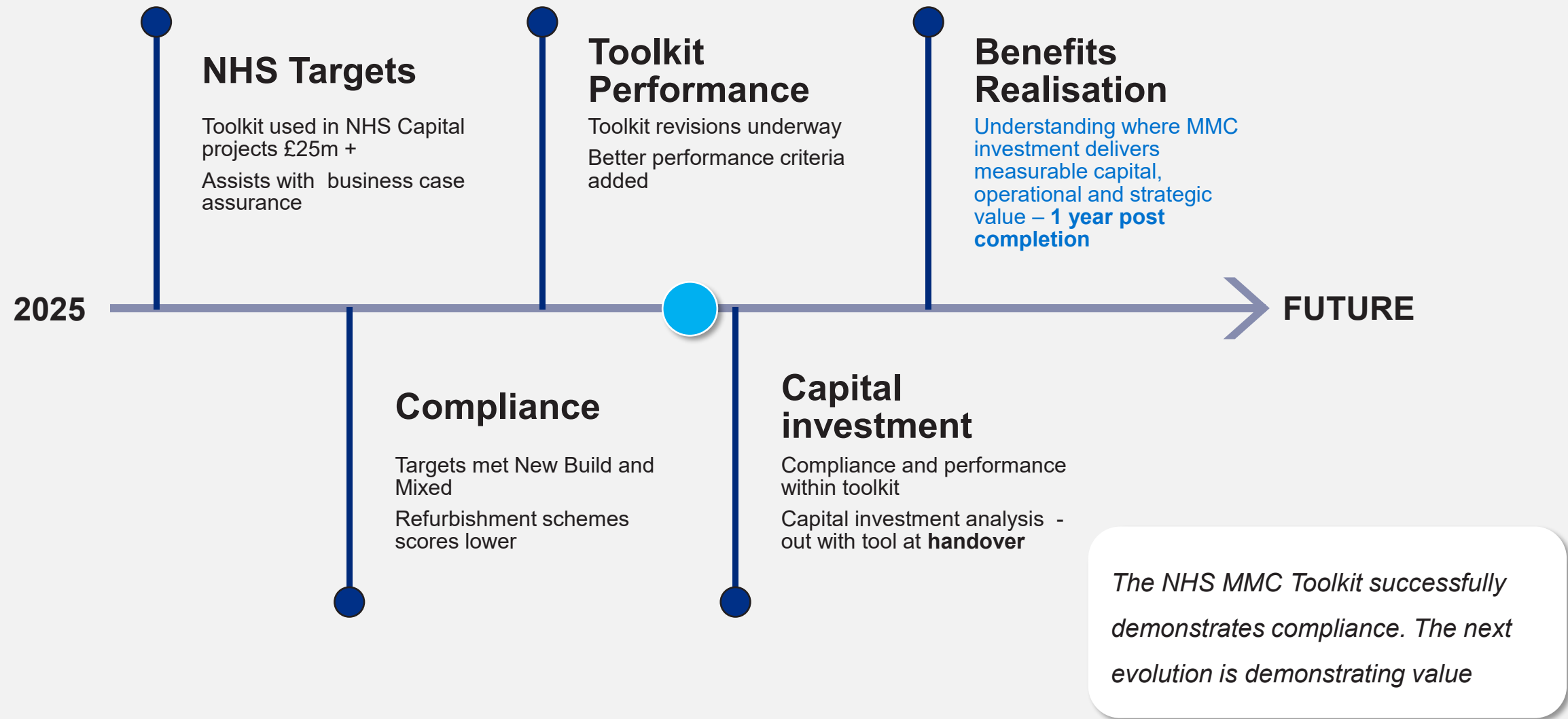
What we found	
Confirming	Implication
Strong MMC scores achieved	<u>Compliance</u> can be demonstrated
Limited visibility of standardisation quality	Hard to identify <u>Performance</u> drivers
Weak evidence of capital savings	<u>Value</u> for money difficult to evidence
What we are changing	
Insight	Toolkit Response
Weak visibility of standardisation	More granular Category 0 measures
PMV inconsistency	Automated PMV + summary reporting
Benefits and Constraints disconnected	Improved strategic reporting and data capture
Digital influence unclear	Enhanced Category 7 measures



Outcome

- drive better standardisation
- Stronger evidence & benchmarking
- Better investment decisions

From Compliance to Value





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Thank you