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Delivering change for the industry

PAS 8700 FAQ

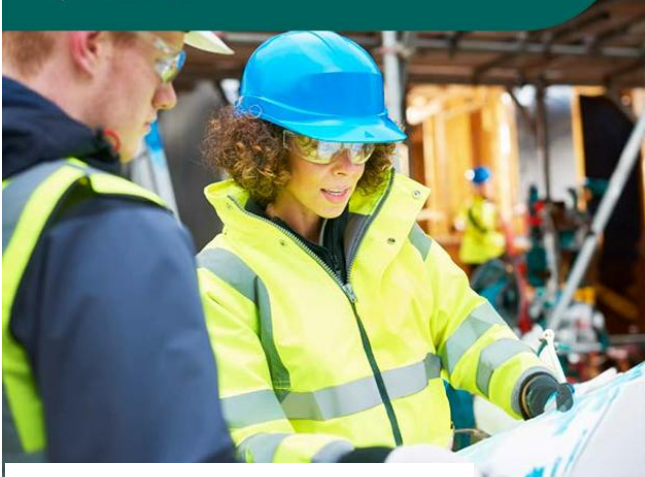
Your guide to better, safer and
more sustainable housing
delivery

Free resource

ABOUT THE PAS 8700

PAS 8700:2025

Modern methods of construction
for new-build residential properties –
Specification



PAS 8700:2025 is a new standard created by BSI, with support from the Ministry of Housing, Communities and Local Government (MHCLG).

Don't let the word "standard" put you off, this isn't just another dry, technical document. It's a practical guide built by the sector, for the sector, to help us deliver better homes using Modern Methods of Construction (MMC).

It was created because something had to change. The way we build homes hasn't kept pace with the world around us. We're facing a huge housing challenge and while MMC gives us the tools to do things differently, there hasn't been a clear, consistent way to do it well. That's where PAS 8700 comes in. It brings together everything we've learned into one structured, easy-to-follow approach that puts quality, safety, and long-term performance front and centre.



Whether you're a client commissioning homes, a developer exploring your options, or part of the supply chain delivering them, this is for you. The PAS gives everyone involved a shared language, a clearer process, and a way to build with confidence.

We know new standards can feel overwhelming, so we've put this FAQ together to help. It's packed with honest, straight-talking answers to the questions we hear most often. If you're curious, cautious, or just keen to get started, this is your place to begin.

**Explore the questions.
Dig into the detail.**

We are here to help if you have any questions.

**DOWNLOAD
PAS 8700**



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WHAT PAS 8700 IS ALL ABOUT

1. What makes PAS 8700 different from other guidance documents on MMC?

PAS 8700 is the first fast-track standard specifically focused on Modern Methods of Construction (MMC). It provides a best practice, outcomes-focused route map for delivering high-quality, sustainable homes using MMC across the full project lifecycle.

2. Is this standard mandatory or voluntary?

PAS 8700 is voluntary. It's a supportive document, not a regulatory requirement, but it is designed to be adopted by organisations as a robust framework for best practice.

3. Who is the PAS aimed at: clients, manufacturers, or designers?

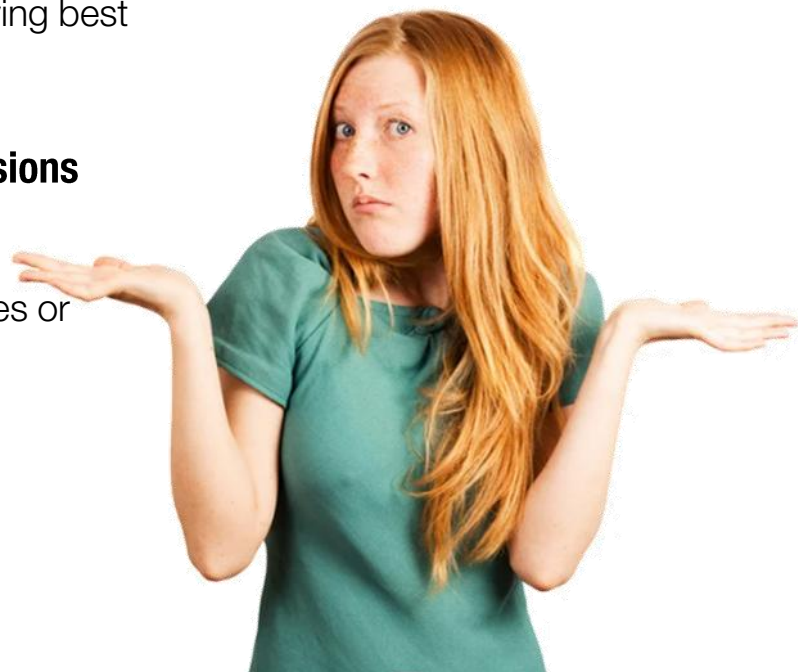
All of the above. It's intended to support every actor in the delivery chain: clients, local authorities, developers, designers, manufacturers, contractors, and asset managers.

4. How often will the PAS be reviewed or updated?

Like all PAS documents, it is subject to periodic review by BSI and the sponsoring organisation. Updates will reflect sector feedback, usage, and evolving best practice.

5. Will there be future versions or extensions to this PAS?

There may be. If significant new approaches or challenges arise in MMC delivery, further specifications or updates could follow.



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APPLICATION IN PRACTICE

6. How can I start using PAS 8700 in my organisation?

Start by reading the PAS in full to understand its structure, language, and principles. Then look at how it aligns with your current processes, whether you're a client, developer, manufacturer, designer, or contractor.

Steps to get started:

- Map the PAS stages to your existing delivery process
- Identify gaps or areas for improvement, especially in early-stage planning, procurement, and integration
- Use it as a conversation tool to align teams and supply chain partners
- Reference it in project briefs, tender documents, or framework development
- Encourage internal teams to use it as a checklist or guide for best practice

You don't need to overhaul everything at once; start with one project or programme and use PAS 8700 as a framework to build confidence and consistency.



7. Is it suitable for both large programmes and one-off projects?

PAS 8700 is designed to be flexible and is suitable for both large-scale programmes and individual one-off housing projects.

A programme refers to a coordinated group of multiple projects delivered over time, often with shared goals, delivery models, systems, or partners. For example, a housing association rolling out 1,000 homes across five sites, or a local authority-led development pipeline, would be considered a programme.

PAS 8700 supports both:

Programmes, by promoting consistency, repeatability, and structured delivery at scale.

One-off projects, by providing clear guidance that helps de-risk delivery, even where teams are new to MMC.

It's intentionally designed to be scalable, so whether you're building 10 homes or 10,000, it gives you a structured, outcome-focused route to follow.



8. Does the PAS help with procurement and risk management?

Yes. It offers guidance on aligning procurement with MMC strategies and highlights risks that can be mitigated through earlier engagement and lifecycle thinking.

PAS 8700 provides practical guidance to support both procurement and risk management in the context of MMC.

It helps procurement teams:

- Align the procurement strategy with the chosen MMC delivery model
- Understand the importance of early supplier engagement and collaborative planning
- Focus on outcome-based procurement rather than just the lowest cost
- Structure contracts and relationships that support DfMA principles and lifecycle delivery

From a risk perspective, it encourages:

- Clear definition of roles and responsibilities
- Early design coordination and technical assurance
- Selection of competent, accredited suppliers
- A focus on long-term performance rather than short-term savings

By using PAS 8700, clients and project teams can reduce uncertainty, improve quality, and build more confidence in delivering MMC projects successfully.

10. How does it support net zero or sustainability objectives?

PAS 8700 supports sustainability and net-zero goals by embedding whole-lifecycle thinking into project delivery. It encourages teams to make early decisions around performance outcomes, such as energy use, carbon footprint, and material efficiency and align the delivery process accordingly.

Specifically, it supports sustainability by:

- Promoting Design for Manufacture and Assembly (DfMA), which reduces waste and improves build quality
- Encouraging the use of platform and system-based approaches that support material optimisation
- Providing a framework for considering end-of-life reuse or disassembly
- Supporting better data capture and feedback, which informs future carbon and performance improvements

By structuring delivery around outcomes rather than just outputs, the PAS gives teams a practical route to delivering high-quality, sustainable homes.



10. Can it be used to support planning applications or funding bids?

While it's not a formal requirement, referencing PAS 8700 in bids or planning submissions can demonstrate robust planning, quality assurance, and alignment with best practice.

MMC AND INDUSTRY RELEVANCE

11. How does PAS 8700 align with the MMC Definition Framework and categories?

It references the framework to ensure alignment with UK government definitions and industry language. However, the PAS doesn't go into deep detail on each category, it's not a guide to the MMC categories themselves, but it supports their use by providing a structured delivery approach that works across all of them.

So, while it doesn't prescribe or promote any specific category, it's intentionally designed to be:

- Category-neutral
- Flexible enough to apply across volumetric, panelised, sub-assemblies, site-based improvements, and more
- Supportive of consistent language and understanding between clients, suppliers, and delivery teams



12. Is it system-agnostic?

Yes. The PAS does not promote specific products or systems. It is a best practice delivery model neutral and flexible.

13. Does it cover hybrid approaches?

Yes, the guidance can be applied to projects using a mix of traditional and modern methods.

15. How does it support consistency across the supply chain?

PAS 8700 supports consistency by providing a shared framework, common language, and clearly defined responsibilities that everyone involved in an MMC project can align to, no matter their role.

Specifically, it helps by:

- Establishing standardised processes that apply from concept to disassembly
- Clarifying the roles and responsibilities of clients, designers, manufacturers, contractors, and asset managers
- Promoting the use of consistent performance outcomes, technical requirements, and quality expectations
- Encouraging early engagement and better coordination between supply chain partners
- Creating a reference point for repeatable, scalable delivery, particularly useful for programme-based work

By working from the same expectations, all parties can reduce errors, minimise rework, and build trust, helping to deliver better results, faster and with fewer surprises.

16. Is PAS 8700 only for housing, or could it apply to other sectors like education or healthcare?

PAS 8700 is written for residential development, but its principles are widely applicable across sectors where MMC is in use. In fact, many public sector frameworks in education, healthcare, and defence have already embedded key elements of this approach, such as outcome-based delivery, early supplier engagement, DfMA principles, and structured quality assurance.

The PAS formalises and consolidates many of these practices into a single framework. So, while its language is housing-specific, its structure, lifecycle thinking, and collaborative approach are highly transferable.

In short, this isn't just best practice for MMC housing, it's good practice for delivering any construction project using modern methods.

IMPLEMENTATION AND SUPPORT

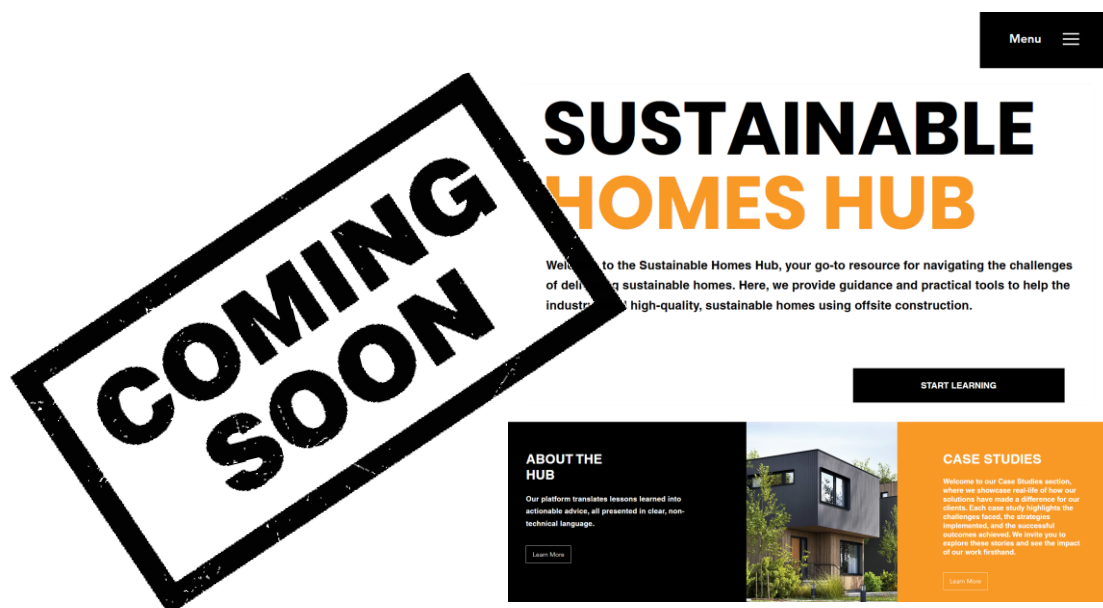
17. Will there be training, case studies, or tools to help adopt PAS 8700?

Yes, a range of supporting resources are being developed to help organisations adopt and apply PAS 8700 with confidence.

Organisations like BSI and the Offsite Alliance are creating guidance, events, and toolkits. In particular, the Offsite Alliance is developing a dedicated Knowledge Transfer Hub to bring the PAS to life. This will include:

- Real-world case studies to demonstrate application
- Practical, downloadable toolkits for each stage of the project lifecycle
- Guides and templates to support alignment and implementation
- Webinars, training sessions, and community-based learning

These resources will help clients and delivery teams embed PAS 8700 into their projects, building capability, reducing risk, and driving better outcomes across the MMC landscape.

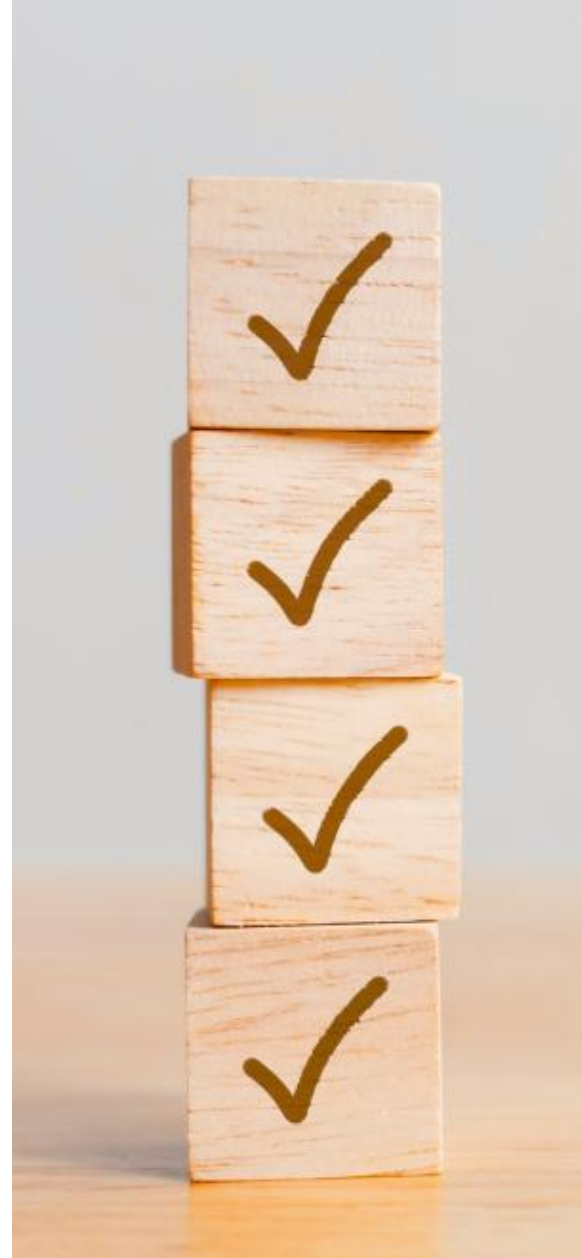


18. Are there plans to link PAS 8700 with certification or assurance schemes?

Yes, while PAS 8700 itself is a standalone document, there are active efforts to align it with existing assurance and certification frameworks.

BOPAS is already working to align its assessment criteria with PAS 8700, helping manufacturers and developers demonstrate compliance with both assurance and best practice delivery. This alignment will make it easier for clients to assess technical credibility and long-term durability in line with the PAS.

Over time, we expect other schemes and frameworks to adopt elements of PAS 8700 to support consistency, trust, and quality assurance across the sector.



19. Will the government or Homes England reference this in guidance or funding criteria?

There is no formal requirement yet, but referencing PAS 8700 can strengthen your case when seeking funding or demonstrating delivery confidence.

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OUTCOMES AND IMPACT

20. How will this improve housing quality and delivery outcomes?

PAS 8700 supports better housing outcomes by promoting clarity, consistency, and coordination across every stage of an MMC project.

It helps ensure that:

- Design decisions are made earlier and are better informed
- The right systems and processes are aligned to deliver high-quality homes
- Roles and responsibilities are clearly defined
- Feedback loops from manufacturing, assembly, and occupancy are built in, too drive continuous improvement

By focusing on outcomes, like safety, performance, durability, and user experience, the PAS helps reduce defects, increase predictability, and ultimately supports the delivery of safer, smarter, and more sustainable homes.

21. How does it help rebuild confidence in MMC?

It reduces ambiguity, defines expectations, and provides a shared language for quality and accountability.

PAS 8700 helps rebuild confidence in MMC by providing a clear, structured framework that supports better decision-making and more predictable outcomes.

It addresses some of the key reasons confidence has been lost, such as inconsistency, lack of clarity, and varied performance, by:

- Defining what good looks like across the MMC lifecycle
- Offering shared language and expectations that all parties can align to
- Supporting quality assurance through better planning, delivery, and feedback
- Encouraging early collaboration and clear roles, which help reduce risk and error



For clients, investors, insurers, and residents, it signals that MMC can be robust, safe, and scalable, not just fast or innovative, but trusted and effective.

22. Can PAS 8700 reduce costs or increase predictability?

Yes. Through better planning, clearer scope definition, and integration across teams, PAS 8700 supports greater predictability and potential efficiencies.

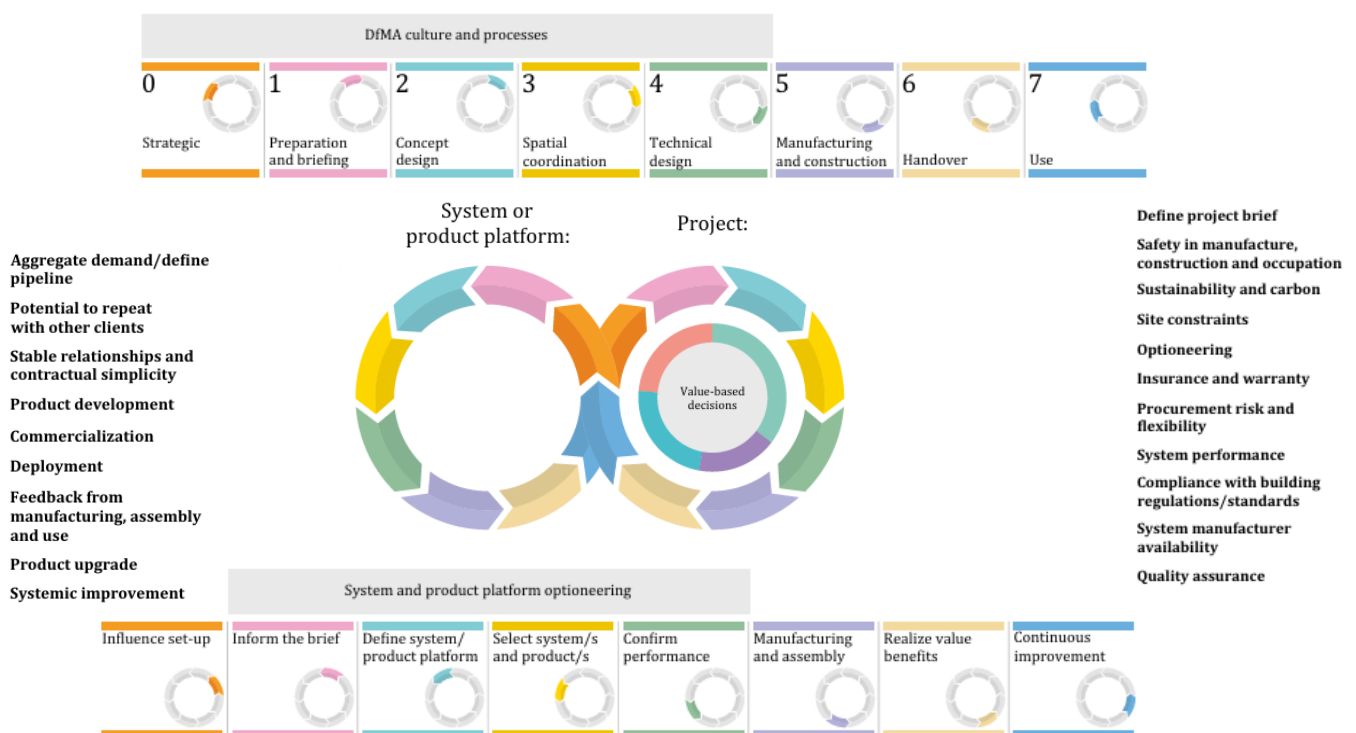
23. How does it contribute to better collaboration across project teams?

PAS 8700 strengthens collaboration by providing a shared structure, language, and set of expectations that everyone on the project team can align to, from concept to delivery and beyond.

It improves collaboration by:

- Clearly defining roles and responsibilities at each stage of the project
- Promoting early engagement between clients, designers, manufacturers, and contractors
- Encouraging integrated planning through the DfMA process
- Creating transparency around decision-making, quality expectations, and performance outcomes
- Providing a consistent reference that supports joint problem-solving and continuous improvement

By working from the same framework, teams can reduce misunderstandings, break down silos, and focus on shared goals, leading to smoother delivery, better working relationships, and ultimately, better outcomes.



PAS 8700, Figure 2, Ostime Egan Diagram

PROCUREMENT SPECIFIC QUESTIONS

23. Does it provide guidance on how to structure procurement for offsite delivery models?

Yes, PAS 8700 does address procurement, but at a principles and guidance level, not as a prescriptive manual.

It recognises that procurement is critical to successful MMC delivery and includes guidance on how procurement strategy should align with your MMC approach. It highlights the importance of:

- Early engagement with suppliers and manufacturers
- Ensuring procurement enables DfMA principles
- Aligning contracts and delivery models to support offsite workflows
- Considering outcomes rather than just upfront cost

Structuring procurement to support repeatability and platform-based delivery where relevant. However, it doesn't prescribe specific procurement routes or contract forms. Instead, it sets out best practice considerations so that organisations can adapt the guidance to their context, whether they're procuring a single project, a programme of work, or working within public sector frameworks.

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24. Is there any guidance in the PAS on selecting MMC suppliers or partners?

Yes, the PAS includes guidance on selecting MMC suppliers or partners, particularly in relation to ensuring alignment with the project's intended outcomes, delivery model, and quality requirements.

It emphasises the importance of checking that suppliers are competent, have relevant assurance (such as NHBC, BOPAS or equivalent), and can support DfMA and whole-lifecycle thinking.

Rather than telling you *who* to choose, it helps you ask the right questions about capability, track record, compliance, and collaboration.

This is especially useful for clients and local authorities who may be navigating MMC for the first time and need a framework to support confident, informed decisions.



25. Does it support clients in assessing competency, assurance, or supply chain readiness?

Yes. While PAS 8700 doesn't provide a rigid checklist, it offers clear principles to help clients assess whether potential suppliers, partners, or teams are ready and capable of delivering MMC.

It encourages clients to consider:

- Technical competence relevant to the MMC solution being used
- Evidence of assurance, such as BOPAS or other recognised schemes
- Supply chain coordination, including design, manufacturing, logistics, and on-site integration
- The ability to work within a DfMA and lifecycle-focused framework

This helps clients make informed decisions, reduce delivery risk, and ensure that the teams they work with are aligned to MMC best practice from the outset.

26. Can PAS 8700 be referenced in tender specifications or contract documents?

Yes, referencing PAS 8700 in tenders can help ensure alignment with best practice and signal your commitment to quality and performance.

27. How does the PAS support outcome-based procurement strategies?

It promotes defining desired outcomes early, such as performance, quality or carbon, and aligning procurement and delivery models to achieve them.

CLIENT SPECIFIC QUESTIONS

28. How does PAS 8700 help clients who are new to MMC?

PAS 8700 is a valuable starting point for clients who are unfamiliar with Modern Methods of Construction. It lays out the core principles and practices of MMC in a way that's structured, practical, and easy to follow.

The document:

- Explains the DfMA (Design for Manufacture and Assembly) process and how it differs from traditional construction
- Describes how to align your procurement, contracts, and delivery model with MMC
- Highlights the importance of early decision-making and whole-lifecycle planning
- Outlines the key roles, responsibilities, and stages involved in MMC delivery

Importantly, PAS 8700 includes Annexes that are particularly useful:

Annex A – Roles and responsibilities

Provides a summary of roles and responsibilities throughout the project lifecycle, mapped against MMC delivery. Useful for all stakeholders, especially clients.

Annex B – Example process diagrams

Contains example workflows and visual representations of how the PAS can be applied across different project types and delivery models.

Annex C – MMC delivery models

Offers descriptions of different MMC delivery models and use cases, helping clients and teams understand practical applications of the standard.

Together, these tools give clients the confidence to ask the right questions, engage with supply chains more effectively, and structure projects for successful MMC delivery, even if it's their first time

29. What role does the client play in applying PAS 8700?

The client plays a central and enabling role in applying PAS 8700. In fact, many of the decisions that determine project success, such as setting outcomes, selecting delivery models, and engaging the right partners, start with the client.

PAS 8700 supports clients to:

- Define clear outcomes (e.g. sustainability, speed, affordability, quality) from the outset.
- Appoint the MMC advisors
- Choose the most appropriate MMC delivery model for their needs (see PAS 8700 Annex C).
- Structure the project to allow for early engagement with designers, manufacturers, and suppliers
- Take ownership of risk management, procurement strategy, and the brief
- Provide leadership by aligning the whole team around shared goals and responsibilities (see PAS 8700 Annex A)

In short, clients aren't just commissioning a product; they are shaping the delivery model and setting the tone for collaboration, consistency, and performance across the project lifecycle.





30. Can local authorities use PAS 8700 to inform their housing strategies?

PAS 8700 is a valuable tool for local authorities looking to adopt or expand the use of Modern Methods of Construction (MMC) in their housing strategies.

It helps authorities to:

- Understand and evaluate MMC delivery models (see PAS 8700 Annex C)
- Define clear, outcome-led objectives for housing delivery, such as quality, carbon, speed, and cost
- Align procurement and development frameworks with DfMA and whole-lifecycle principles
- Engage confidently with MMC suppliers, developers, and manufacturers
- Ensure consistent, scalable approaches across multiple sites or delivery partners

By using PAS 8700 as a reference, local authorities can embed best practice into their strategic planning and delivery, helping to de-risk housing delivery and deliver more sustainable, high-performing homes for their communities.

31. Does the PAS help with managing delivery risk?

PAS 8700 is designed to help manage delivery risk by providing a structured, coordinated process that supports better planning, communication, and execution across the project lifecycle.

The process is slightly different from what some teams may be used to, especially if they're new to MMC. But by:

- Encouraging early engagement and integrated design
- Defining roles and responsibilities clearly (see PAS 8700 Annex A)
- Aligning procurement with the MMC delivery model
- Supporting DfMA principles and reducing on-site variability
- Embedding feedback loops and performance tracking

The PAS helps reduce uncertainty, avoid duplication, and minimise costly errors or delays.

It gives project teams the confidence to work together more predictably and effectively, helping to de-risk not just delivery, but long-term performance too.

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