

Pre Manufactured Value



What is Pre-Manufactured Value (PMV%)?

PMV is the financial proportion of a construction project's Gross Construction Cost resulting through pre-manufacturing or offsite. Pre-manufacturing includes all costs incurred prior to the final installation at the construction site, including all materials, the total labour applied in pre-manufacturing processes, fixed and variable manufacturing overheads and associated plant, logistics and transportation costs.



What is Gross Construction Cost (GCC)?

This includes all pre-manufactured costs (offsite), on site labour costs, all preliminaries costs, overhead, profit and risk. There are a number of inclusions and exclusions in relation to Gross Construction Cost.

How is PMV% calculated?

There is a simple calculation that can be made to clarify the PMV% of a project using MMC or AMC.

$$\text{PMV\%} = \frac{\text{Pre-manufactured value (£)}}{\text{Gross construction cost (£)}} \times 100$$

The PMV % amount changes based on the various combinations of MMC used on a project. The aim of the PMV % calculator is to assist public and private clients, contractors and manufacturers to align and meet our sector performance goals. If you want to see what your projects PMV % could be, you can calculate the PMV % here.

There are various categories of MMC, categorised from one to seven. The Government's MHCLG Joint Industry Working Group is tasked to improve on the industry and stakeholder education and develop a better understanding of MMC. If you want to find out more about the definition framework, you can [here](#).

