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Immobilien und  
Facility Management

# The size of the European FM sector

## Evaluation of the Importance of the FS sector

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## **Size of the FM industry**

Facility Services are not presented as a separate industry in the classification of economic activities since 2008 (new structure).

The aim is to estimate the size of the FS industry in comparison to other industries in the European Union.

## Methodology

The EN 15221-4:2011 was used to identify the services and industries that are relevant for Facility Services.

For the calculation of the size of the Facility Services industry data from Eurostat (official annual detailed enterprise statistics of the EU) was used.

The size of the industries is expressed as the value added at factor cost in percentage of the total value added at factor cost for the NACE sectors B-N and S95 for 2014. The four biggest national economies and Austria are presented.



## Value added at factor cost

*„Value added at factor cost is the gross income from operating activities after adjusting for operating subsidies and indirect taxes.”*

*“Alternatively, it can be calculated from the gross operating surplus by adding personnel cost.”*



## Relevant industries

- Construction and building activities
- Facility Services in total includes
  - General Facility Services
    - Important industries for the operation of business and residential buildings
  - Typical Facility Services and other relevant industries
    - Relevant industries for building operation and also other areas, which cannot be assigned clearly

## Value added at factor cost (in million €)

	EU28	DE	UK	FR	IT	AT
Manufacturing	1.710.000	519.793	189.568	201.020	204.054	49.257
Wholesale and retail trade; repair of motor vehicles and motorcycles	1.242.562	269.149	221.114	168.435	118.739	32.602
Professional, scientific and technical activities	667.468	148.445	174.771	87.468	52.274	13.718
<b>FS in total</b>	<b>491.036</b>	<b>126.554</b>	<b>92.413</b>	<b>83.882</b>	<b>54.753</b>	<b>14.610</b>
Information and communication	552.110	113.004	129.796	77.732	45.605	9.332
Administrative and support service activities	486.003	105.143	131.863	71.770	33.904	10.539
Transportation and storage	515.312	98.630	90.451	76.626	54.787	13.231
Construction	510.656	90.490	104.608	88.666	46.551	15.663
Real estate activities	272.236	80.898	46.533	35.369	16.971	8.589
Other monetary intermediation		72.854	113.447	66.508	49.223	0
Electricity, gas, steam and air conditioning supply	218.919	40.468	28.970	30.302	25.818	5.189
Accommodation and food service activities	230.504	36.063	50.060	36.258	27.455	8.235
Water supply; sewerage, waste management and remediation activities	102.000	22.962	22.192	10.691	12.375	1.977
Insurance, reinsurance and pension funding, except compulsory social security		18.991		-21.607	9.657	3.736
Mining and quarrying	64.953	5.240	20.003	1.834	3.716	1.162
Central banking		3.751	1.104	7.546	5.226	
Repair of computers and personal and household goods	10.862	1.409	2.578	2.432	886	132
<b>Total value added at factor cost</b>	<b>6.583.585</b>	<b>1.627.287</b>	<b>1.327.058</b>	<b>941.050</b>	<b>707.241</b>	<b>173.361</b>

**Source: Own calculation based on data from the eurostat database (detaillierte jährliche Unternehmensstatistiken), 2014, retrieved on 1.6.2017; For the calculation of FS in total a maximum of 3 missing values in subcategories was accepted.**

# FS compared to other sectors

	EU28	DE	UK	FR	IT	AT
Manufacturing	26%	32%	14%	21%	29%	28%
Wholesale and retail trade; repair of motor vehicles	19%	17%	17%	18%	17%	19%
Professional, scientific and technical activities	10%	9%	13%	9%	7%	8%
<b>FS in total</b>	<b>7%</b>	<b>8%</b>	<b>7%</b>	<b>9%</b>	<b>8%</b>	<b>8%</b>
Information and communication	8%	7%	10%	8%	6%	5%
Administrative and support service activities	7%	6%	10%	8%	5%	6%
Transportation and storage	8%	6%	7%	8%	8%	8%
Construction	8%	6%	8%	9%	7%	9%
Real estate activities	4%	5%	4%	4%	2%	5%
Other monetary intermediation		4%	9%	7%	7%	
Electricity, gas, steam and air conditioning supply	3%	2%	2%	3%	4%	3%
Accommodation and food service activities	4%	2%	4%	4%	4%	5%
Water supply; sewerage, waste management and remediation activities	2%	1%	2%	1%	2%	1%
Insurance, reinsurance and pension funding, except compulsory social security		1%		-2%	1%	2%
Mining and quarrying	1%	0%	2%	0%	1%	1%
Central banking		0%	0%	1%	1%	
Repair of computers and personal and household goods	0%	0%	0%	0%	0%	0%

Only countries included that didn't show more than three missing values

\*expressed as a percentage of total value added B-N, S95 for 2014

Source: Own calculation based on data from the eurostat database (detaillierte jährliche Unternehmensstatistiken) retrieved on 1.6.2017

# Conclusio

The FS industry for all buildings is the 4th largest based on Value added at factor cost.

The analysis only takes into consideration outsourced services.

Large companies have outsourced most services according to demand study of IFM/Vienna University of Technology.

SME still execute more services internally.

They can be outsourced but not offshored.



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Thank you for your attention!

