

**FOR IMMEDIATE RELEASE SEPTEMBER 2009**

## **Facilities Services Provision – Social Housing Markets - UK 2009-2013**

Two new AMA reports provide reviews of the facilities services provision of Local Authority- and Housing Association- owned social houses:-

- **'Facilities Services Provision – Local Authority Housing Market'**.
- **'Facilities Services Provision – Housing Association Market'**.

The facilities management market is generally mature across a wide range of sectors, however the social housing sector is less mature and is likely to develop over the coming years. The social housing sector is due to receive a boost over the short to medium term from the Government's decision to bring forward £3bn of capital spending to 2009-10 from 2010-11 in order to provide some impetus to the economy. However, this measure will impact on the social housing sector in the medium to longer term, even though the overall economy is expected to slowly recover in that period.

Brief summaries of the reports are included on the following page.

Available from AMA Research Ltd, the reports are priced at £650 each or £775 for a combined report/both reports: - Telephone 01242 235724 or e-mail at [sales@amaresearch.com](mailto:sales@amaresearch.com).

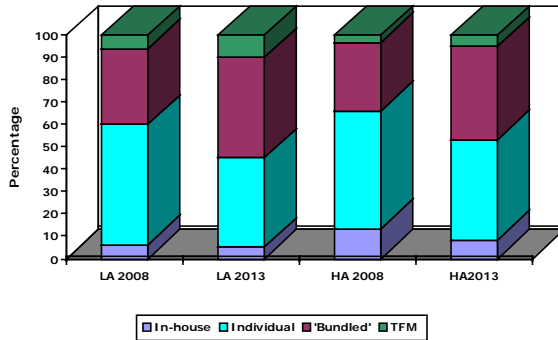
Editors Note: Attached are summaries of the reports. Please use brief extracts if you wish, but we would request that references to company market shares are not published without our prior permission.

If you would like to receive an editorial review copy or would like to speak to an author of this report, please contact Chris Moore or Keith Taylor on (01242) 235724.

Please include our web address and telephone number on any review printed, it would also be appreciated if a copy of the review could be forwarded to AMA Research. Thank you.

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## FACILITIES MANAGEMENT OUTSOURCING – SOCIAL HOUSING MARKET - UK 2009-2013



**UK FM Outsourcing Market within the Social Housing Sector by Expenditure 2008 – 2013**

The facilities management market has shown good growth since the early 1990's, influenced by the desire to control operational efficiencies and costs, as well as more recently a trend within the private sector for companies to refocus their business in order to concentrate on core competencies. Further growth since the turn of the millennium was influenced by the buoyant state of the economy, as well as public sector developments funded. This has contributed to an overall market value for outsourced 'bundled' services and TFM of almost £14.5bn in 2008. The social housing sector is currently one of the least mature in terms of FM outsourcing providing considerable opportunities for suppliers.

The two new reports specifically focus on the Local Authority owned and Housing Association owned property sectors respectively:-

### **"Facilities Management Outsourcing – Local Authority Housing Market: UK 2009-2013"**

### **"Facilities Management Outsourcing – Housing Association Market: UK 2009-2013"**

The changing structure of the social housing market and pressures to achieve 'best value for money' is impacting on the facilities services provision within the social housing sector. A wide range of approaches are currently being adopted by the Local Authorities (LAs) and Housing Associations (Has).

The vast majority of LAs and HAs retain the overall management of the housing stocks but sub-contract out at least some of the work to external contractors. Despite the positive underlying shift towards outsourcing 'bundled' work activities, currently many LAs and HAs are not outsourcing the overall facilities management of the social housing stock.

Work activities that are often bundled include responsive repairs and planned maintenance; in contrast home improvement contracts are generally placed as individual contracts (within our definitions) as are speciality work activities such as gas servicing and lift.

The level of 'bundled' contracts and total facilities management is expected to increase in the medium to long term with a corresponding decline in-house work and individual contract placement (as shown in the above chart).

The individual reports focus within their specific social housing sector and provide detailed analysis of expenditure and facilities provision within the sector.

These two AMA Research's reports are available in hard copy or electronic format for £650 plus VAT each or £775 plus VAT for both reports, and can be ordered online at [www.amaresearch.co.uk](http://www.amaresearch.co.uk) or by calling 01242 235724.