

Assessment EBA - Offer by the Czech Republic - Prague

Criterion/specific issue	Information provided in the offer	Commission assessment
<p>1) The assurance that the agency can be set up on site and take up its functions at the date of the United Kingdom's withdrawal from the Union <i>This criterion concerns in particular the availability of appropriate office premises in time for the Agency to be able to take up its functions at the new location at the withdrawal date. This should include the necessary logistics and sufficient space for offices, meeting rooms and off-site archiving, high-performing telecommunication and data storage networks as well as appropriate physical and IT security standards .</i></p>		
<p>1.1 Necessary logistics and sufficient space (a total of 4,150 m²) for...</p>	<p>"The Czech Republic suggests the MAYHOUSE building, located in Prague 4, street 5. května, for its future seat in the Czech Republic. The MAYHOUSE building is in private ownership of the CPI Property Group agency. The building is under construction right now and will be available for moving in on March 1 2019." (p. 4)</p> <p>"The building consists of 2 underground and 6 above ground floors with a combined gross size of approximately 7 700 m2. The 2 underground floors host 69 parking spaces and approximately 170 m2 of storage space. Parking spaces are allocated 1 per 100 m2 of leasable space. [...] Approximately 4 230 m2 of leasable area on the 4th, 5th and 6th above ground floors of the building would be made available to the EBA. The concrete special arrangements will be determined by agreement . Given the modern nature of the building under construction, the lessor will enable the EBA to specify the layout of the offices to fit the technical needs of the EBA. " (pp. 4-5)</p>	<p>The offer indicates the availability of a proposed building, the MAYHOUSE , with a total available area for EBA of 4,230 m².</p>
<p>1.1.1 offices for 189 members of staff and 30-35 external staff working on the premises, with 2,345 m² of offices space...</p>	<p>See 1.1</p> <p>"The proposed building fully meets the EBA "open space" requirements as well as the capacities of the necessary 24 meeting rooms. " (p. 5)</p> <p>Annex II provides an overview of the floorplan.</p>	<p>The offer does not provide information on the total area of office space for staff, but indicates that EBA will be able to specify the layout of the offices to fit EBA's needs.</p>
<p>1.1.1.1 ... where the staff office areas are open space</p>	<p>"Given the modern nature of the building under construction, the lessor will enable the EBA to specify the layout of the offices to fit the technical needs of the EBA ." (p. 5) "The proposed building fully meets the EBA "open space" requirements as well as the capacities of the necessary 24 meeting rooms. " (p. 5) Annex II provides an overview of the floorplan.</p>	<p>The offer indicates that the proposed building can meet the requirement of open space offices.</p>
<p>1.1.2 a total of 24 meeting rooms (841 m² overall), including...</p>	<p>"The proposed building fully meets the EBA "open space" requirements as well as the capacities of the necessary 24 meeting rooms. " (p. 5)</p>	<p>The offer indicates that the proposed building can meet the criterion concerning 24 meeting rooms.</p>
<p>1.1.2.1 3 large meeting rooms (up to 68 persons)</p>		<p>The offer does not provide specific information on the availability of 3 large meeting rooms.</p>
<p>1.1.2.2 17 medium meeting rooms (up to 28 persons)</p>		<p>The offer does not provide specific information on the availability of 17 medium meeting rooms.</p>
<p>1.1.2.3 4 small meeting rooms (for 2 persons)</p>		<p>The offer does not provide specific information on the availability of 4 small meeting rooms.</p>

1.1.3 storage, print room and other service premises (774 m ²)	<p>"The 2 underground floors host 69 parking spaces and approximately 170 m² of storage space ." (p. 4)</p> <p>"From the above it follows that the building contains appropriate office space, the necessary logistics and sufficient space necessary for meeting rooms and detached archival facilities, powerful communication networks, as well as ample space for data storage and the appropriate levels of physical and IT security. " (p. 5)</p>	The offer indicates the availability of storage space, without providing information on the space allocated to a print room and other service premises.
1.1.4 reception and lobby (190 m ²)	[confidential]	The offer indicates the availability of [confidential].
1.2 high-performing telecommunication networks	<p>"From the above it follows that the building contains appropriate office space, the necessary logistics and sufficient space necessary for meeting rooms and detached archival facilities, powerful communication networks, as well as ample space for data storage and the appropriate levels of physical and IT security ." (p. 5)</p> <p>[confidential]</p>	The offer indicates the availability of communication networks.
1.3 high-performing data storage networks...	See 1.1.5	The offer indicates the availability of data storage, without providing details on the networks.
1.3.1 ...including two externally hosted data centres, with all infrastructure components (servers, network, storage, etc.) and equipment owned and managed by the external provider	<p>See 1.1.5</p> <p>"At the same time it offers plenty space for potential infrastructure (server rooms, data storage, etc.). " (p. 5)</p>	The offer indicates the availability of space for server rooms and data storage, but does not indicate how the data centre and the equipment would be managed.
1.4 Appropriate physical security standards	<p>See 1.1.5</p> <p>[confidential]</p>	The offer indicates the availability of physical security, [confidential] , without providing further details.
1.5 Appropriate IT security standards	See 1.1.5	The offer indicates the availability of IT security, without providing further specifications.
1.6 Availability at the date of the United Kingdom's withdrawal from the Union	"The building is under construction right now and will be available for moving in on March 1 2019 " (p. 4)	The offer indicates that the building will be available for moving in on 1 March 2019.
1.7 Other		
GENERAL ASSESSMENT OF CRITERION 1		<p>The offer indicates a proposed building, <i>the MAYHOUSE</i> , with a total available area for EBA of 4,230 m², available for moving in on 1 March 2019.</p> <p>The offer indicates that EBA will be able to specify the layout of the offices to fit EBA's needs and that the building contains appropriate office space, the necessary logistics and sufficient space necessary for meeting rooms and detached archival facilities, powerful communication networks, as well as ample space for data storage and the appropriate levels of physical and IT security, without providing further technical details.</p>

2) The accessibility of the location <i>This criterion concerns the availability, frequency and duration of flight connections from the capitals of all EU Member States to the airports close to the location, the availability, frequency and duration of public transportation connections from these airports to the location, as well as the quality and quantity of accommodation facilities. In particular, the criterion implies the capacity to allow for the continuation of the volume and intensity of current meeting activities of the Agency.</i>		
2.1 Flight connections from the capitals of all EU Member States to the airports close to the location		
2.1.1 Availability	"The airport offers frequent and affordable flights to all major capitals of the EU Member States. " (p. 6) Annex IV provides an overview of the flight destinations from Prague Airport to EU Member States and other destinations.	The offer indicates the availability of (direct) flights to 23 EU capitals.
2.1.2 Frequency	"Approximate duration of flights and their frequency from Prague to several Member State capitals: Prague – Rome 110 min, 4 flights a day Prague – Berlin 55 min, 4 flights a day Prague – Madrid 180 min, 2 flights a day Prague – Paris 110 min, 6 flights a day Prague – London 120 min, 9 flights a day " (p. 6) "All additional information concerning the frequency and length of flights for connections from the Vaclav Havel International Airport Prague can be found at: http://www.prg.aero/en/flight-info/airlines-and-destinations/ " (p. 7)	The offer indicates the frequency of flights from Prague to 5 selected EU capitals, ranging from 2 to 9 daily flights, and refers to the website of the airport for additional information.
2.1.3 Duration	"Approximate duration of flights and their frequency from Prague to several Member State capitals: Prague – Rome 110 min, 4 flights a day Prague – Berlin 55 min, 4 flights a day Prague – Madrid 180 min, 2 flights a day Prague – Paris 110 min, 6 flights a day Prague – London 120 min, 9 flights a day (p. 6) "All additional information concerning the frequency and length of flights for connections from the Vaclav Havel International Airport Prague can be found at: http://www.prg.aero/en/flight-info/airlines-and-destinations/ " (p. 7)	The offer indicates the duration of flights from Prague to 5 selected EU capitals, ranging from 55 min. to 180 min. and refers to the website of the airport for additional information.
2.2 Public transportation connections from these airports to the location		

2.2.1 Availability	<p>"The MAYHOUSE building is located near the center of the city, has great traffic accessibility, underground parking and is located in close proximity to both tram and metro stations. The journey from the proposed building to the Vaclav Havel Airport Prague takes approximately 25 minutes ." (p. 5) "Reaching the city centre is a matter of minutes by personal car or taxi (approximately 20 – 30 minutes). Other options include public transport or the combination of train and the so called Aerobus, which is offered by České dráhy (Czech railways) or private providers. The airport is serviced by 4 bus lines belonging to the Prague metropolitan public transport – lines 119, 100, 191 and the night line 510. The airport is additionally also serviced by a specialised AE (Airport Express) line. " (p. 7)</p> <p>"Metropolitan public transport to/from the airport – daytime connections line 119: interval 3 to 10 minutes, duration 17 minutes line 100: interval: 10 to 20 minutes, duration: 16 minutes line 191: interval: 5 to 30 minutes, duration: 51 minutes line AE: interval: 10 to 30 minutes, duration: 33 minutes Metropolitan public transport to/from the airport – night-time connections (0.15 – 5.00) line 510: interval: 30 minutes, duration from I. P. Pavlova station: 45 minutes, total duration 73 minutes " (p. 7)</p>	The offer indicates the availability of public transportation connections from the proposed location to the airport.
2.2.2 Frequency	See 2.2.1	The offer indicates the frequency of bus connections between the airport and the proposed location, with daytime intervals ranging from 3-10 min. to 10-30 min. and night-time intervals of 30 min.
2.2.3 Duration	See 2.2.1	The offer indicates the duration of bus connections between the airport and the proposed location, in daytime ranging from 16 to 51 min. and in night-time ranging from 45 to 73 min.
2.3 Accommodation facilities		
2.3.1 Quality	"Prague offers first-class services for agreeable costs. Most of the hotels in Prague have been built in the last ten years and offer accommodation of the highest standard for more than 90 000 persons. You can find all categories of accommodation in Prague – from small boutique hotels to luxury hotels built in palace buildings, international chains and modern congress style hotels ." (p. 8) "For the purpose of hosting large scale events, the EBA can turn to the Prague Convention Bureau for assistance " (p. 8)	The offer indicates the availability of accommodation, from small boutique hotels to luxury hotels and international chains.
2.3.2 Quantity (almost 9,000 hotel nights/year)	See 2.3.1 The offer also provides a list of hotels. (p. 8)	The offer indicates the availability of accommodation for more than 90,000 persons.
2.4 Other		

GENERAL ASSESSMENT OF CRITERION 2		<p>The offer indicates the availability of direct flights to 23 EU capitals. The offer indicates the frequency of flights from Prague to 5 selected EU capitals, ranging from 2 to 9 daily flights, and the duration of these flights, ranging from 55 min. to 180 min., and refers to the website of the airport for additional information.</p> <p>The offer indicates the availability of public transportation connections from the proposed location to the airport, with daytime intervals ranging from 3 to 30min. and night-time intervals of 30min. and with a duration at daytime ranging from 16 to 51min. and at night-time ranging from 45 to 73min.</p> <p>The offer indicates the availability of accommodation for more than 90,000 persons, from small boutique hotels to luxury hotels and international chains.</p>
3) The existence of adequate education facilities for the children of agency staff <i>This criterion concerns the availability of multi-lingual, European-oriented schooling that can meet the needs for education facilities for the children of the current staff as well as the capacity to meet also the future education needs.</i>		
3.1 Availability of multi-lingual, European-oriented schooling that can meet the needs for education facilities for the children of the current staff as well as the future education needs. As of 2016, EBA's 189 members have 130 children, of which...	<p>"Prague offers a large selection of international and multi-lingual education facilities ranging from preschools to universities⁷, which are sure to cover the needs of family members of EBA staff. Most often these facilities provide access to a bilingual study curriculum in English and Czech. Some examples of these facilities are:</p> <ul style="list-style-type: none"> - Riverside International School, ages 3 to 18 - Prague British School, ages 3 to 18 - Parklane International School, ages 8 to 14 - Meridian International School, ages 3 to 18 - Beehive International School, 12 months to age 18 - English International School – Prague (EISP), ages 2 to 18 - The International Montessori School of Prague, ages 1.5 to 12 - Carlsbad International Boarding School (120 km from Prague), ages 14 to 18 - German School Prague/Deutsche Schule Prag, (bilingual German-Czech), ages 3 to 18 - Základní škola Jiřího Gutha-Jarkovského (bilingual Italian-Czech), ages 6 to 15 - The English College in Prague - The International School of Prague - Christian International School of Prague. " (p. 9) 	<p>The offer indicates the existence of international and multi-lingual education facilities in Prague, ranging from preschools to universities, without providing information about the linguistic offer or the number of available places.</p>
3.1.1 ...39 attend nursery schools		<p>The offer does not provide specific information on the number of available places in international nursery schools.</p>

3.1.2 ...77 attend primary/secondary schools		The offer does not provide specific information on the number of available places in international primary and secondary schools.
3.1.3 ...14 attend universities	"Prague is also home to one of the oldest universities in Europe, Charles University founded in 1348. This university, along with the Czech Technical University in Prague (ČVUT), the Czech University of Life Sciences Prague (ČZU), the University of Economics in Prague (VŠE) and the University of Chemistry and Technology (VŠCHT) offer studies in choice technical and social fields in English. More regarding their curricula can be found at: www.studyinprague.cz . Foreign-language universities also operate in Prague, for example the Anglo-American University in Prague and the University of New York ." (p. 9)	The offer indicates the availability of studies in English at university level in technical and social fields, without providing further details the studies concerned.
3.2 Other		
GENERAL ASSESSMENT OF CRITERION 3		The offer does not provide information on nursery schools. The offer indicates the existence of international and multi-lingual education facilities in Prague, ranging from preschools to universities, without providing information about the linguistic offer or the number of available places. The offer indicates the availability of studies in English at university level in technical and social fields, without providing further details on the studies concerned.
4) Appropriate access to the labour market, social security and medical care for both children and spouses <i>This criterion concerns the capacity to meet the needs of the children and spouses of the current as well as of future staff for social security and medical care as well as the availability to offer job opportunities for these.</i>		
4.1 Capacity to meet the needs of the children and spouses (ca. 50% of EBA's 189 members of staff are married) of the current as well as of future staff for:		
4.1.1 ...social security		The offer does not provide information on access to social security.

<p>4.1.2... medical care</p>	<p>"Healthcare facilities in the Czech Republic are prepared to admit foreign clients and provide first-class care, from initial consultation, through the procedure itself, to the discharge report and subsequent checks. Foreign clients can organize their trip themselves directly with a selected clinic, or can turn to a specialized agency ." (p. 11)</p> <p>"Doctors and other healthcare staff at all levels of patient care speak English, German or Russian. " (p. 11)</p> <p>"The Czech Republic can offer foreign patients highly competitive prices, a high standard of care, appropriate treatment, the use of up-to date medical technologies and procedures, strict standards for hygiene in healthcare facilities, a focus on safety of patients during their stay as well as available spa facilities and natural resources. " (p. 11)</p> <p>The offer also provides a table of 45 "healthcare facilities that have been subject to quality and standards testing for foreign clients. " (pp. 11-12)</p>	<p>The offer provides general information on the healthcare in the Czech Republic, listing 45 healthcare facilities in Prague/the Czech Republic, commenting on its quality and indicating that doctors speak English or German. The offer does not provide specific details about access for children and spouses of EBA staff.</p>
<p>4.2 Job opportunities for children and spouses of current and future staff</p>	<p>"There is a great demand among companies for expats and native speakers. We are closely cooperating with the Confederation of Industry of the Czech Republic and the Investment and Business Development Agency CzechInvest to ensure we can provide spouses of EBA employees with desirable job opportunities should they wish for them.</p> <p>A number of intermediary services aimed at expatriates are available in Prague. For example: www.jobsinprague.com (4 830 offers listed as of July 2017). More general intermediary services are also available such as www.jobs.cz (10 147 offers listed for Prague as of July 2017), www.jobdnes.cz (10 656 offers listed for Prague as of July 2017), www.monster.cz (706 offers listed for Prague as of July 2017)." (p. 10)</p> <p>The offer lists some of the biggest employers in Prague. (p. 10)</p>	<p>The offer indicates the Czech Republic's intention to provide job search support for EBA spouses in addition to other services for expatriates. It indicates that in July 2017, 4,830 job offers were listed on a website for expatriates. The offer also provides information on more generally available positions.</p>
<p>4.3 Other</p>		
<p>GENERAL ASSESSMENT OF CRITERION 4</p>		<p>The offer does not provide information on access to social security and medical care or children and spouses of EBA staff.</p> <p>The offer provides general information on the healthcare in the Czech Republic, listing 45 healthcare facilities in Prague/the Czech Republic, commenting on its quality and indicating that doctors speak English or German. The offer indicates the Czech Republic's intention to provide job search support for EBA spouses in addition to other services for expatriates. It indicates that in July 2017, 4,830 job offers were listed on a website for expatriates. The offer also provides information on more generally available positions.</p>

<p>5) Business continuity <i>This criterion is relevant given the critical nature of the services provided by the Agencies and the need therefore to ensure continued functionality at the existing high level. The criterion relates to the timeframe required to fulfil the four criteria above. It concerns amongst other things the ability to allow the Agencies to maintain and attract highly qualified staff from the relevant sectors, notably in case not all current staff should choose to relocate. Furthermore, it concerns the capacity to ensure a smooth transition to the new locations and hence to guarantee the business continuity of the Agencies which should remain operational during the transition.</i></p>		
<p>5.1 Timeframe required to fulfil the four criteria above</p>	<p><i>"The Czech Republic is fully aware of the importance of the EBA's work and as such is committed to host the agency at the moment of the United Kingdom's withdrawal from the European Union. The building as proposed by the Czech Republic fulfils all criteria as specified by the EBA while also offering room for additional expansion and growth. These premises would be made available to the EBA on March 1 2019. Prior to this date the EBA will have an opportunity to request specific modifications to the layout during the final phase of construction. The Czech Republic is prepared for the possibility of complications in the withdrawal process and a potential delay in the relocation procedure due to unforeseen circumstances. The Czech Republic is capable of ensuring business continuity of the EBA in the event of such a delay through alternative premises, which also fulfil the agency's requirements. The benefit package offered by the Czech Republic also includes the possibility to make use of state-owned accommodation during the preparation of the relocation in order to facilitate the process. These facilities would be made available to the EBA before the actual withdrawal of the United Kingdom from the EU." (p. 13)</i></p>	<p>The offer indicates that the proposed premises would be made available to EBA on 1 March 2019.</p>
<p>5.2 Ability to allow EBA to maintain and attract highly qualified staff from the relevant sectors</p>		<p>The offer does not provide information on the ability for EBA to maintain and attract highly qualified staff from the relevant sectors.</p>
<p>5.3 Smooth transition to the new locations - EBA can remain operational during the transition</p>	<p><i>"The Czech Republic is capable of ensuring business continuity of the EBA in the event of such a delay through alternative premises, which also fulfil the agency's requirements." (p. 13) "We are well aware of the complexity of relocation and want to make the process as smooth as possible. That is one of the reasons why the Czech Republic has created the function of the Government Commissioner for the Candidature for the Relocation of the EBA to the Czech Republic. The Commissioner answers directly to the Prime Minister and will be fully available to ensure the regular and uninterrupted functioning of the EBA during the relocation." (p. 13)</i></p>	<p>The offer indicates in a general way the availability of alternative premises in case of delays and the possibility to make use of State-owned accommodation during the preparation of the relocation. The offer does not specify these alternative or temporary premises. It also indicates the creation of a Commissioner for the Candidature for the Relocation of the EBA to the Czech Republic to ensure the regular and uninterrupted functioning of EBA during the relocation.</p>

<p>5.4 Other</p>	<p>"Furthermore, the Czech Republic will create a Liaison Office under the guidance of the Government Commissioner and financially back its activities for a period of time necessary to ensure the smooth operation of the EBA. The Liaison Office will be set up to support a smooth and orderly relocation of the agency and its employees and their family members and to aid with day-to-day matters (e.g. enrolment of children at schools, healthcare, communication with authorities, translation, employment, etc.). The Liaison Office will serve as an intermediary when providing language courses. The Liaison office will coordinate the access of agency employees and their families to the personal benefits offered by the Czech Republic." (pp. 14-15)</p> <p>"The Czech Republic currently stands outside of the Eurozone, but with a commitment to join it in the future. The relocation of the EBA to Prague would therefore serve as a counterweight not only to Eurozone states, but would also ensure balanced geographical spread of European supervisory authorities." (p. 14)</p>	<p>The offer indicates the intention of the Czech Republic to create a Liaison Office to support a smooth and orderly relocation of the EBA and its staff with family members.</p> <p>The offer points out that the Czech Republic is not part of the Eurozone and indicates the commitment to join it in the future.</p>
<p>GENERAL ASSESSMENT OF CRITERION 5</p>		<p>The offer indicates the Czech Republic's intention to make the building available to EBA on 1 March 2019.</p> <p>The offer does not provide information on the ability for EBA to maintain and attract highly qualified staff from the relevant sectors.</p> <p>The offer indicates in a general way the availability of alternative premises in case of delays and the possibility to make use of State-owned accommodation during the preparation of the relocation. The offer does not specify these alternative or temporary premises. It also indicates the creation of a Commissioner for the Candidature for the Relocation of the EBA to the Czech Republic to ensure the regular and uninterrupted functioning of EBA during the relocation.</p> <p>The offer indicates the intention of the Czech Republic to create a Liaison Office to support a smooth and orderly relocation of the EBA and its staff with family members.</p> <p>The offer points out that the Czech Republic is not part of the Eurozone and indicates the commitment to join it in the future.</p>
<p>6) Geographical spread This criterion relates to the agreed desirability of geographical spread of the agencies' seats, and to the objective set in December 2003 by the representatives of the Member States, meeting at Head of State or Government level and confirmed in 2008</p>	<p>"The Czech Republic has been called the heart of Europe. It links not only the east and the west, but also the north and the south. The geographical location of the Czech Republic is not merely symbolic, it has historically been a place where consensus and agreement is reached. Such a location is of great advantage, particularly for the area of supervision. The Czech Republic currently stands outside of the Eurozone, but with a commitment to join it in the future. The relocation of the EBA to Prague would therefore serve as a counterweight not only to Eurozone states, but would also ensure balanced geographical spread of European supervisory authorities. In addition, thanks in part to its geographical location, the Czech Republic is one of the ten safest countries in the world, with improvements year over year." (p. 14)</p>	<p>The Czech Republic hosts one EU decentralised agency, the European GNSS Agency (GSA), in Prague.</p>
<p>Specific issues</p>		
<p>a) The Member State's plan for...</p>		

<p>... when would the relocation take place</p>	<p>"The Czech Republic is fully aware of the importance of the EBA's work and as such is committed to host the agency at the moment of the United Kingdom's withdrawal from the European Union. The building as proposed by the Czech Republic fulfils all criteria as specified by the EBA while also offering room for additional expansion and growth. These premises would be made available to the EBA on March 1 2019. Prior to this date the EBA will have an opportunity to request specific modifications to the layout during the final phase of construction. The Czech Republic is prepared for the possibility of complications in the withdrawal process and a potential delay in the relocation procedure due to unforeseen circumstances. The Czech Republic is capable of ensuring business continuity of the EBA in the event of such a delay through alternative premises, which also fulfil the agency's requirements. The benefit package offered by the Czech Republic also includes the possibility to make use of state-owned accommodation during the preparation of the relocation in order to facilitate the process. These facilities would be made available to the EBA before the actual withdrawal of the United Kingdom from the EU ". (p. 13)</p>	<p>The offer indicates that the proposed premises would be made available for moving in on 1 March 2019.</p>
<p>... how would the relocation take place</p>	<p>"We are well aware of the complexity of relocation and want to make the process as smooth as possible. That is one of the reasons why the Czech Republic has created the function of the Government Commissioner for the Candidature for the Relocation of the EBA to the Czech Republic. The Commissioner answers directly to the Prime Minister and will be fully available to ensure the regular and uninterrupted functioning of the EBA during the relocation. " (p. 13)</p>	<p>The offer does not provide information on the modalities of the relocation, but indicates the creation of the function of Commissioner to ensure the regular and uninterrupted functioning of EBA during the relocation.</p>
<p>How would this plan ensure that the Agency remains operational?</p>	<p>"The Czech Republic assures the EBA that it can be relocated in Prague on the day of withdrawal of the United Kingdom from the European Union and continue its activities without undue interruptions " (p. 3)</p>	<p>The offer indicates the assurance of the Czech Republic that EBA can be relocated in Prague on the day of withdrawal of the United Kingdom and continue its activities without undue interruptions. It also mentions the availability of alternative premises in case of delays and the possibility to make use of state-owned accommodation during the preparation of the relocation.</p>

GENERAL ASSESSMENT OF SPECIFIC ISSUE a)		<p>The offer indicates that the proposed premises would be made available for EBA moving in on 1 March 2019.</p> <p>The offer does not provide information on the modalities of the relocation, but indicates the creation of the function of Commissioner to ensure the regular and uninterrupted functioning of EBA during the relocation.</p> <p>The offer indicates the assurance of the Czech Republic that EBA can be relocated in Prague on the day of withdrawal of the United Kingdom and continue its activities without undue interruptions. It also mentions the availability of alternative premises in case of delays and the possibility to make use of state-owned accommodation during the preparation of the relocation.</p>
b) The premises that would be offered to be rented or put at the disposal of the Agency, including temporary premises	<p>"The Czech Republic suggests the MAYHOUSE building, located in Prague 4, street 5. května, for its future seat in the Czech Republic. The MAYHOUSE building is in private ownership of the CPI Property Group agency. The building is under construction right now and will be available for moving in on March 1 2019. (p. 4) "The building consists of 2 underground and 6 above ground floors with a combined gross size of approximately 7 700 m2. The 2 underground floors host 69 parking spaces and approximately 170 m2 of storage space. Parking spaces are allocated 1 per 100 m2 of leasable space. [...] Approximately 4 230 m2 of leasable area on the 4th, 5th and 6th above ground floors of the building would be made available to the EBA. The concrete special arrangements will be determined by agreement. " (pp. 4-5)</p>	<p>The offer indicates the proposed premises, the MAYHOUSE .</p>
How would these premises meet the specific needs of the Agency?	<p>"From the above it follows that the building contains appropriate office space, the necessary logistics and sufficient space necessary for meeting rooms and detached archival facilities, powerful communication networks, as well as ample space for data storage and the appropriate levels of physical and IT security. The proposed building fully meets the EBA "open space" requirements as well as the capacities of the necessary 24 meeting rooms. At the same time it offers plenty space for potential infrastructure (server rooms, data storage, etc.). " (p. 5)</p>	<p>The offer indicates that EBA will be able to specify the layout of the offices to fit EBA's needs and that the building contains appropriate office space, the necessary logistics and sufficient space necessary for meeting rooms and detached archival facilities, powerful communication networks, as well as ample space for data storage and the appropriate levels of physical and IT security. The offer provides no further technical details.</p>
GENERAL ASSESSMENT OF SPECIFIC ISSUE b)		<p>The offer indicates the proposed premises, the MAYHOUSE .</p> <p>The offer indicates that EBA will be able to specify the layout of the offices to fit EBA's needs and provides details on specific requirements.</p>
c) The financial terms for the Agency's use of these premises	<p>"The building is available for long-term lease. The proposed length of lease from the day of relocation of EBA to Prague is 144 months (12 years), including 9 rent-free months. Details concerning the proposed terms of lease are the subject of Annex No. 1.3 The lessor will provide the EBA with a fit-out works contribution above the building standard. The building standard is fully explained in Annex No. 1 ." (p. 5) [confidential]</p>	<p>The offer indicates that the building is available for long term lease and proposes a lease of 12 years (144 months) from the date of the relocation, including 9 rent-free months. The rent per m² is [confidential] .</p>

Would the Member State pay the rent for a given period or indefinitely?	"The Czech Republic offers the EBA an additional benefit in the form of payment of rent for five years from the date of relocation." (p. 5)	The offer indicates that the Czech Republic would pay the rent for 5 years from the date of relocation.
GENERAL ASSESSMENT OF SPECIFIC ISSUE C)		The offer indicates that the building is available for long term lease and proposes a lease of 12 years from the date of the relocation, including 9 rent-free months. The rent per m² is [confidential]. The offer indicates that the Czech Republic would pay the rent for 5 years from the date of relocation.
d) The terms concerning maintenance of the building	[confidential]	The offer indicates that [confidential].
The terms concerning upgrading and future extensions of the building	"The choice of this particular building also takes into account the possibility of EBA to grow and expand in the future ." (p. 4)	The offer indicates that the proposed location takes into account the possibility of EBA to grow and expand in the future, but does not provide information on the terms.
GENERAL ASSESSMENT OF SPECIFIC ISSUE d)		The offer indicates that [confidential]. The offer indicates that the proposed location takes into account the possibility of EBA to grow and expand in the future, but does not provide information on the terms.
e) Any special conditions offered with regard to all costs and dedicated infrastructures		The offer does not indicate special conditions with regard to costs and dedicated infrastructures.
f) Any benefits that would be granted to the Agency and/or its staff (in addition to those following from Protocol No 7 on the privileges and immunities of the European Union)	<p>"As a part of the official offer, the Czech Republic is offering to the EBA the use of state-owned accommodation and recreational facilities for the employees of the EBA and their families. For the purpose of hosting large scale events, the EBA can turn to the Prague Convention Bureau for assistance." (p. 8)</p> <p>"All benefits offered by the Czech Republic are offered for a period of up to five years following the relocation of the EBA to the Czech Republic, pending interest from the EBA and its employees and their family members. Their primary purpose is to ensure a trouble-free and quick integration into Czech society for EBA employees and their families. The Czech Republic is offering a key benefit in the form of payment of rent of the offered premises for a period of five years from the date of relocation of the EBA to the Czech Republic. Among these benefits is also the establishment of a Government Commissioner for the Candidature for the Relocation of the EBA to the Czech Republic, whose primary goal is to ensure a smooth relocation of the EBA to Prague. The Government Commissioner answers directly to the Prime Minister. The smooth relocation of the EBA and its business continuity is a priority for the government of the Czech Republic [...] the benefits take, among others, the shape of language courses, the creation of a Liaison Office for everyday matters, contribution towards public transport costs, access to sport and accommodation facilities and access to cultural sites throughout the entirety of the Czech Republic ." (pp. 14-15)</p> <p>The offer also lists, on p. 15, the detail of these benefits.</p>	The offer indicates the Czech Republic's intention to grant a benefit package for a period of up to five years (1) to EBA (payment of rent, cf. c), and the establishment of a Government Commissioner, cf. 5.3); and (2) to EBA staff and their families, including in particular the creation of a Liaison Office, the use of State-owned accommodation and recreational facilities, language courses, contributions toward transportation costs and access to sport and cultural facilities.
Member State's commitment to confirm the conditions offered in a headquarters agreement with EBA	"In case of a successful candidature the Czech Republic commits itself to conclude a Headquarters Agreement with the EBA containing conditions offered." (p. 3)	The offer indicates the commitment of the Czech Republic to conclude a Headquarters Agreement.

<i>OTHER POSSIBLY RELEVANT ISSUES MENTIONED IN THE OFFER</i>		
Safety	<i>"The Czech Republic is one of the ten safest countries in the world." (Annex V, p. 7)</i>	
Living costs	<i>"Living costs in the Czech Republic are considered to be affordable and low compared to most European cities. Average rent is €800 (month/70m2). Prague boasts a broad range of furnished and unfurnished housing for expatriates and their families, ranging from centrally located apartments to spacious villas in leafy suburbs ." (Annex V, p. 18)</i>	