

Assessment EMA - Offer by Finland - Helsinki		
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 27,000 m² of office space) for...</p>	<p><i>"The proposed building, Fredriksberg, is an on-going office construction project that fulfils the tenants requirements, and it is still possible to modify the final design [...] Fredriksberg is a new construction being built in four phases. The first phase of 7,500 m² will be finished in May 2018, and phases two–four of (19.500 m²) will be completed in stages by Q1/2019 ." (p. 7-8)</i></p> <p>The offer indicates 3 alternatives to the main premises, without elaborating on them: <i>"Along with our principal suggestion, one of the alternative buildings is located close to the Finnish Medicines Agency's Helsinki office, one in the newly established district of Kalasatama and the third in the very centre of Helsinki. With each of these four options, EMA will have a good position in negotiations and ensure it acquires the premises that best fit its needs ." (p. 8)</i></p>	<p>The offer indicates a proposed building under construction, Fredriksberg (27.000 m²).</p>
<p>1.1.1 ...offices, to host 890 members of staff. EMA has 18,500 m² in offices and open-plan with capacity for 1,300 office work stations and adequate internal meeting rooms</p>	<p><i>"The building will have 18.500 m² of modern, advanced office space including: Space for 1,300 office work stations with an open plan setup [...] Internal meeting rooms for EMA staff: 14 for 10 people each and 7 for 20 people each. Equipped according to the tenants' technical, IT and audio-visual requirements. " (p. 9)</i></p>	<p>The offer indicates the availability of 18.500 m² of office space with 1300 office work stations and internal meeting rooms.</p>
<p>1.1.2 ...meeting rooms, a total of 6,000 m². These meeting rooms should have internet 4G connection, audio and video conference facilities, broadcasting and recording equipment and a voting system per seat. EMA has:</p>	<p><i>"6,000 m² conference centre with rooms of varying sizes can be provided in the building [...] These are equipped according to the tenants' technical, IT and audio-visual requirements. (Including translation booths, broadcast and recording equipment and voting system per seat). [...]An AV control room will be provided to monitor and control audio-visual equipment in the meeting rooms." (p. 9)</i></p>	<p>The offer indicates the availability of 6,000 m² conference centre with rooms equipped according to EMA requirements conference facilities.</p>
<p>1.1.2.1 five rooms with 70-120 seats</p>	<p><i>"Five large meeting rooms: two for 120 people each, one for 100 people and two for 70-85 people each. One additional 100-person room for multifunctional use can also be provided. " (p. 9)</i></p>	<p>The offer indicates the availability of 5 rooms with a capacity varying from 70-120 seats.</p>
<p>1.1.2.2 two rooms with 35 seats</p>	<p><i>"Medium and small meeting rooms: two for 35 people each and ten for 4-10 people each. " (p. 9)</i></p>	<p>The offer indicates the availability of 2 meeting rooms with 35 seats.</p>
<p>1.1.2.3 ten rooms with 4-24 seats</p>	<p><i>"Medium and small meeting rooms: two for 35 people each and ten for 4-10 people each.[...] four training rooms for 20 people each [...]" (p. 9)</i></p>	<p>The offer indicates the availability of 10 meeting rooms with 4-10 seats and 4 training room with 20 seats, without providing information on meeting rooms with up to 24 seats.</p>

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1.1.3 ...one enclosed lounge of 500 m ² and another lounge for 50 persons, both lounges with desk/work stations and storage facilities	"[...] delegate lounge for 50 people and break-out space will all be provided in the building. [...] 500 m ² separate enclosed lounge to work as the pharmaceutical industry area [...] Storage room capacity of 300 m ² [...]" (p. 9)	The offer indicates the availability of a lounge of 500 m ² and a lounge for 50 people as well as storage room capacity.
1.1.4 ...an auditorium for around 300 people	"An auditorium for 300 people [...]" (p. 9)	The offer indicates the availability of an auditorium for 300 people.
1.1.5 ...a 250 m ² reception area, with disability access as well as with adequate security structure in the vicinity	"[...] A 250 m ² reception space with high accessibility, security office and separate lounge for pharmaceutical industry visitors [...] Security in the building perimeter [...]" (p. 9)	The offer indicates the availability of a 250 m ² reception area with high accessibility (without providing specific information on disability access) and security structure.
1.1.6 ...archiving facilities:		
1.1.6.1 EMA's off-site archive is 600 m ² and 9m high		The offer does not provide information on off-site archives.
1.1.6.2 On site, EMA has an archive room of approx. 30 m ² as well as on-floor filing rooms on floors 1 and 5-10 of 5 m ² each		The offer does not provide information on on-site archive and filing rooms.
1.2 Appropriate physical security standards	"Security <ul style="list-style-type: none"> • The building will have the ability to provide a high level of security for EMA. • Security in the building perimeter will be provided with access control systems and video surveillance." (p. 9) 	The offer provides general information on the availability of high-level physical security.
1.2.1 Access control systems	See 1.2	The offer indicates the availability of access control systems.
1.2.2 Closed Circuit Television (CCTV)	See 1.2	The offer indicates the availability of Closed Circuit Television.
1.3 Appropriate IT systems and security standards		
1.3.1 Centralised Uninterruptible Power Supply	"All technical rooms will be equipped with uninterruptible power supply and 24/7 air conditioning." (p. 9)	The offer indicates the availability of Uninterruptible Power Supply in IT rooms.
1.3.2 WiFi throughout the premises	"All required areas provided with high-quality wireless internet connection and otherwise built according to tenants' requirements. Wi-fi on all floors throughout the premises." (p. 9)	The offer indicates the availability of WiFi throughout the premises.
1.3.3 Technical rooms, main and secondary equipment rooms, IT build and IT store rooms	"All technical rooms will be equipped with uninterruptible power supply and 24/7 air conditioning. <ul style="list-style-type: none"> • Main and secondary equipment rooms will also be provided with internal connectivity to technical rooms. • 25 m² IT build room and 50 m² IT store room can also be provided." (p. 9) 	The offer indicates the availability of technical rooms, main and secondary rooms as well as IT build and IT store rooms.
1.3.4 A telecommunications network with high capacity digital network and with high-speed connectivity		The offer does not provide information on telecommunications network.
1.3.5 High-performing data storage networks		The offer does not provide information on data storage networks.
1.3.6 A main and a backup data centre for disaster recovery, both to be accessible from EMA premises via a fast high volume internet or fibre connection. Security and operational IT standards apply	"Finland is home to various critical data-centres, and its cyber security is considered to be among the best globally." (p. 9)	The offer provides general information on the availability of data centres in Finland, without indicating their accessibility from EMA.

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1.4 Availability	<p><i>The proposed building, Fredriksberg, is an on-going office construction project that fulfils the tenants requirements, and it is still possible to modify the final design. The first phase of the new building will be finalised by May 2018, and the remaining three phases by the end of March 2019.</i>" (p. 7)</p> <p><i>"The tenant may install themselves in stages, which will enable a smooth transition."</i> (p. 8)</p> <p><i>"The overall plans of the building naturally have to be accepted by EMA at an early phase of planning (immediately after the decision and at the latest in early 2018). The first part of the new building will be available by the summer of 2018, giving enough time to finalise the interiors and install the required IT infrastructure. In this phase, we assume that the IT staff of EMA would be heavily involved. However, Finland has a great number of IT and telecommunications experts, along with companies that can be used as temporary contract agents or contractors. Finland will help in finding the contractors with the necessary capacity to execute tasks allocated by EMA."</i> (p. 10)</p>	The offer indicates a part of the proposed premises being available by May 2018 and the remaining three parts by the end of March 2019.
1.5 Other	<p><i>"The following areas can be provided in the building:</i></p> <ul style="list-style-type: none"> • <i>A 1700 m² restaurant for delegates and EMA staff providing daily service for around 500 lunches. Simultaneous seating of 350 people and an additional coffee bar seating 50 can also be provided.</i> • <i>Loading bay with security control and over 2.1 metre height access to technical rooms.</i> • <i>Both general parking and diplomatic parking can be provided in close proximity the building.</i> • <i>Over 200 general and diplomatic parking places can be provided with additional places in nearby parking halls if required.</i> <p><i>An enclosed bicycle parking area with adjacent changing room and shower facilities.</i></p> <ul style="list-style-type: none"> • <i>Recycling and waste-management system provided throughout the building.</i> • <i>The building will be environmentally friendly, targeting a BREEAM rating of "Excellent".</i> (p. 9) <p>The offer provides additional information on the premises being proposed: <i>"Residential areas are also close at hand, with a number of schools and day-care facilities nearby, as are the offices of a number of the city's other major companies and institutions...There are also several international schools and day-care centres less than 15 minutes away from the building ."</i> (p. 8)</p> <p><i>"Helsinki offers exceptional congress and meetings facilities for EMA."</i> (p. 18)</p>	The offer provides additional information on the premises being proposed, in particular, on the availability of: <ul style="list-style-type: none"> - restaurant - parking - recycling and waste-management system - nearby residential areas
GENERAL ASSESSMENT OF CRITERION 1		The offer indicates the proposed premises, <i>Fredriksberg (27.000 m²)</i> , which, according to the offer, will fulfil EMA requirements covering the offices/ workstations, meeting rooms with conference facilities (without providing information on meeting rooms with up to 24 seats), lounges, auditorium, reception area with security (without specifying disability access), physical security standards and IT systems. The offer does not mention the availability of archives, telecommunications, data storage network and back up data centres that are accessible by EMA. The offer indicates that the proposed premises will be available in stages from May 2018 to end March 2019.

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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	<p><i>"There are several daily and direct connections to Helsinki from EU capitals and other major European destinations, most within a two-three hour flight. This ensures the required flight frequency and carrier selection. [...] 2017 has seen the launch by other operators, of several new direct European connections from Helsinki. Other operators have also increased in 2017 the frequency of their flights between Helsinki and European cities such as Stockholm, Oslo, Copenhagen, Reykjavik, and Kiev." (p. 18)</i></p> <p><i>"60 airlines serve Helsinki / 180 international landings every day / 118 direct flight routes to Europe and the Middle East / There are several daily and direct connections to Helsinki from EU capitals and other major European destinations, most within a 2-3 hour flight." (p. 19)</i></p>	<p>The offer does not provide detailed information on flight connections from Helsinki to EU capitals.</p>
2.1.2 Frequency		<p>The offer does not provide detailed information on the frequency of flight connections from Helsinki to EU capitals.</p>
2.1.3 Duration		<p>The offer provides general information on duration of flights to EU capital, being of maximum 2-3 hours.</p>
2.2 Public transportation connections from these airports to the location	<p><i>"The building is a twenty-minute drive from Helsinki International Airport, and offers excellent public transport connections to all of the city's most popular sites." (p. 8)</i></p> <p><i>"EMA premises: 1.1 km to Pasila railway station [...] 6 tram lines and 50 bus lines in 1 km radius [...] 900 m to Sörnäinen metro station" (p. 17)</i></p>	
2.2.1 Availability		<p>The offer does not provide information on the availability of public transportation connections from the airport to the location.</p>
2.2.2 Frequency		<p>The offer does not provide information on the frequency of public transportation connections from the airport to the location.</p>
2.2.3 Duration		<p>The offer does not provide information on the duration of public transportation connections from the airport to the location.</p>

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2.3 Accommodation facilities	<p>"Accommodation and congresses</p> <ul style="list-style-type: none"> • 100 hotels and apartment hotels in the Helsinki region: 15,000 hotel rooms. • All hotels centrally located. • Wide choice, including both of hotels within the city centre, international chains and independent hotels. • There are outstanding congress facilities and services available in Helsinki. Helsinki is rated as one of the best " (p. 18) <p>"The Helsinki metropolitan area boasts about 15,000 rooms, ranging from first-class hotels to hostels for those on tighter budgets [...] Most hotels are within 1.5 kilometres of the city centre [...]In February 2017, the average nightly rate was 72.78€ [...]The hotel capacity exceeds the peak hotel room capacity requirement of 350 rooms/day. In 2016 alone the hotel capacity in the Helsinki area increased by almost a thousand new rooms, and this positive trend will continue. By 2021 the capacity will grow by another 1500-2000 rooms" (p. 20)</p>	
2.3.1 Quality	See 2.3	The offer indicates the availability of accommodation ranging from first-class hotels to hostels.
2.3.2 Quantity (daily peak hotel capacity needed of 350 rooms)	See 2.3	The offer indicates the hotel capacity of 15,000 rooms per day.
2.4 Other	<p>"Helsinki Airport has successfully pursued the strategy of becoming the principal hub for European travel to Asia and vice versa. As a result, connections with the major European cities are numerous, frequent and punctual. In addition to this extensive connection network, the airport prides itself on the quality of its service offering, widely considered to be among the best in Europe." (p. 17) "For the coming expansion will make it possible to serve 20 million passengers" (p. 18)</p>	The offer provides additional information on the Helsinki airport, in particular in relation to connectivity with major European cities, frequency and punctuality, and a future expansion of the airport.
GENERAL ASSESSMENT OF CRITERION 2		<p>The offer provides general information about flights between Helsinki and EU capitals, without providing detailed information on the availability, frequency or duration of these flights. The offer does not provide information about the availability, frequency or duration of public transportation connections between the airport and the proposed location.</p> <p>The offer indicates the availability of 15,000 rooms per day, ranging from first-class hotels to hostels.</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>		

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<p>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 September 2016, EMA's 890 members of staff have 648 children aged 0 to 18, of which...</p>	<p>"Helsinki has several international schools that offer pre-school, primary and secondary or upper secondary level education in English, French, German and Russian. One of the schools is the European School of Helsinki, established in 2008 to serve the education needs of the children of the employees at ECHA in Helsinki. It offers education in English, French and Finnish" (p. 23).</p> <p>"THE ENGLISH SCHOOL A private, national language school based on Christian values which has over 400 pupils. Instruction in two-year primary school (five-six years-olds), comprehensive school (classes one-nine) and high school. The high school prepares students for the Finnish matriculation examination, as well as the internationally acknowledged SAT and Cambridge examinations.</p> <p>THE FRENCH-FINNISH SCHOOL OF HELSINKI A French-Finnish school with almost 600 students, run by the Finnish state and according to the Finnish school system. Students graduating there receive the Finnish matriculation examination and the French government grants students diplomas of equal value to the French baccalauréat.</p> <p>THE FRENCH SCHOOL JULES VERNE A French school managed by a non-profit association of parents of students, subject to Finnish law. The school welcomes children from all nationalities starting from age three.</p> <p>THE GERMAN SCHOOL OF HELSINKI A partly bilingual German and Finnish-speaking school with over 500 pupils. The school is a member of the German Schools Abroad Network DAS.</p> <p>INTERNATIONAL SCHOOL OF HELSINKI An independent, co-educational school with about 250 pupils. ISH is an International Baccalaureate World School, with IB programs offered from Kindergarten to Grade 12. Instruction is in English, with the school divided into a Lower School (Kindergarten through Grade 5) and Upper School (Grades 6-12). " (p. 24)</p> <p>"The City of Helsinki is prepared to expand municipal education services in English to satisfy the needs of families of EMA employees ." (p. 23)</p>	
<p>3.1.1 ... 117 in nursery/day care; 96 in pre-school; 231 in primary school;</p>	<p>See 3.1</p> <p>Early childhood education and care: "In Helsinki families can choose early childhood education for their children either within municipal daycare or private daycare. Most of the non-municipal international daycare centres in Helsinki offer education for children from three or four years of age."</p> <p>"Local municipalities are responsible for providing early childhood education and care for children under school age. "</p> <p>" There are over 320 municipal daycare centres in Helsinki for children between one and five years of age, and instruction is mainly given in Finnish and Swedish. The city also offers so-called enriched education or dual-language instruction at some the daycare centres: English... French... Spanish... Russian"</p> <p>" Municipal daycare would be available to EMA staff on the same terms as for other citizens in Helsinki, with only a small additional education allowance (100 euros per month)"</p> <p>"There are also around 115 private daycare centres In Helsinki, of which 40 offer education in languages other than Finnish and Swedish. Daycare is offered in English, Estonian, Russian, French, Spanish and Arabic" (p. 22)</p> <p>"Pre-primary education is provided for six year-old children in the year preceding the beginning of compulsory education... Since 2015, participation in pre-primary education has been compulsory for all children in Finland. Pre-primary education is provided free of charge. " (p. 23)</p>	<p>The offer indicates the availability of daycare in Finnish and Swedish, with some facilities also providing instruction in English, Estonian, French and Spanish, without specifying the number of available places.</p> <p>The offer also provides general information about the existence of pre-primary schooling in English, French and German and Spanish without specifying the linguistic offer and availability of places.</p> <p>The offer indicates the existence of a European school offering education in English, French and Finnish, without indicating capacity in linguistic offer and availability of places.</p> <p>The offer indicates the City of Helsinki's readiness to expand municipal education services in English to satisfy the needs of children of EMA staff.</p>

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3.1.2 ... 149 in second level;	See 3.1 <i>"It is also possible to complete the EB- and IB-degree, the Reifeprüfung, the French baccalauréat and the Finnish matriculation examination in Helsinki ." (p. 23)</i>	The offer also provides general information about the existence of secondary schooling in English, French and German, without specifying the capacity of linguistic offer and the availability of places. The offer indicates the City of Helsinki's readiness to expand municipal education services in English to satisfy the needs of children of EMA staff.
3.1.3 ... 55 in third level/university	See 3.1 <i>"[...]There are four universities and six universities of applied sciences in the Helsinki region, all of which offer high-quality education in a wide range of fields and plenty of study programmes in English. " (p. 25)</i>	The offer provides general information on the existence of universities and higher level education, including the availability of programmes in English.
3.2 Other	<i>"Education from pre-primary to higher education is free of charge in Finland for EU nationals.[...]"It is offered in Finnish, Swedish and English " (p. 21-23)</i>	The offer provides additional information on public education being free of charge for EU nationals.
GENERAL ASSESSMENT OF CRITERION 3		<p>The offer indicates the existence of daycare in Finnish and Swedish, with some facilities also providing instruction in English, Estonian, French and Spanish, without specifying the number of available places.</p> <p>The offer indicates the existence of pre-primary schooling in English, French and German and Spanish, without specifying the linguistic offer or availability of places. The offer also indicates the existence of secondary schooling in English, French and German, without specifying the capacity of linguistic offer or the availability of places.</p> <p>The offer indicates the existence of a European school offering education in English, French and Finnish, without indicating capacity in linguistic offer or the availability of places.</p> <p>The offer indicates the City of Helsinki's readiness to expand municipal education services in English to satisfy the needs of children of EMA staff.</p> <p>The offer provides additional information on public education being free of charge for EU nationals.</p> <p>The offer provides general information on the existence universities and higher level education, including the availability of programmes in English.</p>
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 of the current as well as of future staff as regards...		

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4.1.1 ... social security	<i>"Social security and healthcare are vital components of Finnish society [...] In addition to the provisions made to all the country's inhabitants, Finland will offer a tailored package to spouses and families of the agency's employees to help them find new homes, schools, and other necessary facilities to support them in relocating." (p. 26)</i>	The offer indicates that spouses and children of EMA staff have to social security.
4.1.2 ... medical care	<i>"Social security and healthcare are vital components of Finnish society [...] Helsinki's public and private primary care centres as well as the Helsinki University Hospital, are regarded as world-class providers" (p. 26)</i>	The offer indicates that spouses and children of EMA staff have access to medical care and provides general information on the availability of healthcare facilities in Finland.
4.2 Job opportunities for children and spouses of current and future staff	<p><i>"The vast majority of major Finnish companies have long since adopted English as a working language in order to attract and retain the best possible candidates from abroad. Gender equality is at an excellent level, and the market for skilled workers offers much potential, particularly in technology, media and the sciences"</i></p> <p><i>"Since 2015, employment vacancies have been on the rise. Indeed, due to economic growth, there are labour shortages especially in high-tech start-ups, and in certain service industries. The share of English-speaking employment vacancies has also grown accordingly.</i></p> <p><i>In the Helsinki region, English-speaking vacancies can be found in almost any industry, from the financial sector to health sector, academia, sales and marketing, and management positions. Most of these vacancies are in the fields of language and communication, information and communication technologies, leadership positions, and in high-tech industries. " (p. 26)</i></p>	The offer indicates that English-speaking vacancies can be found in almost any industry in Finland.
4.3 Other		
GENERAL ASSESSMENT OF CRITERION 4		The offer indicates that spouses and children of EMA staff have access to social security. The offer indicates that spouses and children of EMA staff have access to medical care and provides general information on the availability of healthcare facilities in Finland. The offer indicates that English-speaking vacancies can be found in almost any industry in Finland.
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>		

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5.1 Timeframe required to fulfil the four criteria above	See Specific issues a) and b); 1.4	The offer indicates the timeframe required to ensure 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: From May 2018 - March 2019.
5.2 Ability to allow EMA to maintain and attract highly qualified staff from the relevant sectors	<p><i>"In order to retain as many current employees of EMA as possible, Helsinki will provide the following support:</i></p> <ul style="list-style-type: none"> <i>• Information and help in organising employee's children's education, with dedicated personnel.</i> <i>• Assistance with (temporary and permanent) housing by a real estate agent. Helsinki and the neighbouring communities will provide a large selection of apartments and houses. Commuting times are very reasonable due to the well-developed public transport network.</i> <i>• Information and job-hunting assistance for spouses.</i> <i>• The City of Helsinki will grant a one-year public transportation pass for all EMA personnel.</i> <i>• The Government of Finland guarantees that all benefits currently granted to ECHA personnel will also apply to EMA employees.</i> <i>• In addition, health and social security benefits for family members of ECHA are in the process of being enhanced. These improvements will also apply to the families of EMA employees.</i> <i>• A helpline for other issues related to the relocation." (p. 10)</i> <p><i>"In case the timetable of relocation is very tight, Finland is ready to contribute to the search for new temporary and permanent staff to bridge the gap in expertise. The Helsinki region has contractors that offer skilled manpower for various regulatory, assistant, secretarial, and IT tasks. In case scientific experts need to be recruited from the Helsinki region, the capital region has excellent universities and colleges covering all competencies needed. EMA would naturally be an interesting career opportunity for experts within many areas related to the pharmaceutical realm." (p. 10)</i></p> <p>The offer indicates possible synergies from placing EMA alongside ECHA, including that <i>"Both agencies' employee retention and attractiveness to new candidates would also benefit"</i> (p. 30)</p>	<p>The offer provides detailed information on services and benefits that Finland intends to provide to EMA staff and their families in order to retain current staff. The offer provides detailed information on the possibility for EMA to recruit relevant staff from Finland's talent pool and on Finland's readiness to assist EMA in that regard.</p> <p>The offer argues on possible synergies following from placing EMA alongside ECHA that would contribute to EMA employee retention and attractiveness of new candidates.</p>
5.3 Smooth transition to the new locations - EMA can remain operational during the transition	<p><i>The offer indicates a smooth transition in terms of "employee retention, supporting the personnel base with an abundance of local experts, and the provision of a detailed relocation plan to enable the minimum possible interruption for each of the agency's functions." (p. 10)</i></p> <p><i>"In addition, Finland will leverage the expertise and experience of its own national medicines agency, FIMEA, which has direct experience in establishing new offices, efficiently recruiting new staff, and working in a multisite manner [...] The agency is ready to offer all help necessary throughout the relocation and beyond." (p. 10)</i></p> <p><i>The offer indicates possible synergies from placing EMA alongside ECHA, which can play a role in EMA's smooth continued operation. (p. 30)</i></p> <p><i>"Finland and the Helsinki region possess advanced expertise in the life sciences in terms of a high-quality talent pool, world-leading research, strong support services, and functioning networks of collaboration among academia, industry and the public sector. The Helsinki region boasts a top-quality life-sciences talent pool of over 30,000 people who hold PhDs and Master's degrees in related subjects.</i></p> <p><i>There is strong expertise across all key specialties, with especially strong talent in biochemistry, molecular biology, genetics, microbiology, pharmacology and bioinformatics.</i></p> <p><i>The talent pool is highly experienced (42% have more than five years of experience), with rich cross-industry expertise, especially with IT (34% of life sciences experts have worked in the IT sector). More than 3,000 life-sciences graduates enter the talent pool every year." (p. 33)</i></p>	<p>The offer commits to smooth transition in terms of employee retention and supporting EMA to remain operational, including by the Finnish Medicines agency.</p>

Criterion/specific issue	Information provided in the Offer	Commission assessment
5.4 Other	<p>"Finland believes that the EU should make the strategic decision of placing the European Medicines Agency (EMA) alongside the European Chemicals Agency (ECHA) in Helsinki, exploiting their synergies to create a centre of excellence in the protection of human health ." (p. 30) "Synergy with the European Medicals Agency (ECHA): Pooling staff and expertise, Working processes and tools, Efficiencies via common facilities and services, Creating the world's leading regulatory centre of protection of human health ". (p. 31)</p> <p>"The City of Helsinki and its partners are currently in the process of setting up a one-stop shop service for international newcomers – International House Helsinki – which will make available a wide range of government and other support services under one roof.' (p. 26) "The service is expected to open for customers in 2018. " (p. 27)</p> <p>"In addition to the provisions made to all the country's inhabitants, Finland will offer a tailored package to spouses and families of the agency's employees to help them find new homes, schools, and other necessary facilities to support them in relocating." (p. 26) "In order to make it easy for spouses of EMA personnel to find jobs in Helsinki, the City of Helsinki will offer comprehensive localisation services. These services will be available for housing and other settlement purposes, such as daycare, schools etc., to make the relocation of EMA employees and their families as easy as possible. The ECHA relocation process demonstrated that these are typically needed for a period of at least one year. Furthermore, the City of Helsinki will make an agreement with a brokerage company that will help EMA staff and families to find suitable residential solutions in Helsinki. The City of Helsinki will cover the estate transmission expenses. " (p. 27)</p>	<p>The offer provides detailed information on its argument for possible synergies between EMA and ECHA by creating a centre of excellence in the protection of human health, by pooling staff and expertise and by exploiting communalities in technical and organisational issues.</p> <p>The offer indicates an upcoming one-stop shop to offer international newcomers in Helsinki a wide range of services and tailored packages to spouses and children of EMA staff to help them integrate in Finland.</p>
GENERAL ASSESSMENT OF CRITERION 5		<p>The offer indicates the timeframe required to ensure that the agency can be set up on site and take up its functions: From May 2018 - March 2019.</p> <p>The offer indicates the services and benefits that Finland intends to provide to EMA staff and their families in order to retain the current staff and on the possibility for EMA to recruit relevant staff from Finland's talent pool and on Finland's readiness to assist EMA in that regard. The offer argues for possible synergies between EMA and ECHA by creating a centre of excellence in the protection of human health, by pooling staff and expertise which would also contribute to EMA's employee retention and attractiveness to new candidates, and by exploiting communalities in technical and organisational issues.</p> <p>The offer indicates the readiness of the Finnish Medicines Agency (FIMEA) to assist EMA in the transitional period.</p> <p>The offer indicates Finland's general commitment to provide a tailored packages to spouses and children of EMA staff to help them integrate into Finland.</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	"ECHA is located in Helsinki. " (p. 30)	Finland hosts one EU decentralised agency, namely the European Chemicals Agency (ECHA) in Helsinki.
Specific issues		

Criterion/specific issue	Information provided in the Offer	Commission assessment
<p>a) The Member State's plan for...</p> <p>... when would the relocation take place</p>	<p>The offer outlines the relocation process in a timeline, in terms of transition of EMA governance, relocation of EMA personnel, and procurement procedure (p. 12). The timeline begins with preliminary procurement activities already in July 2017 and finishes with EMA in full operation in April 2019.</p> <p>Finland "assume[s] that the move might take place in phases instead of all at once at the end of March 2019 ." (p. 11)</p> <p>"Consequently, while the office building is being finished, help will be needed from the technical staff of EMA to oversee the finalisation of the interior and technology of the building to make sure that all requirements are fulfilled. Phased transition will require special arrangements to connect the old and new site on one hand, and EMA and its stakeholders, notably NCAs and the pharmaceutical industry, on the other. " (p. 11)</p> <p>"The moving of EMA functions could take place in various phases. Personnel involved with certain functions and committees could move to Helsinki during the summer of 2018. This would allow for piloting of the new EMA premises. These kinds of functions could include the entire veterinary or inspection processes, or to work from home in Helsinki or participate in meetings through an office in Helsinki. Where appropriate, the Finnish Medicines Agency (FIMEA) could help in organising committee meetings. " (p. 11)</p>	<p>The offer provides detailed information on a relocation plan in relation to EMA governance, EMA personnel and procurement procedure, according to which relocation would be in three stages with the first move of staff in July 2018, a second in December 2018 and a third in early 2019, with the new premises being fully in use in March 2019 and with EMA being in full operation in Helsinki in April 2019.</p>
<p>... how would the relocation take place</p>	<p>See Specific issues a)</p> <p>"Finland would naturally follow the detailed relocation plan of EMA and looks forward to working in very close collaboration with the EMA staff immediately after the decision of the relocation has been made. Finland is also ready to offer various scenarios for the move." (p. 10)</p>	<p>The offer provides detailed information on a relocation plan according to which the relocation is to take place in phases, taking into account the preparation of the building and facilities.</p>
<p>How would this plan ensure that the Agency remains operational?</p>	<p>see Specific issues a) and b); 1.4</p> <p>"Where appropriate, the Finnish Medicines Agency (FIMEA) could help in organising committee meetings. " (p. 11)</p>	<p>The offer provides detailed information on a relocation plan and on the availability of the Finnish Medicines Agency (FIMEA) to help in organising committee meetings.</p>
<p>GENERAL ASSESSMENT a)</p>		<p>The offer provides specific information on a relocation plan in relation to EMA governance, EMA personnel and procurement procedure, according to which relocation would be in three stages with the first move of staff in July 2018, a second in December 2018 and a third in early 2019, with the new premises being fully in use in March 2019 and with EMA being in full operation in Helsinki in April 2019.</p> <p>The offer indicates the availability of the Finnish Medicines Agency (FIMEA) to help EMA remain operational.</p>
<p>b) The premises that would be offered to be rented or put at the disposal of the Agency indicated in the offer, including temporary premises</p>	<p>The offer indicates <i>Fredriksberg</i> as the main premises to be offered to be rented.</p>	<p>The offer indicates a building project <i>Fredriksberg</i>.</p>
<p>How would these premises meet the specific needs of the Agency?</p>	<p>"The overall plans of the building naturally have to be accepted by EMA at an early phase of planning (immediately after the decision and at the latest in early 2018). " (p. 10)</p>	<p>The offer provides detailed information on the proposed building which according to the offer will fulfil all technical requirements, except for archives and telecommunications and data storage networks on which no information is provided.</p>

Criterion/specific issue	Information provided in the Offer	Commission assessment
GENERAL ASSESSMENT b)		The offer indicates the proposed premises, <i>Frederiksberg</i> , and indicates in a detailed way how these premises fulfil EMA requirements, without providing information on some technical aspects.
c) The financial terms for the Agency's use of these premises	"[...] construction of the new premises will be subject to VAT exemption, with savings being passed on to the agency in the form of reduced rental fees. In addition, the Government of Finland and the City of Helsinki are willing to cover all rental costs on this property from August 2018 until 31 March 2019." (p. 8)	The offer does not provide detailed information on the financial terms for the agency's use of the premises, except for the premises being subject to VAT exemption.
Would the Member State pay the rent for a given period or indefinitely?	See c)	The offer indicates Finland's readiness to cover all rental costs from August 2018 until 31 March 2019.
GENERAL ASSESSMENT c)		The offer does not provide detailed information on the financial terms for the agency's use of the premises, except for the premises being subject to VAT exemption and Finland's readiness to cover all rental costs from August 2018 until 31 March 2019.
d) The terms concerning maintenance of the building		The offer does not provide information on the terms concerning the maintenance of the building.
The terms concerning upgrading the building or future extensions of the building		The offer does not provide information on the terms for upgrading on future extensions of the building.
GENERAL ASSESSMENT d)		The offer does not provide information on the terms concerning the maintenance, upgrading and future extensions of the building.
e) Any special conditions offered with regard to all costs and dedicated infrastructures	see c)	The offer indicates reduced rental fees, but does not provide information on special conditions with regard to other costs.
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)	See information under 5.2 "[...]the City of Helsinki will make an agreement with a brokerage company that will help EMA staff and families to find suitable residential solutions in Helsinki. The City of Helsinki will cover the estate transmission expenses." (p. 27)	The offer indicates Finland's intention to offer to EMA staff a one year public transportation pass, coverage of estate transmission expenses, and the same benefits provided to ECHA staff.
Member State's commitment to confirm the conditions offered in a headquarters agreement with EMA	The offer indicates that a headquarters agreement will be signed with EMA (p. 12)	The offer does not indicate the Member State's commitment to confirm the conditions offered in a headquarters agreement with EMA
OTHER POSSIBLY RELEVANT ISSUES MENTIONED IN THE OFFER		
Synchronizing Finland's support plan with the relocation plan of EMA	"Finland has consistently and strongly supported the role of the centralised regulatory processes coordinated by EMA. Finland has, among other things, developed ideas to support the active participation of all members – including the smaller and middle-sized agencies – in the EU regulatory network (e.g. the multinational assessment team concept). Finland is highly committed to synchronising its support plan with the relocation plan of EMA." (p. 11)	
Quality of life	"Helsinki is renowned for offering an exceptionally high quality of life, with an outstanding modern transport system, great infrastructure, and a high degree of social trust. Everything simply works. Helsinki is at the top of global (quality of life) rankings." (p.13) The offer indicates 71% of Finns speaking English and 48% of Finns speaking three different languages (p.16)	