

Assessment EBA - Offer by Germany - Frankfurt

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>"Properties well-suited to the EBA's requirements: [...] Frankfurt offers an abundance of high-quality office and commercial space. A number of attractive and centrally located properties are available that fulfil the EBA's specific requirements and that could be occupied immediately ." (p. 5) "One of the various options in the city centre is the Westhafen Tower, the same building that houses EIOPA, which would allow for synergies. The Westhafen Tower is located near the ECB and many financial companies, and monthly rent prices currently range from €24 to €27 per m² (negotiable). 6,179 m² are currently available at this property, with 823 m² on a single floor. This would easily cover the EBA's space requirements (currently 4,150 m²) and would be available at very short notice. " (p. 5-6) "One major new project is FOUR, which broke ground in 2016 [...] FOUR is being built on property formerly owned by Deutsche Bank and will consist of four high-rise buildings with a height of up to 228 metres. When it is completed in 2022, the complex will be among the highest residential and office towers in the city centre. 45% of FOUR's total space of 215,000 m² is reserved for office space, and 19% for residential housing." (p. 6) "Another notable new construction project is the Marienturm, a 38-storey office tower also located in the city's central business district. Set for completion in 2019, the Marienturm will have rental space totalling 45,450 m² encompassing offices, conference facilities, cafés, restaurants, child care facilities and a fitness centre" (p. 6) "Option 1: Taunusturm[...] Available office space: 7,006 m²; Option 2: Westhafen Tower [...] Available office space: 6, 179 m²; Option 3: Omni Turm [...] Available office space: 44, 000 m²[...] Availability: Autumn 2018; Option 4: Maintor Winxx [...] Available office space: 8,098 m²; Option 5: Lindley Quartier [...] Available office space: 13,000 m²" (Annex, p. 4-8) The Annex also provides details on 4 real estate projects under construction and available between 2019 and 2022 (p. 12-15)</p>	<p>The offer provides general information on a number of options for premises, some of which are under construction, with a total space available ranging between 6,179 m² and 96,750 m² (45% of 215,000 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>The offer does not provide details on the space for offices for any of the proposed buildings.</p>
<p>1.1.1.1 ... where the staff office areas are open space</p>		<p>The offer does not provide information for any of the proposed buildings on whether the offices would be open space offices.</p>
<p>1.1.2 a total of 24 meeting rooms (841 m² overall), including...</p>		<p>The offer does not provide information for any of the proposed buildings about the number of meeting rooms available.</p>
<p>1.1.2.1 3 large meeting rooms (up to 68 persons)</p>		<p>The offer does not provide information for any of the proposed buildings about the number of large meeting rooms available.</p>
<p>1.1.2.2 17 medium meeting rooms (up to 28 persons)</p>		<p>The offer does not provide information for any of the proposed buildings about the number of medium meeting rooms available.</p>
<p>1.1.2.3 4 small meeting rooms (for 2 persons)</p>		<p>The offer does not provide information for any of the proposed buildings about the number of small meeting rooms available.</p>
<p>1.1.3 storage, print room and other service premises (774 m²)</p>		<p>The offer does not provide information for any of the proposed buildings about the availability of storage, print room and other service premises.</p>

1.1.4 reception and lobby (190 m ²)		The offer does not provide information for any of the proposed buildings about reception and lobby areas.
1.2 high-performing telecommunication networks	<i>"The region's high-speed broadband networks, fast internet connections, autonomous fibre optic networks, and high concentration of large-scale data centres are a major plus point for businesses and public authorities and provide an optimal foundation for the digitalisation processes of the future. Frankfurt has the high-capacity digital networks that a state-of-the-art financial centre needs."</i> (p. 7)	The offer provides general information on the availability of telecommunications networks in the region, but does not provide specific information on the availability of such networks in the proposed buildings.
1.3 high-performing data storage networks...		The offer does not provide information on data storage 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	<i>"All of the global players in the data centre industry have operations in Frankfurt: e-shelter, Equinix, Level 3, KDDI/Telehouse, Global Switch, Digital Reality and many other providers are distributed throughout the metropolitan area, and every section of Frankfurt has access to high-availability, redundant systems and to banking and financial services data stored in the data centres. Frankfurt's data centres currently encompass a total area of 450,000 m². This capacity is set to increase to over 650,000 m² in the coming years, thanks to Frankfurt's function as an attractive hub, which draws numerous providers to one concentrated location"</i> (p. 7)	The offer provides general information on the availability of data centres in Frankfurt, but no detail is provided as regards ownership and management of the equipment.
1.4 Appropriate physical security standards		The offer does not provide information for any of the proposed buildings about physical security standards.
1.5 Appropriate IT security standards		The offer does not provide information for any of the proposed buildings about IT security standards.
1.6 Availability at the date of the United Kingdom's withdrawal from the Union	<i>"A number of attractive and centrally located properties are available that fulfil the EBA's specific requirements and that could be occupied immediately."</i> (p. 5)	The offer provides information on a number of properties, of which 4, according to the offer, could be occupied immediately, whereas the others would be available from autumn 2018, in 2019 and in 2022.
1.7 Other		
GENERAL ASSESSMENT OF CRITERION 1		The offer indicates a number of options for premises, with a total space available ranging between 6,179 m ² and 96,750 m ² . Besides general information on the availability of telecommunications networks and data centres in the area, the offer does not provide specific information about any of the buildings as regards their layout and facilities. According to the offer, 4 of the mentioned buildings are available immediately, whereas the others would be available from autumn 2018, in 2019 and in 2022.

<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></p>		
<p>2.1 Flight connections from the capitals of all EU Member States to the airports close to the location</p>		
<p>2.1.1 Availability</p>	<p>"The Frankfurt region is situated at the geographic midpoint of Europe, and it is one of the continent's leading transport hubs thanks to its state-of-the-art air, rail and road infrastructure. This includes: - Europe's most efficient major airport (only 15 minutes from the city centre, the world leader in direct and indirect hub connectivity with 3,000 direct flights per week within Europe, 250 to North America, and 400 to Asia and the Middle East) [...]" (p. 8)</p>	<p>The offer provides general information on the availability of direct flights from Frankfurt within Europe, but without providing specific information on the availability of flights to EU capitals.</p>
<p>2.1.2 Frequency</p>		<p>The offer provides general information on the frequency of direct flights from Frankfurt within Europe (3,000), but does not provide specific information on the frequency of flights to EU capitals.</p>
<p>2.1.3 Duration</p>	<p>A diagram shows Berlin and Paris as being within 1.5h by plane from Frankfurt (Welcome brochure, p. 9)</p>	<p>The offer indicates that the duration of flights to Berlin and Paris is less than 1h30min, but provides no other information about the duration of flights to EU capitals.</p>
<p>2.2 Public transportation connections from these airports to the location</p>		
<p>2.2.1 Availability</p>	<p>"A modern, efficient, reliable and inexpensive public transport system connects the region's 5.5 million inhabitants within a one-hour travel radius (for details, please refer to the "Public transport" annex). Distances within Frankfurt's city centre are short, and all major institutions can be reached in just minutes on foot or by bicycle, underground or car ." (p. 8) The Annex provides a map of the metro (p. 19) and a map of the regional train system (p. 20)</p>	<p>The offer indicates the existence of a public transport system in Frankfurt, but without providing details on the availability, frequency and duration of public transportation connections between the proposed locations and the airport.</p>
<p>2.2.2 Frequency</p>		<p>The offer does not provide information on the duration of public transport connections between the proposed locations and the airport.</p>
<p>2.2.3 Duration</p>		<p>The offer does not provide information on the frequency of public transport connections between the proposed locations and the airport.</p>
<p>2.3 Accommodation facilities</p>	<p>"There are currently 250 hotels in Frankfurt that can accommodate a total of 47,848 guests. These can be subdivided into the following categories: luxury (7,125 beds), first class (20,484 beds) and other (20,239 beds). The number of overnight stays in Frankfurt totalled 8.8 million in 2016. Plans are in place to build 26 new hotels during the period from 2017 to 2022 in order to meet rising demand from business travellers and tourists. This will add 5,684 new hotel rooms and 10, 000 hotel beds to the city's current capacity. Thus Frankfurt's current supply of hotels can easily cover the EBA's need to accommodate roughly 9,000 hotel guests per year, without any risk of room shortages ." (p. 8)</p>	
<p>2.3.1 Quality</p>	<p>See 2.3</p>	<p>The offer indicates the availability of accommodation in three levels of quality: luxury, first class and other.</p>
<p>2.3.2 Quantity (almost 9,000 hotel nights/year)</p>	<p>See 2.3</p>	<p>The offer indicates the availability of 250 hotels in Frankfurt with the capacity to accommodate 47,848 guests, and the planned expansion of the hotel offer in the next years which according to the offer will add 10,000 beds.</p>

<p>2.4 Other</p>	<p>"- Two train stations – Frankfurt central station and Frankfurt Airport – connected to the high-speed rail network (direct connections to Amsterdam in 3h45min, Brussels in 3h, Berlin in 3h40min, Paris in 3h40min Praguein 6h20 min, Zurich in 3 h55min min.) " (p. 8)</p> <p>"Frankfurt's main train station offers daily high-speed train connections to Brussels (travel time 3h10 min), Amsterdam (4h), Berlin (3h40), Paris (3h40min) and many other destinations. " (Welcome, p. 9)</p>	<p>The offer provides additional information about the availability of high-speed train connections to certain European destinations.</p>
<p>GENERAL ASSESSMENT OF CRITERION 2</p>		<p>The offer provides general information on the availability of (3,000) direct flights from Frankfurt within Europe, but without providing specific information about the availability and frequency of flights to EU capitals. The offer indicates that the duration of flights to Berlin and Paris is less than 1h30min, but provides no other information on the duration of flights to EU capitals.</p> <p>The offer indicates the existence of a public transport system in Frankfurt, but without providing details on the availability, frequency and duration of public transportation connections between the proposed locations and the airport.</p> <p>The offer indicates the availability of 250 hotels in Frankfurt in three levels of quality, luxury, first class and other, and with the capacity to accommodate 47,848 guests. The offer indicates the planned expansion of the hotel offer in the next years which will add 10,000 beds.</p>
<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></p>		
<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 2016, EBA's 189 members have 130 children, of which...</p>	<p>"[...] there are more than 30 established state and private schools offering European and international curricula " (p. 9)</p> <p>"Bilingual state schools: These are state-run schools with bilingual programmes, located throughout the state of Hesse. They are free of charge and open to all. There are numerous bilingual schools of this kind in the Frankfurt/Rhine-Main region, with classes taught in German and English [...], German and French [...], German and Italian [...], or German and Spanish." (p. 9)</p> <p>"Private bilingual schools and international schools: State-approved private bilingual schools offer the same curricula as German state schools. Some classes are taught in other languages, generally by native speakers of those languages. Many of the private schools listed in this category are statesubsidised. As a result, fees are lower than for independent international schools." (p. 9)</p> <p>"European Schools: Hesse has two European Schools [...] European Schools comprise two years of nursery school, five years of primary school, and seven years of secondary school. Children are admitted to the first year of primary school in the calendar year in which they reach six years of age [...]</p> <p>The European School in Frankfurt currently features four language sections in early education and primary school: German, English, French and Italian [...] There is a second European School in Bad Vilbel. It is a 20-minute drive (14 km) from the Frankfurt city centre [...] Like all other schools mentioned above, the European Schools in Hesse have places available and welcome applications from international students. Plans to expand the European School in Frankfurt are underway and have already reached an advanced stage. This will create additional capacity. " (p. 10)</p> <p>The offer also lists the private bilingual and international schools and explains the overall school system (p. 9-11).</p> <p>A dedicated Annex (Annex, p. 21-33) lists the relevant schools per category.</p>	<p>The offer indicates the existence of 30 state and private schools offering European and international curricula and 2 European schools, with teaching in German, English, French, Italian and Spanish. The offer indicates the existence of 30 state and private schools offering European and international curricula and 2 European schools, with teaching in German, English, French, Italian and Spanish. The offer indicates that these schools have available places, but without providing specific information on the number of available places in the different languages.</p>

3.1.1 ...39 attend nursery schools	<p>"In addition to schools, Frankfurt has numerous international kindergartens and nurseries. The city of Frankfurt offers families advice and practical help in finding suitable childcare via the website kindernet.frankfurt (www.kindernetfrankfurt.de). Please refer to the "Childcare" annex for more details ." (p. 11)</p> <p>The Annex (Annex, p. 25-27) provides information about a dedicated service to find childcare places.</p>	The offer indicates in a general way the existence of international kindergartens and nurseries and the existence of a dedicated service to find childcare places, but without providing specific information on the number of available places or the linguistic offer.
3.1.2 ...77 attend primary/secondary schools	<p>See 3.1</p> <p>The Annex (Annex, p. 21-24) provides a list of bilingual state schools. The offer provides a list of private bilingual schools and international schools (p. 9-10) and information on the 2 European schools (p. 10-11).</p>	The offer provides a list of both public and private bilingual and international schools, as well as information on the two European schools in the region. The offer also refers to places being available, but no figures per category (primary/secondary) are provided.
3.1.3 ...14 attend universities	<p>"There are 34 first-rate higher education institutions, all located within a one-hour drive from Frankfurt, with 160,000 students, including 22,000 international students. Centres of study and research in the Frankfurt region place a strong emphasis on fields related to banking, the financial sector, monetary and currency policy, international economic policy and insurance systems. Examples include the Faculty of Economics and Business Administration at Goethe University Frankfurt with about 5,000 students, the House of Finance as an interdisciplinary research and educational centre for law and business at Goethe University Frankfurt, and the Sustainable Architecture for Finance in Europe (SAFE) excellence initiative. Within a 45-minute travel radius, over 26,000 students are currently working towards a degree in economics, and over 16,000 students are engaged in the study of law ." (p. 13)</p> <p>The Annex (Annex, p. 29-30) provides more information on some of these establishments.</p>	The offer indicates the existence of 34 higher education facilities in the Frankfurt region, but does not provide information on the existence of higher level study programmes in languages other than German.
3.2 Other		
GENERAL ASSESSMENT OF CRITERION 3		<p>The offer indicates in a general way the existence of international kindergartens and nurseries and the existence of a dedicated service to find childcare places, but without providing specific information on the number of available places or the linguistic offer.</p> <p>The offer indicates the existence of 30 state and private schools offering European and international curricula and 2 European schools, with teaching in German, English, French, Italian and Spanish. The offer indicates that these schools have available places, but without providing specific information on the number of available places in the different languages.</p> <p>The offer indicates the existence of 34 higher education facilities in the Frankfurt region, but does not provide information on the existence of higher level study programmes in languages other than German.</p>
<p>4) Appropriate access to the labour market, social security and medical care for both children and spouses</p> <p><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></p>		
<p>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:</p>		

<p>4.1.1 ...social security</p>	<p>"Agency staff and their families would receive comprehensive social protection. Germany's statutory social security system encompasses five insurance categories: health, pension, accident, unemployment and long-term care insurance. EBA staff and their families would benefit from Germany's excellent social security system and have access to outstanding medical care. Any family members not covered by the Joint Sickness Insurance Scheme of the European Institutions (JSIS) would be insured under the German statutory or private health insurance system, like all people whose place of residence or permanent abode is in Germany.</p> <p>Statutory health insurance:</p> <ul style="list-style-type: none"> · Free choice of health insurance fund · Comprehensive, standardised cover · High-quality medical care · Free choice of doctor, no co-payment to see a doctor · Free choice of hospital · Quick access to innovative medicines · Low co-payment for health services · Free coverage for children and spouses without their own income · Low-cost coverage for pensioners <p>Private health insurance:</p> <ul style="list-style-type: none"> · Wide range of individual cover options · High-quality medical care · Quick access to innovative medicines · Quick availability of new diagnostic and treatment methods · Lower-rate options available if premiums become unaffordable " (p. 12) 	<p>The offer indicates that children and spouses of EBA staff would benefit from Germany's social security system and that any family member not covered by the Joint Sickness Insurance Scheme of the European Institutions would be insured under the German statutory or private health insurance system. The offer also provides detailed information on what is included in the statutory and the private health insurance respectively.</p>
<p>4.1.2... medical care</p>		<p>The offer does not provide specific information on the availability of healthcare services.</p>
<p>4.2 Job opportunities for children and spouses of current and future staff</p>	<p>"Even though the financial services sector is strongly represented in and around Frankfurt, there are also job opportunities in other industries. The Frankfurt/Rhine-Main region is home to a large number of companies in many different sectors, including business services, chemicals, pharmaceuticals, logistics, machinery and equipment, vehicle engineering, and IT. The Frankfurt Airport alone offers a broad range of job and career opportunities. Skilled labour is particularly in demand.</p> <p>The WELCOMECENTER Hessen offers information and support services for international families and businesses on all matters to do with life and work in Hesse. Advice can be provided in English, Spanish, and other languages. Hesse's tax administration now also offers services in English, available at http://www.gofrankfurttax.com/.</p> <p>The number of people from other countries in good jobs (i.e. jobs requiring social security contributions) is higher than average, at 13.1%. This can be attributed to the large number of multinational companies that operate in the region. People from almost 200 different countries live and work here. The area is home to more than 100 consulates and diplomatic representations – in fact, the US Consulate General in Frankfurt is the largest US consular post in the world. There are 40 foreign chambers of commerce and about 200 different international associations and initiatives that help international workers feel at home here. Many companies use English as their working language, and there is a broad range of cultural activities tailored towards the international community " (p. 11-12)</p>	<p>The offer provides general information on the availability of jobs in the Frankfurt/Rhine-Main region for expats in many different sectors, without providing specific information on the number of available vacancies in other languages than German. The offer also mentions the availability of support services for international families.</p>
<p>4.3 Other</p>		
<p>GENERAL ASSESSMENT OF CRITERION 4</p>		<p>The offer indicates that children and spouses of EBA staff would benefit from Germany's social security system and that any family member not covered by the Joint Sickness Insurance Scheme of the European Institutions would be insured under the German statutory or private health insurance system. The offer also provides detailed information on what is included in the statutory and the private health insurance respectively.</p> <p>The offer provides general information on the availability of jobs in the Frankfurt/Rhine-Main region for expats in many different sectors and on a support services for international families.</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>A draft action plan for the relocation sets out the proposed relocation process from July 2017 onwards, with preparatory steps from November 2017, including works to the chosen location in April-May 2018, with removal scheduled for June-July 2018 and "EBA HQ Frankfurt operational" in August 2018.</p>	<p>The offer indicates an action plan for the relocation with preparatory steps, including works to the chosen building in April-May 2018, with removal scheduled for June-July 2018 and with the EBA headquarters scheduled to be operational in Frankfurt in August 2018.</p>
<p>5.2 Ability to allow EBA to maintain and attract highly qualified staff from the relevant sectors</p>	<p>"Access to highly qualified staff <i>The Frankfurt/Rhine-Main region is already a major financial centre, with more than 100,000 people working in the financial services sector. There is an international finance community in Frankfurt, with employers including Deutsche Börse AG, the KfW Banking Group, the European Central Bank, Deutsche Bundesbank, the Federal Financial Supervisory Authority, the European insurance supervision authority EIOPA, 199 banks from 50 different countries, the House of Finance at Goethe University Frankfurt, the Frankfurt School of Finance and Management, a large number of highly respected law firms, auditing companies specialising in finance, and management consultancies.</i> <i>There are 34 first-rate higher education institutions, all located within a one-hour drive from Frankfurt, with 160,000 students, including 22,000 international students. Centres of study and research in the Frankfurt region place a strong emphasis on fields related to banking, the financial sector, monetary and currency policy, international economic policy and insurance systems. Examples include the Faculty of Economics and Business Administration at Goethe University Frankfurt with about 5,000 students, the House of Finance as an interdisciplinary research and educational centre for law and business at Goethe University Frankfurt, and the Sustainable Architecture for Finance in Europe (SAFE) excellence initiative.</i> <i>Within a 45-minute travel radius, over 26,000 students are currently working towards a degree in economics, and over 16,000 students are engaged in the study of law ."</i> (p. 12-13)</p>	<p>The offer provides information on access to qualified staff with reference to the 100,000 people working in the financial sector in Frankfurt, to the presence of a large number of financial institutions in the city and to the academic offer in fields of relevance to the activities of EBA. The offer does not provide information on the ability of EBA to maintain current staff.</p>
<p>5.3 Smooth transition to the new locations - EBA can remain operational during the transition</p>	<p>"To ensure the continuous stability of financial markets in the European Union, it is imperative for the EBA to remain fully functional during the transition period. Selecting Frankfurt as the EBA's new home would provide this continuity. A number of centrally situated, high-quality office spaces are available for the EBA's immediate relocation [...]" (p. 1)</p> <p>"If the EBA relocates to Frankfurt, the agency can count on strong support from Frankfurt Economic Development (Wirtschaftsförderung Frankfurt), which has extensive logistical experience and provided similar assistance when the ECB and EIOPA established their headquarters in Frankfurt. Based on its experience with these two European institutions, Frankfurt Economic Development has drawn up a logistics and scheduling blueprint for the EBA. If a decision is taken in November 2017 to relocate the EBA to Frankfurt, Frankfurt Economic Development will set up an EBA Service Desk to help guide the moving and set-up process. According to its planning blueprint, the relocation would be completed within roughly 12 months. The blueprint includes sufficient time buffers to ensure that the EBA can launch its operations in Frankfurt by the time the United Kingdom withdraws from the EU in March 2019. Please refer to the "Logistics" annex for more details on the logistics and scheduling blueprint ." (p. 6)</p>	<p>The offer indicates the intention to set up an EBA Service Desk to help guide the moving and set-up process.</p>

5.4 Other	"Like EIOPA, the EBA is part of the European System of Financial Supervision (ESFS). Although the two agencies are responsible for different financial sectors, there is a great deal of common ground in the way they work. There is important potential for synergy effects, especially in connection with horizontal tasks. Relocating the EBA to Frankfurt could therefore offer an opportunity to simplify the coordination of supervisory activities and leverage new synergies. " (p. 13)	The offer argues that relocating EBA to Frankfurt could offer an opportunity to simplify the coordination of supervisory activities and leverage new synergies with EIOPA, which is also part of the European System of Financial Supervision.
GENERAL ASSESSMENT OF CRITERION 5		<p>The offer indicates an action plan for the relocation with preparatory steps, including works to the chosen building in April-May 2018, with removal scheduled for June-July 2018 and with the EBA headquarters scheduled to be operational in Frankfurt in August 2018.</p> <p>The offer provides information on access to qualified staff with reference to the 100,000 people working in the financial sector in Frankfurt, to the presence of a large number of financial institutions in the city and to the academic offer in fields of relevance to the activities of EBA.</p> <p>The offer does not provide information on the ability of EBA to maintain current staff.</p> <p>The offer indicates the intention to set up an EBA Service Desk to help guide the moving and set-up process. The offer does not provide specific information on measures to allow the Agency to remain operational during the transition. Finally, the offer argues that relocating EBA to Frankfurt could offer an opportunity to simplify the coordination of supervisory activities and leverage new synergies with EIOPA, which is also part of the European System of Financial Supervision.</p>
6) Geographical spread <i>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</i>	<p>"The German government stands firmly behind the agreement reached in 2003 by the EU heads of state and government regarding the desirability of geographical spread when choosing the seats of new agencies. However, the present procedure concerns the relocation of existing agencies. The German government takes the view that business continuity and a smooth transition are particularly important criteria in this situation (see criterion 5) and should be prioritised over geographical spread. In any case, despite the fact that Germany is the most populous EU member state, it currently hosts only two EU agencies: the European Aviation Safety Agency (EASA) in Cologne and the European Insurance and Occupational Pensions Authority (EIOPA) in Frankfurt.</p> <p>Like EIOPA, the EBA is part of the European System of Financial Supervision (ESFS). Although the two agencies are responsible for different financial sectors, there is a great deal of common ground in the way they work. There is important potential for synergy effects, especially in connection with horizontal tasks. Relocating the EBA to Frankfurt could therefore offer an opportunity to simplify the coordination of supervisory activities and leverage new synergies. " (p. 13)</p>	<p>Germany hosts 2 EU decentralised agencies: The European Aviation Safety Authority (EASA) in Cologne and the European Insurance and Occupational Pensions Authority (EIOPA) in Frankfurt.</p>
SPECIFIC ISSUES		
a) The Member State's plan for...		
...when would the relocation take place	See 5.1	The offer indicates an action plan for the relocation according to which the EBA headquarters in Frankfurt would be scheduled to be operational in August 2018.
... how would the relocation take place	See 5.1	The offer indicates that an action plan according to which the relocation would take place in June-July 2018, without providing specific information on the modalities for the relocation.
How would this plan ensure that the Agency remains operational?		The offer indicates the intention to set up an EBA Service Desk to help guide the moving and set-up process, without providing specific information on measures to allow the Agency to remain operational.

GENERAL ASSESSMENT OF SPECIFIC ISSUE a)		The offer indicates an action plan according to which the relocation would take place in June-July 2018 and the EBA headquarters in Frankfurt would be scheduled to be operational in August 2018, without providing specific information on the modalities for the relocation. The offer indicates the intention to set up an EBA Service Desk to help guide the moving and set-up process, without providing specific information on measures to allow the Agency to remain operational.
b) The premises that would be offered to be rented or put at the disposal of the Agency, including temporary premises	See 1.1	The offer provides information on a number of options for premises, some of which are under construction, with a total space available ranging between 6,179 m ² and 96,750 m ² . According to the offer, 4 of the mentioned buildings are available immediately, whereas the others would be available from autumn 2018, in 2019 and in 2022.
How would these premises meet the specific needs of the Agency?	"A number of attractive and centrally located properties are available that fulfil the EBA's specific requirements and that could be occupied immediately." (p. 5)	The offer indicates that the mentioned properties meet EBA's specific requirements, but does not provide specific information about any of the buildings as regards their layout and facilities.
GENERAL ASSESSMENT OF SPECIFIC ISSUE b)		The offer provides information on a number of options for premises. The offer indicates that the indicated properties meet EBA's specific requirements, but does not provide specific information about any of the buildings as regards their layout and facilities.
c) The financial terms for the Agency's use of these premises	"Option 1: Taunusturm [...] Price per m ² : 29.50-45.00 EUR Option 2: Westhafen Tower [...] Price per m ² : 24.00-27.00 EUR Option 3: Omni Turm [...] Price per m ² : on request Option 4: Maintor Winxx [...] Price per m ² : on request Option 5: Lindley Quartier [...] Price per m ² : on request" (Annex, p. 4-8)	The offer indicates the price per m ² for two out of the five properties selected, ranging between EUR 24 and 45 per m ² .
Would the Member State pay the rent for a given period or indefinitely?		The offer does not indicate whether the Member State would pay rent.
GENERAL ASSESSMENT OF SPECIFIC ISSUE c)		The offer indicates the price per m ² for two out of the five properties selected; it ranges between EUR 24 and 45 per m ² . The offer does not indicate whether the Member State would pay rent.
d) The terms concerning maintenance of the building		The offer does not provide information on the terms concerning maintenance of the building.
The terms concerning upgrading and future extensions of the building		The offer does not provide any information on the possibility for upgrading and future extensions.

GENERAL ASSESSMENT OF SPECIFIC ISSUE d)		The offer does not provide information on the terms concerning maintenance, upgrading and future extensions of the building.
e) Any special conditions offered with regard to all costs and dedicated infrastructures		The offer does not indicate special conditions as regards 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		The offer does not indicate special benefits in addition to those following from Protocol No 7.
Member State's commitment to confirm the conditions offered in a headquarters agreement with EBA	<i>"In this offer to host the EBA, the Federal Republic of Germany affirms its commitment to concluding a headquarters agreement with the EBA. If a decision is taken to relocate the EBA to Frankfurt, the new headquarters agreement could be modelled on the Federal Republic of Germany's agreement with EIOPA (please refer to the "Headquarters Agreement" annex). All the provisions of the EIOPA agreement can be transferred to the headquarters agreement with the EBA " (p. 14)</i>	The offer indicates the commitment of Germany to conclude a headquarters agreement with EBA, on the model of the existing one with EIOPA.
OTHER POSSIBLY RELEVANT ISSUES MENTIONED IN THE OFFER		
Frankfurt - centre of financial market stability	<i>"Less than 10 years ago, the global financial crisis exposed the close links between stakeholders around the world and proved that crises pose a major risk of contagion. Germany responded immediately to the onset of the financial crisis by establishing the Federal Agency for Financial Market Stabilisation (FMSA), which is based in Frankfurt. The EU laid the necessary groundwork for EU-wide action by establishing the European System of Financial Supervision (ESFS). Since then, Frankfurt has become the centre of financial market stability in Europe – for the euro area and beyond. Its closely linked network of banks, insurance companies, and national and European institutions and supervisory bodies (including the ECB, ESRB, SSM, EIOPA, Deutsche Bundesbank and BaFin) is unique – and unmatched by any other financial centre in Europe." (p. 4)</i>	
Frankfurt - financial hub	<i>"Today, the financial hub of Frankfurt is home to an exceptional network comprised of 199 banks (40 domestic banks, 159 international banks, plus 33 representative offices), 7,900 financial services companies and investment funds, as well as large branches of all of the world's best-known consulting agencies, law firms and auditing companies. Nearly all law firms and auditing companies have expanded their Frankfurt operations in recent years and moved their regulatory practice departments here. As a centre for academic, scientific and research activity, Frankfurt benefits from 34 first-rate higher education institutions all located within a one-hour drive from Frankfurt. Centres of study and research in the Frankfurt region place a strong emphasis on fields closely related to banking, the financial sector, monetary and currency policy, international economic policy and insurance systems. These links between sectors and stakeholders give Frankfurt a unique competitive advantage over all of the other financial centres in Europe. Furthermore, the number of financial market participants who want to set up offices in Frankfurt or expand their activities here is growing continuously." (p. 4)</i>	
International communities	<i>"Internationality is a way of life in the Frankfurt/Rhine-main region, where people from roughly 200 different countries enjoy a harmonious coexistence. Approximately 12% of all people living in the region – and up to 28% in Frankfurt itself – originally hail from a different country. Many of the German citizens who live here have spent time abroad, which further adds to the international atmosphere. It goes without saying that international visitors can use English – and sometimes other languages, too – to communicate in all areas of everyday life and make new contacts quickly. Frankfurt residents are very openminded towards newcomers, and there are plenty of international communities to help new residents feel at home." (p. 15)</i>	