



EUROPEAN MEDICINES AGENCY RELOCATION INDIVIDUAL ASSESSMENT SUMMARY: WARSAW



PREMISES

- The offer indicates two alternative premises: first, the *Business Garden* buildings (56,710 m²) and second, *Warsaw Hub* building (37,000 m²), which, according to the offer, would fulfil certain EMA requirements, without commenting on individual requirements. According to the offer, building 1) would be available by December 2018 and building 2) would be available in 4Q 2019.



ACCESSIBILITY

- The offer indicates the availability of flights between Warsaw and all EU capitals.
- The offer provides specific information on flights to 11 EU capitals, with a duration ranging from 1h10min. to 2h55min, without providing specific information on the frequency of these flights.
- The offer indicates the availability of public transportation connections between the two Warsaw airports and Warsaw city centre, with a duration ranging from 40min. to 1 hour and a frequency ranging from every 1 hour to 120/60 times a day. Building 1) is located in close proximity to Warsaw Chopin Airport, while building 2) is located in Warsaw city centre.
- The offer also indicates the availability of 13,000 hotel rooms of different quality.



EDUCATION FACILITIES

- The offer does not provide information as regards the existence of nurseries/day care centres. The offer indicates the existence of pre-schools and secondary schools with teaching in English, French, German and other languages, without providing specific information on the availability of places.
- The offer indicates the availability of 2,048 places in 44 public primary schools with teaching in English, French, German and Spanish, without providing specific information on the availability of places in the different European languages.
- The offer also indicates the intention of Poland to launch the procedure to establish an accredited European school to provide education for the children of the staff of EU institutions based in Warsaw. The offer provides general information about the existence of Warsaw-based universities offering a vast variety of study programmes in English.



LABOUR MARKET,
SOCIAL SECURITY,
MEDICAL CARE

- The offer indicates access to social security and medical care for children and spouses of EMA staff.
- The offer indicates more than 1200 medical facilities in Warsaw, including 67 hospitals, as well as the availability of English speaking medical staff.
- The offer provides information on job opportunities in Warsaw for foreign nationals, pointing to the business services sector which employs 35,000 people in Warsaw and in 37 languages, as well as the existence of a Labour Office, providing services in finding employment.



BUSINESS
CONTINUITY

- The offer indicates that criteria 1-4 are already met and that the proposed premises would be available from December 2018.
- The offer indicates Poland's intention to establish a support team responsible for relocation activities and indicates that a relocation timetable will be confirmed in a headquarters agreement concluded with the Agency.
- The offer does not provide information on how the Agency would be able to maintain and attract highly qualified staff from the relevant sectors and how it would remain operational during the transition.
- The offer indicates the availability of a relocation support team responsible for helping EMA employees settle in a new place.



GEOGRAPHICAL
SPREAD

Poland hosts one EU decentralised agency, the European Border and Coast Guard Agency (Frontex) in Warsaw.



A) RELOCATION PLAN

The offer indicates Poland's intention to ensure that EMA relocation will take place in time, before the UK withdrawal's date, without providing information on how the relocation would take place. The offer provides general information on the establishment of a support team responsible for relocation activities, without providing specific information on how the Agency would remain operational during the transition.

B) PREMISES AND THE AGENCY'S NEEDS

The offer indicates two alternative premises: first, the *Business Garden* buildings and second, *Warsaw Hub* building, which, according to the offer, will meet certain EMA requirements, without commenting on individual requirements.

C) TERMS FOR PREMISES

The offer indicates the financial terms for EMA's use of the proposed buildings, with a minimum lease duration of 60 months, monthly rent for offices of 14 EUR/m², with a service charge per m² of 16 PLN per month. Additional resources for fitting-out the buildings, tailored for EMA needs, is indicated as ranging from 180 to 500 euro/m². The offer indicates Poland's intention to pay 50% of the rent and service charges for 10 years.

D) TERMS FOR MAINTENANCE, UPGRADING AND EXTENSION

The offer does not provide information on the terms for the maintenance, upgrading or extension of the proposed premises.

E) SPECIAL CONDITIONS

The offer does not indicate special conditions offered with regard to all costs and dedicated infrastructures.

F) BENEFITS

The offer indicates additional benefits to be granted to EMA staff, which include:

- extended immunity for the EMA director and top management;
- certain VAT exemptions for EMA and its staff.