

Assessment EMA - Offer by Italy - Milan		
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</p> <p><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>		
1.1 Necessary logistics and sufficient space (a total of 27,000 m ² of office space) for...	"The building is 127m high and has 31 floors above ground level and two below. Two smaller buildings adjoin it, with entrances on Via Pirelli and Via Galvani; the three buildings have a combined covered area of 50,260 Sq m ." (p. 6)	The offer indicates the proposed premises <i>Pirelli Building</i> (50,260 m ²).
1.1.1 ...offices, to host 890 members of staff. EMA has 18,500 m ² in offices and open-plan with capacity for 1,300 office work stations and adequate internal meeting rooms	"According the project drawn up by Infrastrutture Lombarde S.p. a, 1,430 work stations, 1,350 of them in open-plan areas, will be installed, distributed over a surface area of approximately 13,500 Sq m." (p. 7)	The offer indicates the availability of 1,350 office work stations on 13,500 m ² .
1.1.2 ...meeting rooms, a total of 6,000 m ² . 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>"Sixty meeting rooms, with between eight and 32 places each, will also be created. Eight conference rooms will be fitted out, with between 22 and 350 places each, accounting for a total surface area of 1,800 Sq m." (p. 7)</p> <p>"The building is equipped with state-of-the-art technology, which will be adapted to meet EMA's needs. There are already top-quality audiovisual, telephone and data systems in place. Each meeting room will have a fitted TV screen and projector, and the larger rooms will have booths for interpreters. The meeting rooms will be fitted with voting systems, microphones and video facilities." (p. 7)</p>	The offer indicates the availability of 60 meeting rooms and eight conference rooms, equipped with conference facilities, without providing specific information on their surface.
1.1.2.1 five rooms with 70-120 seats	See 1.1.2	The offer indicates the availability of 8 conference rooms with 22-350 places each.
1.1.2.2 two rooms with 35 seats	See 1.1.2	The offer indicates the availability of 8 conference rooms with 22-350 places each.
1.1.2.3 ten rooms with 4-24 seats	See 1.1.2	The offer indicates the availability of 60 meeting rooms with 8-32 places each.
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	"On the ground floor, the lobby and reception area will be refurbished and a delegates' lounge (230 Sq m) will be added." (p. 7)	The offer indicates the availability of a delegates' lounge of 230 m ² .
1.1.4 ...an auditorium for around 300 people	"On the first basement level is the auditorium, which has an area of approximately 500 Sq m [...]" (p. 6)	The offer indicates the availability of an auditorium of 500m ² , without providing specific information on its capacity.

1.1.5 ...a 250 m² reception area, with disability access as well as with adequate security structure in the vicinity	see 1.1.3 <i>"The complex is full sealed, with automatic sliding gates at the access points. The external perimeter is also fully covered by CCTV, monitored from the security control room, which is staffed 24/7 ." (p. 7)</i> <i>"Opening and closing the building, receiving people coming in, monitoring entrances using CCTV, monitoring parking and drop-off points, managing a security control room, and patrolling the inside and outside of the building with dogs; a day and night patrol service with a vehicle ." (p. 10)</i>	The offer indicates the availability of a reception area, without providing specific information on the allocated surface and on disability access.
1.1.6 ...archiving facilities:		
1.1.6.1 EMA's off-site archive is 600 m² and 9m high	<i>"numerous local service providers can offer remote archiving, transport and digitalization of paper documents at reasonable rates ." (p. 8)</i>	The offer provides general information on the availability of remote archiving, without providing specific information.
1.1.6.2 On site, EMA has an archive room of approx. 30 m² as well as on-floor filing rooms on floors 1 and 5-10 of 5 m² each	<i>"The second basement level will house the technical facilities, the archives, the security control room and other service areas ." (p. 7)</i>	The offer indicates the availability of an archive room, without providing specific information on the number of m ² allocated.
1.2 Appropriate physical security standards	<i>"The building is equipped with state-of-the-art technology, which will be adapted to meet EMA's needs. There are already top-quality audiovisual, telephone and data systems in place. Each meeting room will have a fitted TV screen and projector, and the larger rooms will have booths for interpreters. The meeting rooms will be fitted with voting systems, microphones and video facilities. Each floor already has wi-fi and technical rooms. The second basement level has two areas for data processing, UPS, the network connection and the lifts. The building also has an engine-generator that can be adapted as required. The building currently serves as the headquarters of the Regional Council and high safety and security standards are therefore already in place. The complex is fully sealed, with automatic sliding gates at the access points. The external perimeter is also fully covered by CCTV, monitored from the security control room, which is staffed 24/7 ." (p. 7)</i>	
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 CCTV for the external perimeter.
1.3 Appropriate IT systems and security standards		
1.3.1 Centralised Uninterruptible Power Supply	see 1.2	The offer indicates the availability of an engine-generator. The offer does not provide information on the availability of Centralised Uninterruptible Power Supply.
1.3.2 WiFi throughout the premises	see 1.2	The offer indicates the availability of WiFi on each floor of the building.
1.3.3 Technical rooms, main and secondary equipment rooms, IT build and IT store rooms	see 1.2	The offer indicates the availability of technical rooms on each floor of the building.
1.3.4 A telecommunications network with high capacity digital network and with high-speed connectivity		The offer does not provide information on a telecommunications network.
1.3.5 High-performing data storage networks		The offer does not provide information on data storage networks.

<p>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</p>		<p>The offer does not provide information on backup data centres for disaster recovery.</p>
<p>1.4 Availability</p>	<p><i>"Every detail has been thoroughly studied and anticipated to fully meet EMA's requirements and ensure that the Agency is operative in the new premises by March 2019." (p. 7)</i></p>	<p>The offer indicates the availability of the premises, fully meeting EMA's requirements, by March 2019.</p>
<p>1.5 Other</p>	<p><i>"On the first floor there will be a large restaurant/café area (over 1,200 Sq m) capable of serving approximately 350 users at a time ." (p. 7)</i></p> <p><i>"A nursery/kindergarten for the children of EMA staff will be set up within the building as part of the adaptation works ." (p. 7)</i></p> <p><i>"A multi-story car park completes the proposed premises. It is located opposite the employees' entrance on Via Fabio Filzi and has places for up to 227 cars and 28 motorcycles ." (p. 8)</i></p>	<p>The offer provides additional information on a nursery within the building as well as the availability of a restaurant/café area and a parking.</p>
<p>GENERAL ASSESSMENT OF CRITERION 1</p>		<p>The offer indicates a proposed building, the Pirelli Building (50,260 m²), which according to the offer, will be adapted to meet all EMA's requirements, indicating the availability of offices, workstations and meetings rooms, a lounge and an auditorium, a reception area and archiving, as well as physical security. The offer does not provide information on the availability of telecommunications network, data storage and data centres. The offer indicates that the proposed premises are available for EMA by March 2019.</p>
<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>		

2.1 Flight connections from the capitals of all EU Member States to the airports close to the location		
2.1.1 Availability	The offer provides information on direct flights to all European capitals from three major airports: Malpensa (MXP), Linate (LIN) and Orio al Serio (BGY) (p. 12).	The offer indicates the availability of direct flights between Milan and all EU capitals.
2.1.2 Frequency	The offer provides information on the weekly frequency of flights between Milan and all EU capitals per week. The range of frequency of (direct) flights varies from 2 flights per week to Larnaca to 256 flights per week to London and 170 flights per week to Paris. (p. 12)	The offer indicates the frequency of direct flights per week between Milan and EU capitals, varying between 2 flights per week to Larnaca and 170 flights per week to Paris.
2.1.3 Duration	The offer provides information on the duration of all flights between Milan and all EU capitals. (p. 12)	The offer indicates the range of duration of flights between Milan and EU capitals, varying from 1 hour to 3h25 per connection.
2.2 Public transportation connections from these airports to the location	<i>"The future EMA premises will fully enjoy Milano's accessibility being located just in front of the city's main transportation hub, Milano Central Train Station ."</i> (p. 4)	
2.2.1 Availability	1) Milano Linate (LIN): bus connections 2) Milano Malpensa (MXP): train/metro and bus connections 3) Milano Orio al Serio (BGY): bus connections	The offer indicates the availability of public transportation connections from the three airports of Milan to the offered premises.
2.2.2 Frequency	1) Milano Linate (LIN): every 10 minutes 2) Milano Malpensa (MXP): every 30 minutes (train/metro) and every 20 minutes (bus) 3) Milano Orio al Serio (BGY): every 20 minutes	The offer indicates a frequency of public transportation connections from the three airports of Milan to the offered premises ranging from every 10 minutes to every 30 minutes.
2.2.3 Duration	1) Milano Linate (LIN): 20 minutes 2) Milano Malpensa (MXP): 45 minutes (train/metro) and every 50 minutes (bus) 3) Milano Orio al Serio (BGY): 50 minutes	The offer indicates a duration of public transportation connections from the three airports of Milan to the offered premises ranging from 20 to 50 minutes.
2.3 Accommodation facilities		
2.3.1 Quality	The offer presents several types of accommodation of different quality, ranging from five-star hotels to other accommodation. (p. 16)	The offer indicates the availability of several types of accommodation of different quality, ranging from five-star hotels to other accommodation.
2.3.2 Quantity (daily peak hotel capacity needed of 350 rooms)	<i>"Milano offers a highly developed hospitality system: 69,000 beds are available in the city and a further 30,000 in the metropolitan area, accounting for a total of nearly 100,000 beds, as well as a wide variety of private accommodation through on-line portals as Airbnb. Being located in the city center, the new EMA headquarters will benefit from a wide choice of accommodation options just a stone's throw away. According to data registered by the City of Milano, an average of over 5,000 free rooms were available every night in Milano's hospitality system in 2015, 2016 and early 2017. As shown in table 10, lows were recorded in September and October 2015 (closing of EXPO 2015), but even at those times there was still an average of more than 1,500 rooms available per night, many more than the 350 requested by EMA ."</i> (p. 16)	The offer indicates the capacity of Milan to offer 69,000 beds in the city and a further 30,000 in the metropolitan area, accounting for a total of nearly 100,000 beds.

<p>2.4 Other</p>	<p>"Adverse weather conditions are rare, affecting only 0,4% of flights arriving or leaving Milano. Flight punctuality at Milano airports is among the best in the world (87% at LIN, best in EU in 2016, 85% at BGY, 83% at MXP). Standards are also very high for waiting time at security (<7' (90%) at LIN and MXP, <12' (90%) at BGY)." (p. 12)</p> <p>"The new metro line M4, expected to be completed by 2021, will be one of the fastest airport-city-center connections in Europe, connecting Linate airport directly to the city center in less than 15 minutes ." (p. 13)</p> <p>"Milano is the hub of a well developed network of 2,464km of railways. The network in Lombardy centers around Milano, with major national (east-west and north-south) and international rail arteries passing through or terminating in the city ." (p. 13)</p> <p>"Milano is well served by Lombardy's transport network, one of most widespread and efficient in Europe, with train, bus, metro and trolleybus networks. [...]." (p. 15)</p> <p>The offer indicates that a series of hotels in Milano "are ready to sign an agreement with EMA and/or its stakeholders that will guarantee the availability of at least 1,000 rooms per night in hotels located within 1km or 3km from the Pirelli building at prices which will remain constant throughout the year, including during peak holiday season and at times of increased demand during the many events that the city hosts ." (p. 17)</p>	<p>The offer indicates that Milan's airports rank among the best on punctuality and outlines plans to connect Linate airport to Milan by metro by 2021. The offer also provides additional information on the railway network in Lombardy, as well as on the possibility of having an agreement with Italian hotels on the availability of at least 1,000 rooms per night.</p>
<p>GENERAL ASSESSMENT OF CRITERION 2</p>		<p>The offer indicates the availability of direct flights between Milan and all EU capitals, with a frequency ranging from 2 to 170 flights per week and a duration ranging from 1 hour to 3h25min. The offer indicates the availability of public transportation connections between the proposed location and the airport, with a frequency ranging from every 10 minutes to every 30 minutes and a duration ranging from 20 to 50 minutes.</p> <p>The offer also indicates a hotel capacity of nearly 100,000 beds of different quality.</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 September 2016, EMA's 890 members of staff have 648 children aged 0 to 18, of which...</p>	<p><i>"Milano offers a comprehensive network of international schools that can easily accommodate all education needs of EMA staff's children ." (p. 4)</i></p> <p><i>"Milano offers a comprehensive network of international schools [covering early childhood, elementary and upper school]. The Deutsche Schule Mailand, the French Lycée Stendhal de Milan and the Swiss School of Milan follow the curricula of their home countries, awarding qualifications that are recognized in both their home countries and in Italy. Eight international schools, [...] offer a full curriculum taught in English, plus a second or third EU language, and award the international baccalaureate, the international diploma granting access to universities in over 80 countries. Milano is also home to the European Bilingual School, which offers a bilingual curriculum in English and Italian. [...] A survey conducted by the Italian Ministry of Education and the City of Milano in June 2017 found out that a total of over 4,500 places will be available for the 2018/19 academic year and nearly 2,300 for the 2019/20 academic year in the above-mentioned foreign and international schools.</i></p> <p><i>As agreed with most international schools, if EMA relocates to Milano, arrangements will be made to create additional capacity in these schools ." (p. 18)</i></p> <p><i>"A special mention should be made to the European School of Varese (45km North from the city of Milano to the school), which is already attended by over 1,300 students from 47 different nationalities in five language sections (Dutch, English, French, German and Italian) and awards the European baccalaureate." (p. 18)</i></p> <p><i>"The European School of Varese has confirmed that it is willing to accept all the enrollment applications from the children of EMA staff. The school is easily accessible from Milano's city center and from Milano's hinterland. The school and local authorities are considering will consider the introduction of a shuttle service from Milano's city center to the school ." (p. 21)</i></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><i>"In terms of elementary and pre-school services, the city offers a number of international schools and kindergartens, including the British American Preschool (open to children aged 24 months and up) the KC school kindergarten (6 months) and the Montessori Bilingual School of Milano (3 years). As indicated in section I, 1, paras. b) and f), a kindergarten will be added to the Pirelli building and EMA will be allowed to use the existing kindergarten in Palazzo Lombardia, the headquarters of the regional authorities, just a few steps from the Pirelli building." (p. 18)</i></p> <p><i>[confidential]</i></p>	<p>The offer indicates the availability of international and bilingual school, as well as a European school, with teaching in Dutch, French, English and Italian, <i>[confidential]</i>.</p>
<p>3.1.2 ... 149 in second level;</p>	<p>See 3.1</p> <p><i>[confidential]</i></p>	<p>The offer indicates the availability of international school, as well as a European school, with teaching in Dutch, French, English and Italian, <i>[confidential]</i> .</p>

3.1.3 ... 55 in third level/university	<p>"Milano offers 18 university-level institutions, among the most reputed in the world. Its public universities include Milano State University, the Milano Polytechnic and Bicocca University; its private universities include the Bocconi University, the Catholic University, the Humanitas University, the San Raffaele University, and the Brera Academy, which has prestigious classes in Art Sciences. Nearly 100 degree courses are taught in English, many of them in subjects relevant to EMA, such as biotechnologies, medicine, psychology, and biomedical engineering, in addition to economics, business administration, engineering and architecture. In addition, the New Academy of Fine Arts (NABA), the Istituto Marangoni and the European Design Institute (IED) offer 18 different degrees in fashion, design, product design, interior design and advertising. Milano is also home to the world-renowned Ballet Accademy of the Teatro alla Scala which has been directed by prestigious masters of the stage ." (p. 21)</p>	<p>The offer indicates the existence of several Italian-speaking third-level institutions, which include degree courses in English, without providing specific information on their capacity and availability.</p>
3.2 Other		
GENERAL ASSESSMENT OF CRITERION 3		<p>The offer indicates the availability of international schools, as well as a European school, with teaching in Dutch, French, English and Italian, [confidential]. The offer also indicates several third-level Italian-speaking institutions offering degree courses in English, without providing specific information on their availability and capacity.</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...		
4.1.1 ... social security	<p>"The standard of the Italian social-security services is extremely high and the services are offered to all EU and legally resident non-EU citizens ." (p. 23)</p> <p>"The Italian social-security system is of an extremely high standard and is accessible to both EU citizens and to non-EU citizens who are legally resident in Italy. The system has been reformed in recent years and currently offers a level of protection that is among the best in the world. The mandatory social-insurance provides protection for employed workers, self-employed people and freelancers. In Italy, EU/EFTA citizens as well as third-country nationals with a valid residence permit, are entitled to medical assistance from the Italian National Health Service (SSN) which includes both public and private facilities. If needed, access to both social and medical assistance will be facilitated for EMA staff and their family members through dedicated procedures and support ." (p. 25)</p>	<p>The offer indicates the availability of and access to social security in Italy for spouses and children of EMA staff and Italy's readiness to assist in this regard, if needed.</p>

<p>4.1.2 ... medical care</p>	<p>See.4.1.1</p> <p>"EMA staff and their family members who are nationals of EU/EFTA member states or third-country nationals with a valid residence permit, are entitled to medical assistance from the Italian National Health Service (SSN) ." (p. 23)</p> <p>"Milano offers a state-of-the-art health system through a comprehensive network of 30 public and private hospitals, offering high level services at the same prices and conditions. 12 of them with emergency rooms offering dedicated assistance for foreign patients. Specialist pediatric hospitals are available (e.g. Mangiagalli Hospital) while all major hospitals have pediatric departments. Milano also has a number of medical centers dedicated to the large expat community living in the city, such as the American International Medical Center and the International Health Center. The Lombardy Region has over 200 hospitals, both public and private, with a total of 37,000 beds. They are generally either research hospitals (istituti di ricovero e cura a carattere scientifico [IRCCS]) or local social healthcare trusts (aziende socio sanitarie territoriali [ASST]). IRCCSs are top-level hospitals that carry out research, primarily clinical and translational, in the fields of biomedicine and healthcare management and organization. They offer specialist medical care and collaborate with other medical and research centers around the country. Most of the services are available in English and other languages ." (p. 25)</p>	<p>The offer indicates the availability of over 200 public and private hospitals in the Lombardy Region, with a total of 37,000 beds. The offer indicates the availability of medical services in English and other languages.</p>
<p>4.2 Job opportunities for children and spouses of current and future staff</p>	<p>"The economy of Milano is in a positive cycle. In 2016, the number of new business increased by 1.5%, reaching 296,404 active companies. The export of Milano is on the rise (+3.9% in 2016) as well as employment (+2.3%). Additionally, nearly one-fourth of high-tech Italian startup companies are in Lombardy. Milano is a leader in many industries ." (p. 23) The offer also provide additional information on different employment sectors. (p. 23-24)</p> <p>"In the dynamic and highly developed economic contest offered by Lombardy, career opportunities are widely available, especially for skilled international workers like the family members or partners of EMA staff. There are 3,599 foreign-owned companies located in Milano with a turnover of €167.6 billion – accounting for 30% of the foreign corporations operating in Italy – employing over 280,000 people. Lombardy has also the highest number of multinational corporations based in Italy. [...] Moreover, Milano is in a leading position in Italy in terms of job opportunities and labor-market accessibility: in 2016, 32,000 people entered the city's workforce, accounting for a 2.3% increase in the number of people in employment compared to 2015, bringing the total number of people in employment in Milano to 1.433 million. [...] The reforms of the education and employment systems supported in recent years at national and also regional level have allowed Lombardy to remain resilient and then quickly pick up speed during recovery. The employment system is further strengthened by an established network of about 200 private and public agencies providing individual tailored orientation, training and employment services registered under the regional accreditation system ." (p. 24)</p>	<p>The offer provides general information on the job opportunities in different sectors and in multinational companies in Milan and indicates that Milan is in a leading position in Italy in terms of job opportunities and labor-market accessibility.</p>
<p>4.3 Other</p>		

GENERAL ASSESSMENT OF CRITERION 4		<p>The offer indicates access to social security and medical care for spouses and children of EMA staff and Italy's readiness to assist in this regard, if needed. The offer indicates the availability of over 200 public and private hospitals in the Lombardy Region, with a total of 37,000 beds. The offer indicates the availability of medical services in English and other languages.</p> <p>The offer provides general information on the job opportunities in different sectors and in multinational companies in Milan and indicates that Milan is in a leading position in Italy in terms of job opportunities and labour-market accessibility.</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>		
5.1 Timeframe required to fulfil the four criteria above	<p><i>"The relocation of EMA's resources will be carried out in three different phases throughout the period of restoration works of the Pirelli building. Restoration works of the Pirelli building will be carried out simultaneously on several floors and in several sectors on each floor, with workers working in shifts. According to the proposed timetable, works are expected to begin in July 2018, last for approximately seven months, and reach completion by the end of January 2019 ." (p. 51)</i></p>	<p>The offer sets out a plan according to which the relocation of EMA's resources will take place in the period from July 2018 to January 2019.</p>
5.2 Ability to allow EMA to maintain and attract highly qualified staff from the relevant sectors		<p>The offer does not provide information on the ability for EMA to maintain and attract highly qualified staff from relevant sectors.</p>

<p>5.3 Smooth transition to the new locations - EMA can remain operational during the transition</p>	<p>"Prior to January 2019, the resources and departments that EMA indicates as a priority to guarantee business continuity will begin to be transferred and operate in offices either in buildings nearby the Pirelli building or in the Pirelli building itself, whenever possible, while restoration works proceed." (p. 51)</p> <p>"The Lombardy Region will make five workstations available to EMA's advance staff as of January 2018, in the Pirelli building or in its immediate vicinity. 20 additional workstations and a reserved area will be available to EMA's advance staff as of May 2018. Further needs that EMA may have during the transition phase (January 2018-January 2019) will be addressed by the Italian authorities in a spirit of full cooperation." (p. 10-11)</p>	<p>The offer indicates plans to provide dedicated support teams and temporary workstations for EMA advanced staff to help ensure a smooth and effective transition to the new location for EMA and its staff.</p>
<p>5.4 Other</p>	<p>"EMA staff members will be given one-to-one assistance with administrative procedures [...] Such assistance will be operational in a dedicated one-stop shop in Milano city center as of December 2018, while a dedicated EMA help desk is already open and fully functional at the Embassy of Italy in London and will continue to operate throughout the transition period ." (p. 11)</p> <p>EMA would benefit from moving to Milano because of the know-how and assistance it can receive from:</p> <ul style="list-style-type: none"> - "Italy was a pioneer in the modernization of regulatory and market-access frameworks. It has thus developed valuable institutional and individual capabilities. [...] This is of particular relevance to EMA, given that one of its core missions is to facilitate dialogue between stakeholders and provide early advice on marketing authorization. As transformative new therapeutic classes [...] come to market in the near future, EMA will need to develop new regulatory frameworks. In order to do so, it will require scientific and regulatory competencies that Italy can offer [...]" (p. 28) - "EMA could benefit from AIFA's (the national medicines agency) capabilities as well as the well-developed network of high-level researchers and clinicians from academia, public and private research institutes, hospitals and academic societies with links to patient associations, practitioners and the manufacturing and distribution sectors ." (p. 29) - The Italian pharmaceutical industry - The Italian research and academia <p>"A significant potential for synergies can be exploited if three EU bodies dealing with science and research are located within a radius of less than 200km: the JRC, the EFSA and the EMA. [...] Relocating EMA to Milano would strengthen the bonds among these three European bodies, all operating in science, research and monitoring, while enhancing and broadening their cooperation in common fields of activity (particularly health, food and nutrition). Additionally, it would create a unique EU hub of scientific networks and collaborations with relevant stakeholders, to the benefit of all European citizens ." (p. 32)</p>	<p>The offer indicates a wide-range assistance to be offered to EMA staff, spouses and children for their integration into Milan.</p> <p>The offer argues that Italy offers an ideal environment for EMA's activity, as it is home to a leading pharmaceutical industry and to one of Europe's best research and business environments.</p> <p>The offer also argues for the presence of a potential for synergies if EU bodies dealing with science and research - the JRC, the EFSA and the EMA - are brought geographically to proximity.</p>

GENERAL ASSESSMENT OF CRITERION 5		The offer sets out a plan according to which the relocation of EMA's resources will be completed by the end of January 2019. The offer does not provide information on the ability for EMA to maintain and attract highly qualified staff from relevant sectors. The offer indicates plans to provide dedicated support teams and temporary workstations for EMA advanced staff to help ensure a smooth and effective transition to the new location for EMA and its staff. The offer indicates a wide-range assistance to be offered to EMA staff, spouses and children for their integration into Milan.
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	"Italy hosts two European agencies, the European Training Foundation (ETF) and the European Food Safety Authority (EFSA). ETF is based in Turin with a staff of 130 (2015) while EFSA is based in Parma with a staff of 435 (2015). Germany, Greece, The Netherlands and Portugal also host 2 European agencies each, while Luxembourg hosts 3, France 5*, Spain 5 and Belgium 7. Italy's ratio of EU agency personnel to host-country population is one of the lowest in the EU, standing at 0.009, ranking Italy 20th out of 28 member states ." (p. 33)	Italy hosts 2 EU decentralised agencies, namely the European Training Foundation (ETF) in Torino and the European Food Safety Authority (EFSA) in Parma.
SPECIFIC ISSUES		
a) The Member State's plan for...		
... when would the relocation take place	<p>"Italy will submit an in-depth technical and financial feasibility study to EMA immediately after the decision is made to relocate the headquarters to Milano, so that EMA can evaluate the quality and content of the adaptation project. Once EMA has approved the feasibility study, the detailed design will be issued within 45 working days. Estimating 20 working days for EMA's approval process, the detailed design would be available by the end of January 2018 [...] adaptation [...] Works will be managed by Infrastrutture Lombarde and will be carried out simultaneously on several floors of the building and in several sectors on each floor, with workers working in shifts. Works are expected to last for seven months, with completion by the end of January 2019 ." (p. 10)</p> <p>"All the necessary preparations have thus been made to have EMA fully installed and operative in Milano as of 'day one' in March 2019 ." (p. 6)</p>	The offer indicates a plan to conduct works on the proposed premises, starting with the Council decision to relocate the Agency and ending in January 2019. The offer provides general information on other necessary preparations to ensure that EMA is fully installed and operative in Milan in March 2019.

<p>... how would the relocation take place?</p>	<p>See Section a)</p> <p><i>"The Lombardy Region will make five workstations available to EMA's advance staff as of January 2018, in the Pirelli building or in its immediate vicinity. 20 additional workstations and a reserved area will be available to EMA's advance staff as of May 2018. Further needs that EMA may have during the transition phase (January 2018-January 2019) will be addressed by the Italian authorities in a spirit of full cooperation. In parallel with the adaptation works, the Italian authorities will provide dedicated support teams to help both the EMA management team and each EMA staff member with the relocation process, ensuring a smooth and effective transition to the new location ."</i> (p. 10)</p>	<p>The offer indicates that relocation will take place in stages with regard to the move of EMA staff.</p>
<p>How would this plan ensure that the Agency remains operational?</p>	<p>See 5.3</p> <p><i>"Very favorable financial terms for renting the premises and operating the building will be offered, as well as a plan to ensure a seamless and efficient relocation of EMA and its staff to Italy. The Italian authorities will provide dedicated support teams to help both the EMA management team and each EMA staff member with the relocation process, ensuring a smooth and effective transition to the new location ."</i> (p. 6)</p>	<p>The offer indicates plans to provide dedicated support teams and temporary workstations for EMA advanced staff to help ensure a smooth and effective transition to the new location for EMA and its staff.</p>
<p>GENERAL ASSESSMENT OF SPECIFIC ISSUE a)</p>		<p>The offer sets out a relocation plan, divided in stages as regards moving EMA staff and encompassing works on the proposed premises between January 2018 and January 2019, with the Agency indicated to be installed and operative in March 2019. The offer also indicates plans to provide dedicated support teams and temporary workstations for EMA advanced staff to help ensure a smooth and effective transition to the new location for EMA and its staff.</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 the Pirelli building.</p>	<p>The offer proposes one building (the <i>Pirelli Building</i>) to be rented by EMA.</p>
<p>How would these premises meet the specific needs of the Agency?</p>	<p><i>"A comprehensive adaptation project has been already drawn up, to meet EMA specific needs as indicated in the document SN47/17 of June 22nd 2017 ."</i> (p. 4)</p> <p><i>"In order to streamline the EMA's relocation process to Milano, Infrastrutture Lombarde S.p. a., the in-house engineering company of the Lombardy Region, will be responsible for the adaptation of the building to EMA's specific needs and for the supply of the fittings and furnishings. The same company will also offer facility-management services, if required. The premises are available immediately and are fully operational, although any adaptations deemed necessary can be made. The layout of the office space is extremely flexible and it will be adapted according to EMA's specific needs, by Italy. Infrastrutture Lombarde S.p. a has already drawn up a complete renovation project that will be made available to EMA if the new EMA headquarters is assigned to Italy. Every detail has been thoroughly studied and anticipated to fully meet EMA's requirements and ensure that the Agency is operative in the new premises by March 2019 ."</i> (p. 7)</p>	<p>The offer indicates that the proposed premises will be adapted to EMA's specific needs.</p>

GENERAL ASSESSMENT b)		The offer indicates the <i>Pirelli Building</i> , to be adapted to EMA specific needs, providing general information on many of the individual EMA requirements.
c) The financial terms for the Agency's use of these premises	<p><i>"The Pirelli building is and will remain the property of the Lombardy Region, which, as a public body, can offer a long-term rental agreement. In order to facilitate EMA transfer, Italy offers a particularly advantageous rental price, starting from €0 in 2019 and slowly increasing to the final rental price. The rental price scheme - which includes all fittings and furnishing as a "ready to use" building - is as follows:</i></p> <ul style="list-style-type: none"> • 2019: €0/year • 2020: €2 million/year • 2021: €4 million/year • 2022 - onwards: €7 million/year <p><i>Starting from 2023 the rental price will be updated every year on the basis of the yearly Italian national inflation rate. As a point of reference, data from the Italian Revenue Agency indicate that price per square meter for comparable office space is 192 €/Sq m per year.</i></p> <p><i>Hence, given that the Pirelli building's surface totals 50,260 Sq m, the market price for a comparable office space exceeds 9.6 million per year. This contrasts to Italy's offer of no rent for the first year which will increase progressively to reach 7 million per year starting in 2022, corresponding to 139 €/Sq m per year (or 11.5 €/Sq m per month).</i></p> <p><i>In short, the rent requested for the Pirelli building is particularly advantageous. These low rates are possible because the building is publicly owned and the investment made in it has been fully paid off. Italy will cover all costs arising from the adaptation of the Pirelli building to ensure that it meets EMA's specific requirements, including the cost of acquiring furnishings and installations for the meeting rooms. €59 million has already been allocated by law 232/2016 for the purpose ."</i> (p. 8)</p> <p><i>"Italy will cover all costs arising from the adaptation of the Pirelli building to ensure that it meets EMA's specific requirements, including the cost of acquiring furnishings and installations for the meeting rooms. €59 million has already been allocated by law 232/2016 for the purpose ."</i> (p. 8)</p>	<p>The offer indicates the financial terms for the rental of the offered premises, starting from €0 in 2019 and increasing to the final rental price of €7 million/year as of 2022.</p> <p>The offer also indicates that Italy will cover all costs arising from the adaptation of the <i>Pirelli building</i> to ensure that it meets EMA's specific requirements, including the cost of acquiring furnishings and installations for the meeting rooms.</p>
Would the Member State pay the rent for a given period or indefinitely?	<i>"The Pirelli building is and will remain the property of the Lombardy Region, which, as a public body, can offer a long-term rental agreement. In order to facilitate EMA transfer, Italy offers a particularly advantageous rental price, starting from €0 in 2019 and slowly increasing to the final rental price ."</i> (p. 8)	The offer indicates the financial terms for the rental of the offered premises, starting from EUR 0 in 2019 and increasing to the final rental price of EUR 7 million/year as of 2022.
GENERAL ASSESSMENT c)		<p>The offer indicates the financial terms for the rental of the offered premises, starting from EUR 0 in 2019 and increasing to the final rental price of EUR 7 million/year as of 2022.</p> <p>The offer also indicates that Italy will cover all costs arising from the adaptation of the <i>Pirelli building</i> to ensure that it meets EMA's specific requirements, including the cost of acquiring furnishings and installations for the meeting rooms.</p>

d) The terms concerning maintenance of the building	<p>"In order to facilitate EMA's relocation to the Pirelli building, Infrastrutture Lombarde S.p. a., a company owned by the Lombardy regional authorities, is available to run the tender for EMA, upon request. If EMA chooses to make such a request, the tender will be published in February 2018, with a view to ensuring that a suitable provider is available by January 2019. The services listed in the following paragraphs will be coordinated and supervised by the building manager, who will be appointed directly by Infrastrutture Lombarde S.p. a. The building manager will be present full-time during office hours (as well as being on call 24 hours a day) and will be the contact person for all the services, liaising with the service providers and EMA to ensure effective organisation and execution of the services. The estimated yearly cost for facility management services is 3.2 million euros, which corresponds to the current expenditure ." (p. 9)</p> <p>"Italy will be responsible for any non-routine maintenance whose cost is the responsibility of the Lombardy regional authority as the building owner ." (p. 10)</p>	The offer provides estimates of the financial terms for the maintenance of the offered premises.
The terms concerning upgrading the building or future extensions of the building		The offer does not indicate the financial terms concerning upgrading and future extensions of the building.
GENERAL ASSESSMENT d)		The offer provides estimates of the financial terms for the maintenance of the offered premises.
e) Any special conditions offered with regard to all costs and dedicated infrastructures	<p>"In addition to the offers outlined above, Italy will grant the following:</p> <ul style="list-style-type: none"> - Refurbishment of the two existing entrances (one entrance for employees, on the Via Filzi side, and one for the public and delegations, on the Piazza Duca d'Aosta side, both with security and control systems), in accordance with EMA's requirements; - An entire multi-storey car park with space for up to 230 cars (included in the rental price), located opposite the Via Fabio Filzi entrance and managed by the security services mentioned in paragraph d; - Special rates for water, electricity, gas and internet as well all other utilities; - A partnership with a nursery across the street (located in Palazzo Lombardia, the headquarters of the regional authorities) with places for 57 children in addition to the nursery/kindergarten set up in the Pirelli building; - A partnership with a gym, also in Palazzo Lombardia ." (p. 10) 	The offer indicates special conditions offered with regard to all costs and dedicated infrastructures, including refurbish of the entrances, a car park, special rates for utilities, a partnership with a nursery and a partnership with a gym.
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)	[confidential]	The offer indicates [confidential] .

Member State's commitment to confirm the conditions offered in a headquarters agreement with EMA	<i>"Italy is ready to sign a headquarters agreement with EMA which will grant EMA and its staff a number of measures to facilitate staff relocation in addition to those established in the 1965 Protocol on the Privileges and Immunities of the European Communities." (p. 34)</i>	The offer includes the commitment of Italy to sign a headquarters agreement with EMA.
<i>OTHER POSSIBLY RELEVANT ISSUES MENTIONED IN THE OFFER</i>		
Quality of life	<i>"Quality of life in Milano is among the very best in the world, with high-quality housing at competitive prices, a state-of-the-art health system, a comprehensive network of international schools, a thriving artistic and cultural environment, a unique food scene, and an efficient public transport system including fully developed car- and bike-sharing schemes, to cite just a few of the city's attractions. Offering such a high standard of living conditions to staff members and their families will allow EMA to significantly increase staff retention." (p. 36)</i> <i>"Milano boasts a cultural heritage that dates back to the Roman empire and a longstanding status as one of the most important cultural and artistic hubs in the world. Milano is a standard-bearer of a modern, sophisticated way of life, offering a safe, tolerant and open social and cultural environment." (p. 38)</i>	
Global health	<i>"As a consequence of excellent living conditions, and the high standard of the health system, Italy ranks third on a global level and first in the EU in terms of life expectancy (83.5 years). In addition, according to the latest Bloomberg Global Health Index data, Italy is the nation with the healthiest population worldwide, ranking first in a list of 163 nations analyzed." (p. 26)</i>	
Safety	<i>"Milano has a record-low level of crime, thanks to an integrated safety and security system that coordinates national and local police corps in order to deal with different levels of threat. This is confirmed by recent data provided by the Police of Milano: between 2015 and 2016, crime episodes decreased by 6.5%. This model has, among others, allowed over 21 million people to safely visiting the EXPO in Milano during six months in 2015, with not even one incident occurring either on site or in the city centre." (p. 27)</i>	
Accessibility for persons with disabilities	<i>"In 2016, Milano was awarded by the European Commission the "Access City Award." This award "recognises and celebrates a city's willingness, capability and efforts to ensure accessibility in order to: guarantee equal access to fundamental rights; improve the quality of life of its population and ensure that everybody - regardless of age, mobility or ability - has equal access to all the resources and pleasures cities have to offer." (p. 27)</i>	
Housing	<i>"Milano offers a wide choice of residential options at competitive prices, both in its historical heart and in other central areas, a number of which, such as the area of CityLife, Porta Nuova, Garibaldi and Darsena, have been recently transformed into contemporary commercial and residential neighborhoods. The average asking price for buying an apartment ranges from €1,200 per Sq m in the cheaper neighborhoods to €13,600 per Sq m in the most central and prestigious zones (2016 data from the Italian Revenue Agency). The average rental price ranges from €3,2 per Sq m per month to 45 euros per Sq m per month in the most central and prestigious zones. This means that a 100 Sq m apartment may be rented from €320 to €4,500 per month. Additionally, families or individuals wishing to live in suburban areas can choose from a range of well-connected smaller towns at easy reach by car or public transport, in comparable price ranges [...]" (p. 36)</i>	

Protection and promotion of LGBTQI rights	<i>"Italy guarantees the rights of all couples in stable relationships. Same-sex civil unions, provide same-sex couples with most of the legal protection enjoyed by married couples, including social rights and health assistance. Moreover, the City of Milano has a record of protecting and promoting the rights of LGBTQI people. For example, the Mayor of Milano has appointed an equal opportunities delegate; discrimination based on sexual orientation can be reported to the "Spazio LGBT" department of the municipality of Milano, which also offers free counseling, practical assistance, legal assistance and information on local LGBTQI associations. The City of Milano has also set up the Casa dei Diritti, a platform that provides information and organizes events to promote equal opportunities and to fight prejudice and discrimination. Milano is also widely recognized as being a very open and inclusive city for people of all genders and sexual orientations. A number of LGBTQI events are held in Milano and supported by the Municipality, [...]" (p. 26)</i>	
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