

Assessment EMA - Offer by France - Lille		
Criterion	Information provided in the Offer	Commission comment
<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 offer indicates the proposed building <i>BIOTOPE</i> as regards the following technical requirements (p. 12-13 and Appendix 2):	The offer indicates the proposed building, <i>BIOTOPE</i> (30,000 m ²).
	"• 30,000 m ² available "	
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	"• 30,000 m ² available, 18,500 m ² of which is earmarked for office space; • 1,330 workstations on 5 levels, in open-plan and individual offices as per EMA's request; • bright private spaces and meeting rooms;"	The offer indicates the availability of 18,500 m ² of office space for 1,330 workstations and meeting rooms.
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:		The offer does not provide information on space allocated to meeting rooms and on conference facilities.
1.1.2.1 five rooms with 70-120 seats	"• 47 equipped meeting rooms (seating 10 to 200); • 6 Large meeting rooms (seating 85 to 120)"	The offer indicates the availability of six rooms with 85 to 120 seats and 47 rooms with 10 to 200 seats.
1.1.2.2 two rooms with 35 seats	"• 2 medium meeting rooms (seating 35) "	The offer indicates the availability of two rooms with 35 seats.
1.1.2.3 ten rooms with 4-24 seats	"• 10 small meeting rooms (seating 24) "	The offer indicates the availability of 10 rooms with 24 seats.
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	"• 1 Multifunctional delegates lounge • a lounge space on each floor;"	The offer indicates the availability of a lounge space on each floor and to one multifunctional delegates lounge, without indicating the surface.
1.1.4 ...an auditorium for around 300 people	"• a 300-seat lecture theatre for holding conferences;"	The offer indicates the availability of an auditorium for 300 people.
1.1.5 ...a 250 m ² reception area, with disability access as well as with adequate security structure in the vicinity	"• a light-filled, warm and functional lobby of over 250 m ² ; • The building will be accessible to people with reduced mobility on all floors" See 1.2	The offer indicates the availability of a lobby of over 250 m ² , with disability access on all floors and physical control at the entrance to the building.

1.1.6 ...archiving facilities:		
1.1.6.1 EMA's off-site archive is 600 m² and 9m high	"An off-site archiving system will be made available to the EMA whose size will be assessed during dialogue with management." (p. 12)	The offer indicates the availability of an off-site archiving system, without specifying the allocated surface.
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	"• archive rooms;"	The offer indicates the availability of archive rooms, without specifying the allocated surface.
1.2 Appropriate physical security standards	"• The whole building will be equipped with security hardware offering four levels of access control: • level 1: peripheral access control: fences; • level 2: physical control at the entrance to the building (X-ray tunnels and metal detectors); • level 3: access control for EMA spaces using barriers and badge readers; • level 4: access control for sensitive technical rooms - protection of data (distribution frame, secondary distribution frames, MV, etc.): badge readers This protection is supplemented by: • an intruder alarm ."	
1.2.1 Access control systems	"• The whole building will be equipped with security hardware offering four levels of access control "	The offer indicates the availability of access control.
1.2.2 Closed Circuit Television (CCTV)	"• a video protection system ;"	The offer indicates the availability of a video protection system.
1.3 Appropriate IT systems and security standards		
1.3.1 Centralised Uninterruptible Power Supply		The offer does not provide information on Centralised Uninterruptible Power Supply.
1.3.2 WiFi throughout the premises	"the building will be fully equipped with Wi-Fi coverage. "	The offer indicates the availability of WiFi coverage.
1.3.3 Technical rooms, main and secondary equipment rooms, IT build and IT store rooms	"• 4 Training rooms "	The offer indicates 4 training rooms.
1.3.4 A telecommunications network with high capacity digital network and with high-speed connectivity	See 1.1.2 "• high-capacity digital network ;" • broadband connectivity; Lille is covered by super-fast fibre optic broadband, and will fit the "biotope" building with hardware to ensure access to this network. "	The offer indicates the availability of high capacity digital network and with high-speed connectivity.
1.3.5 High-performing data storage networks	"• on-site and off-site data storage;"	The offer indicates the availability of on-site and off-site data storage, without providing further technical information.
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		The offer does not provide information on backup data centres for disaster recovery.
1.4 Availability	"partial acceptance of the building in December 2018 and final acceptance in early March 2019." (p.13)	The offer indicates that the building will be partially available in December 2018, with final acceptance in early March 2019.

1.5 Other	<ul style="list-style-type: none"> "• 4 Training rooms • panoramic business restaurant; • private outside spaces on each floor; • a secure 3,500 m2 private outside space on the ground floor • a bilingual crèche; • 100 parking spaces (extending to 300 spaces in 2021) with bicycle parking ." <p>The offer provides a blue print of the proposed premises in Appendix 2.</p>	The offer indicates the availability of additional facilities in the premises, such as training rooms, restaurant, a kindergarten and parking.
GENERAL ASSESSMENT OF CRITERION 1		The offer indicates the proposed building, <i>BIOTOPE</i> (30,000 m ²), which, according to the offer, will be tailor-made to EMA requirements as regards the offices/workstations, meeting rooms (space allocated and conference facilities not mentioned), lounges, auditorium, a reception area and physical security standards. The offer does not provide detailed information on IT systems and security standards. According to the offer, the building would be available from early March 2019.
2) The accessibility of the location <i>This criterion concerns the availability, frequency and duration of flight connections from the capitals of all EU Member States to the airports close to the location, the availability, frequency and duration of public transportation connections from these airports to the location, as well as the quality and quantity of accommodation facilities. In particular, the criterion implies the capacity to allow for the continuation of the volume and intensity of current meeting activities of the Agency.</i>		
2.1 Flight connections from the capitals of all EU Member States to the airports close to the location	<p>The offer indicates flight connections to/from four airports (p. 14-15 and Appendix 3a):</p> <ol style="list-style-type: none"> 1) Charles-de-Gaulle international airport; 2) Lille-Lesquin international airport; 3) Brussels Zaventem international airport; 4) Brussels South Charleroi international airport 	

2.1.1 Availability	<p>1) The offer provides information that the airport offers connections to all EU Member States. It provides detailed information as regards connections to EU Member State capitals (See Appendix 3a)</p> <p>2) The offer provides information that the airport offers direct flights to "<i>among other cities, Amsterdam (55 mins), Geneva (1hr20), Milan (1hr45), Barcelona (2hr10) and Lisbon (2hr45)</i> ." (p. 14)</p> <p>3) + 4) -</p>	<p>The offer indicates in a detailed way the availability of direct flights connecting Paris and all EU capitals, and direct flights connecting Lille and certain EU capitals.</p>
2.1.2 Frequency	<p>1) The offer indicates the daily frequency of flights between Charles-de-Gaulle international airport and EU capitals. The range of frequency varies from a minimum of 1 flight per day between Paris and Valletta, Tallinn and Vilnius and 12 flights per day between Paris and Amsterdam and Madrid. (Appendix 3a)</p> <p>2) -</p> <p>3) + 4) -</p>	<p>The offer indicates the frequency of direct flights connecting Paris and EU capitals, ranging from 1 to 12 per day.</p>
2.1.3 Duration	<p>1) The offer indicates the duration of all flights between Paris and EU capitals. (p. 15)</p> <p>2) -</p> <p>3) + 3) -</p>	<p>The offer indicates the range of duration of direct flights between Paris and EU capitals, varying from 55 minutes to 4h15 minutes per connection.</p>
2.2 Public transportation connections from these airports to the location		
2.2.1 Availability	<p>The offer indicates the proposed EMA premises: "<i>The building is a 5-minute walk from Lille-Flandres railway station and a 10-minute walk from Lille-Europe railway station, which are on high-speed lines and are used by 25 million passengers a year</i> ." (p. 14)</p> <p>1) "<i>Every day, 19 high-speed trains make the journey between Lille and Paris Roissy-Charles-de-Gaulle terminal 2 in 50 minutes</i> " (p. 14)</p> <p>2) The airport "<i>is less than 10km from EMA, a journey of 10 to 15 minutes by [...] shuttle from Lille-Flandres railway station</i> ." (p. 14)</p> <p>3) +4) The offer provides information that from proposed premises, these two airports can be reached in less than two hours by public transport. (p. 14)</p>	<p>The offer indicates the availability of public transportation connecting EMA proposed premises and the referred international airports.</p>
2.2.2 Frequency	<p>See 2.2.1</p>	<p>The offer does not provide information on the frequency of public transportation connections from the referred international airports to the proposed premises.</p>

2.2.3 Duration	See 2.2.1	The offer indicates the duration of public transportation connecting EMA proposed premises and the referred international airports, ranging from 10 minutes to two hours.
2.3 Accommodation facilities	<p><i>"To accommodate 36,000 annual international visitors, the metropolis has a varied and suitable range of hotel options. The city of Lille contains nearly half of this offering, with 48 hotels providing 3,700 rooms, mostly in the immediate vicinity of the central Euralille district and its train stations. With its 8,200 rooms, the city is more than able to accommodate the overnight stays needed by EMA's experts and visitors. Finally, 70% of these hotels are accessible by foot, metro or tram from Lille-Europe and Lille-Flandres railway stations. This choice will be rapidly expanded to 10,000 rooms, with new brands opening in 2018. The construction company building EMA has also bought the adjoining land to build a hotel. The city of Lille also offers a range of temporary furnished accommodation:</i></p> <ul style="list-style-type: none"> • 5 tourist residences with star ratings offering 596 apartments (medium-length stays); • aparthotel residences (medium-length stays); • short- and medium-term furnished accommodation and a range of holiday ." (p. 15) 	
2.3.1 Quality	See 2.3	The offer confirms the availability of a range of hotel options.
2.3.2 Quantity (daily peak hotel capacity needed of 350 rooms)	See 2.3	The offer confirms the availability of 8,200 rooms per day.
2.4 Other		
GENERAL ASSESSMENT OF CRITERION 2		<p>The offer indicates the availability of direct flights between Paris, Lille and Brussels with all EU capitals, with a frequency ranging from 1 to 12 flights per day and a duration ranging from 55min. to 4h15min. The offer indicates the availability of public transportation connections between the different indicated airports and the proposed location with a duration ranging from 10 minutes to 2 hours, without providing specific information on the frequency of these connections.</p> <p>The offer indicates the availability of 8,200 hotel rooms 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>"Lille offers the option to follow an international curriculum from the age of three, at schools that form part of the French education system...The international education offering as a whole (European school, international sections, binational baccalaureates), whether private or public, will be calibrated to accommodate more than 500 school-age young people, at the different levels. The international sections will be available from September 2018. Lille's European school will open its doors in September 2019 ." (p. 16)</i></p> <p><i>"The Cité Internationale campus will also teach a European curriculum with the creation of an approved European school, on the premises of the Montebello high school, to open in September 2019. This location will create synergies between pupils in the international sections and pupils of the European school. Priority will be given to children of EMA staff and parents will not have to pay to have their children attend state schools because they are funded by the Government. " (p. 17)</i></p> <p>The offer provides detailed information on international range of schools for children. (Appendix 4)</p>	
<p>3.1.1 ... 117 in nursery/day care; 96 in pre-school; 231 in primary school;</p>	<p><i>"No less than 5 crèches offer bilingual care [English and French] and a 6th will be established at EMA itself..."</i></p> <p>See 3.1</p>	<p>The offer indicates the existence of 5 bilingual kindergartens in English and French and on the French government's intention to build a 6th kindergarten on EMA proposed premises.</p>
<p>3.1.2 ... 149 in second level;</p>	<p>See 3.1</p> <p>The offer indicates state schools offering or committed to offer bilingual sections in French and in English, Italian or Spanish. (p. 16)</p>	<p>The offer indicates the existence of public schools offering bilingual international sections with teaching in French and either English, Italian or Spanish, without specifying the capacity in the different European languages or the number of available places.</p> <p>The offer commits to the availability of a European school for children of EMA staff as of September 2018, without specifying a linguistic offer.</p>
<p>3.1.3 ... 55 in third level/university</p>	<p>The offer indicates three state universities and one Catholic university in the Lille metropolitan area, with <i>"Lille's faculties of medicine and pharmacy being the largest in France outside Paris (with 400 medicine graduates and 200 pharmacy graduates per year). Lille and the wider Hauts-de-France Region has 3 institutions (EDHEC, SKEMA and IESEG) in the top 100 best business schools [...] The region also offers CPGE, further education designed to prepare students for admission to the grandes écoles (graduate schools), in numerous disciplines: economics, literature, science. Furthermore, Paris's internationally-renowned universities and colleges also offer a huge choice of courses within easy reach of Lille. " (p. 17 & Annex 4)</i></p>	<p>The offer indicates the existence of universities and higher level educational facilities in Lille area and Paris.</p>

3.2 Other	[confidential]	[confidential]
GENERAL ASSESSMENT OF CRITERION 3		<p>The offer indicates the existence of 5 bilingual kindergartens in English and French and on the French government's intention to build a 6th kindergarten on EMA proposed premises.</p> <p>The offer indicates the existence of public and private schools with bilingual international sections teaching in French and either English, Italian or Spanish, without specifying the capacity in the different languages or the number of available places. [confidential] . The offer indicates the availability of a European school for children of EMA staff as of September 2018, without specifying a linguistic offer.</p> <p>The offer provides general information on the existence of universities and higher level educational facilities in Lille area and Paris.</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 of the current as well as of future staff as regards...</p>		
<p>4.1.1 ... social security</p>	<p>"France will ensure smooth access to social security for partners working in France and any children they have." (p. 20)</p>	<p>The offer commits to ensuring access to social security for spouses and children of EMA staff.</p>

<p>4.1.2 ... medical care</p>	<p><i>"The Lille metropolis is an internationally-acclaimed centre of health excellence, with a comprehensive, high-quality range of hospital centres at the cutting-edge of medical innovation, offering over 9,500 beds across around twenty public and private sites. A large number of doctors are able to conduct appointments in English, in all specialisms."</i> (p. 19)</p> <p>The offer provides detailed information on the availability of health professionals in Lille's regional university hospital, as well as on hospitals in France. (Appendix 6a)</p> <p>The offer indicates France's national contact point for cross-border healthcare, tasked with <i>"providing foreign patients with all the information they need on their rights, including in respect of access to healthcare and refunds for care. All information is available in English, German, Italian, Spanish and Portuguese."</i> (p. 19)</p> <p>The offer indicates a French support policy for EMA staff that <i>"will be extended to partners and spouses and include facilitating contact with the Caisses d'Assurances Maladies (sickness insurance funds). This package is designed to dovetail neatly with the social security package which the staff of EU agencies already enjoy."</i> (p. 20)</p>	<p>The offer indicates that spouses and children on EMA staff have access to healthcare in France.</p> <p>The offer provides detailed information on the availability of hospital beds and health professionals in Lille region and in France, as well as on English-speaking specialists.</p> <p>The offer indicates a French support policy for spouses of EMA staff that includes facilitating contact with the French sickness insurance funds.</p>
<p>4.2 Job opportunities for children and spouses of current and future staff</p>	<p><i>"The partners of EMA staff will enjoy the dynamism of Lille and its geographical location, both factors that will help them find a job that suits them [...] Lille's strength is its thriving service sector: the number of jobs in the service sector has grown by an average of 5% in five years. There are some 110,000 executive-level jobs in the metropolitan area, including 40,000 in Lille itself [...]."</i> The offer also indicates big employers in the region in diverse sectors, as well as on future potentials for the job market in the region. (p. 18-19)</p> <p><i>"The partners of EMA staff will receive personalised support in their job searches: the specialist "Lille's Agency" will ensure that they get the information needed to guide their searches and will make it easier for them to make contact with companies, including personal introductions. Lille's Agency's strengths lies in its detailed knowledge of the market and its economic stakeholders, and the networking that makes it easier to make contacts. The local authorities will provide them with a welcome package via Lille's Agency."</i> (p. 22)</p>	<p>The offer provides general information on the job opportunities in Lille.</p> <p>The offer indicates a service to be provided to spouses and children of EMA staff to support them in their job search.</p>
<p>4.3 Other</p>		

<p>GENERAL ASSESSMENT OF CRITERION 4</p>		<p>The offer commits to ensuring access to social security for spouses and children of EMA staff.</p> <p>The offer indicates that spouses and children on EMA staff have access to healthcare in France. The offer provides detailed information on the availability of hospital beds and health professionals in Lille region and in France, as well as on English-speaking specialists. The offer also indicates a French support policy for spouses of EMA staff that includes facilitating contact with the French sickness insurance funds.</p> <p>The offer provides general information on the job opportunities in Lille and indicates the intention to set up a service to be provided to spouses and children of EMA staff to support them in their job search.</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 steering committee made up of taskforce members and representatives of EMA and the European Commission will be established to oversee the relocation process. Meetings will be held at regular intervals. A precise task delivery timetable from August 2017 to October 2019 with quarterly monitoring by the taskforce and EMA (see appendices) is planned." (p. 22 & annex 2)</p>	<p>The offer indicates a task delivery timetable covering the construction process and custom designed fit out of the building, starting with technical design in Q3/2017 and ending with the welcoming of the EMA staff on 31 March 2019.</p>

<p>5.2 Ability to allow EMA to maintain and attract highly qualified staff from the relevant sectors</p>	<p>The offer indicates the communication and transport links between proposed premises and current premises to "offer incomparable flexibility when it comes to balancing work and home life throughout the relocation process" for EMA existing staff. (p.22)</p> <p>The offer indicates a personalised service to be provided to EMA staff and families during the relocation process. (See 4.3)</p> <p>"With a pool of top-level scientific experts at its disposal, France will be able to offer its support to EMA in its search for staff should some decide not to relocate with the Agency. The French health and research environment abounds with highly qualified experts capable of joining the Agency. The French taskforce will help EMA conduct its searches and provide support to make recruitment easier ." (p. 23)</p>	<p>The offer indicates the geographical proximity between current and future EMA premises, in relation to EMA maintaining staff.</p> <p>The offer indicates a personalised service to be provided to current EMA staff and families in relation to EMA maintaining staff.</p> <p>The offer indicates the possibility for EMA to recruit staff from France's talent pool. The offer commits to supporting EMA in its recruitment process.</p>
<p>5.3 Smooth transition to the new locations - EMA can remain operational during the transition</p>	<p>"France has chosen Lille because it is located close to London, Brussels and Paris. This allows it to offer employees a wide choice of places to live during and potentially after the relocation phase. Staff with children of school age will be able to move to Lille in September 2018 to begin the school year in France in advance of EMA's move in the 1st quarter of 2019." (p. 22)</p>	<p>The offer commits to a smooth transition by referring to geographical proximity between the proposed location and current headquarters, as well as between proposed location and Brussels and Paris, offering a wide choice of relocation spots for EMA staff and families.</p>
<p>5.4 Other</p>	<p>The offer indicates a personalised relocation support offer for the Agency's 890 staff, including a one-stop hotline, distribution of a welcome pack, discovery days, and support for housing searches, school registrations, initial administrative formalities and job search support for partners, at a total overall cost of €6m (which will be partly paid for by the Government and partly by local authorities in the Lille region). (p. 25 of confidential version of offer - declassified following France's statement of 15.09.2017 concerning confidentiality of information)</p> <p>"From November 2017, a single telephone number and a dedicated email address will give staff who so wish the chance to discuss and get support for their move. They will be given answers to any questions they might have about housing, employment, schooling, standard of living, transport, and more. At the same time, information days will be held at EMA's London headquarters in partnership with its management, including provision of a welcome pack. Staff will get the chance to take part in Lille discovery days.</p> <p>Several months before their arrival, a company specialising in relocation will provide personalised assistance with financial support. A recruitment firm will help partners find a job by targeting companies and making it easy for them to make contacts. To help families settle in, meetings will be arranged with foreign families who recently moved to Lille, French language courses will be organised and a sponsorship scheme involving residents of Lille and the wider metropolitan area will be set up ." (p. 22)</p>	<p>The offer indicates France's intention to provide a personalised service to EMA staff and families during the relocation process and relating to, among others, information on housing, employment, schooling, standard of living, and transportation. French language courses are also included.</p>

GENERAL ASSESSMENT OF CRITERION 5		<p>The offer indicates a task delivery timetable covering the construction process and custom designed fit out of the building, starting with technical design in Q3/2017 and ending with the welcoming of the EMA staff on 31 March 2019.</p> <p>The offer provides information on the ability for EMA to recruit relevant staff from France's talent pool, with the assistance of the French authorities.</p> <p>The offer refers to the geographical proximity between current and future EMA locations, allowing for a smooth transition.</p> <p>The offer indicates France's intention to provide a service to EMA staff, their children and spouses to ease their relocation.</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>France hosts 3 EU decentralised agencies, namely the Community Plant Variety Office (CPVO) in Angers, the European Union Agency for Railways (ERA) in Lille, and the European Securities and Markets Authority (ESMA) in Paris.</p>
SPECIFIC ISSUES		
a) The Member State's plan for...		
... when would the relocation take place	<p>"A precise task delivery timetable from August 2017 to October 2019 with quarterly monitoring by the taskforce and EMA is planned." (p. 22)</p>	<p>The offer indicates that the relocation would be taking place from August 2017 to October 2019.</p>
... how would the relocation take place?	<p>"EMA Management and staff will be fully involved in implementing the relocation strategy. A steering committee made up of taskforce members and representatives of EMA and the European Commission will be established to oversee the relocation process. Meetings will be held at regular intervals. A precise task delivery timetable from August 2017 to October 2019 with quarterly monitoring by the taskforce and EMA is planned." (p. 22)</p>	<p>The offer includes a relocation strategy and timetable, to be overseen by a steering committee made up of taskforce members and representatives of EMA and the European Commission.</p>
How would this plan ensure that the Agency remains operational?	<p>See 5.3.</p> <p>"France wants to make the relocation a success and will fully engage all the stakeholders concerned to ensure that it is. To oversee the transition between the London HQ and the Lille HQ, the Interministerial Taskforce, chaired by Pr Agnès Buzyn, the Minister of Solidarity and Health, will continue to supervise and coordinate local and national stakeholders". (p. 23)</p>	<p>The offer commits to a smooth transition by referring to geographical proximity between the proposed location and current headquarters, as well as between proposed location and Brussels and Paris, offering a wide choice of relocation spots for EMA staff and families.</p> <p>The offer indicates that the French Interministerial Taskforce will supervise and coordinate local and national stakeholders in order to make the relocation a success.</p>

GENERAL ASSESSMENT OF SPECIFIC ISSUE a)		The offer includes a relocation strategy and a task delivery timetable from August 2017 to October 2019, to be overseen by a steering committee made up of members of a French Interministerial Taskforce and representatives of EMA and the European Commission. The offer commits to a smooth transition by referring to geographical proximity between the proposed location and current headquarters, as well as between proposed location and Brussels and Paris, offering a wide choice of relocation spots for EMA staff and families.
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	The offer indicates the premises that would be offered to be rented: " <i>For EMA, France proposes to build a new, tailor-made building to meet the Agency's specific needs .</i> " France has already done a call for proposals for construction. " <i>The builder, Bouygues Immobilier, submitted a bid on 26 June 2017 and was notified on 4 July 2017 of the decision to award it the land for construction of the building. The operational phase began on 6 July 2017 .</i> " (p.12) " <i>partial acceptance of the building in December 2018 and final acceptance in early March 2019 .</i> " (p. 13)	The offer indicates the proposed premises, <i>BIOTOPE</i> .
How would these premises meet the specific needs of the Agency?	See b1)	The offer indicates that the proposed building will be tailor-made to meet the Agency's specific needs and comments on individual requirements.
GENERAL ASSESSMENT OF SPECIFIC ISSUE b)		The offer indicates the proposed building, <i>BIOTOPE</i> , which, according to the offer, will be tailor-made to EMA requirements, providing details on a majority of individual requirements.
c) The financial terms for the Agency's use of these premises	[confidential]	The offer indicates the financial terms for the building's rent [confidential] .
Would the Member State pay the rent for a given period or indefinitely?	[confidential]	[confidential]
GENERAL ASSESSMENT OF SPECIFIC ISSUE c)		The offer indicates in a detailed way the financial terms for EMA's use of the proposed building, [confidential] .
d) The terms concerning maintenance of the building	[confidential]	The offer indicates the financial terms for maintenance [confidential] .
The terms concerning upgrading the building or future extensions of the building	" <i>The developer has acquired two adjacent plots and could build an extension here if necessary .</i> " (p. 12)	The offer provides no information on the financial terms of upgrading the building or conducting future extensions.
GENERAL ASSESSMENT OF SPECIFIC ISSUE d)		The offer indicates the financial terms for maintenance [confidential] . The offer provides no information on the financial terms of upgrading the building or conducting future extensions.

e) Any special conditions offered with regard to all costs and dedicated infrastructures		The offer does not indicate special conditions with regard to costs and dedicated infrastructures.
f) Any benefits that would be granted to the Agency and/or its staff (in addition to those following from Protocol No 7 on the privileges and immunities of the European Union)		The offer does not indicate benefits in addition to those following from Protocol No. 7.
Member State's commitment to confirm the conditions offered in a headquarters agreement with EMA	<i>"To best meet the Agency's needs in this transitional period, operationally and in budget terms, the Government will make every effort to conclude a headquarters agreement before the date of the UK's withdrawal and provide financial support with the one-off costs relating to the installation and development of new premises, amounting to 3 million euros." (p. 4)</i>	The offer indicates that the Member State will sign a headquarters agreement with EMA.
<i>OTHER POSSIBLY RELEVANT ISSUES MENTIONED IN THE OFFER</i>		
Relation with national agency	<i>[confidential]</i>	
Housing	<i>"Since 2011, 5,550 new homes have been added to the metropolitan area's property market. More than half of these homes are suitable for families [...] Apartments cost between €1,800 and €4,000 per m². Detached houses cost between €1,100 and €2,000 per m² (see appendices). The average rental cost of an apartment is between €9 and €21 per m², and between €7 and €15 per m² for a house ." (p. 20)</i>	