

Assessment EMA - Offer by Bulgaria - Sofia		
Criterion/Specific issue	Information provided in the Offer	Commission assessment
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>		
1.1 Necessary logistics and sufficient space (a total of 27,000 m ² of office space) for...	"The Headquarters of EMA of Sofia will be an integral part of the high-tech environment at the Technology + Innovative Network (T+IN) in Sofia[...] The total built-up area of the headquarters will be in excess of 30 000 m ² ." (p. 2)	The offer provides general information on premises to be located in the <i>Technology + Innovative Network</i> complex with an area exceeding 30,000 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		The offer does not indicate space and layout for offices, work stations and internal 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 meeting rooms and conference facilities.
1.1.2.1 five rooms with 70-120 seats		The offer does not provide information on the meeting rooms of any sizes.
1.1.2.2 two rooms with 35 seats		The offer does not provide information on the meeting rooms of any sizes.
1.1.2.3 ten rooms with 4-24 seats		The offer does not provide information on the meeting rooms of any sizes.
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		The offer does not provide information on any lounges.
1.1.4 ...an auditorium for around 300 people		The offer does not provide information on an auditorium.
1.1.5 ...a 250 m ² reception area, with disability access as well as with adequate security structure in the vicinity		The offer does not provide information on a reception area.
1.1.6 ...archiving facilities:		

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1.1.6.1 EMA's off-site archive is 600 m ² and 9m high		The offer does not provide information on off-site archiving facilities.
1.1.6.2 On site, EMA has an archive room of approx. 30 m ² as well as on-floor filing rooms on floors 1 and 5-10 of 5 m ² each		The offer does not provide information on the availability of an on site archive rooms.
1.2 Appropriate physical security standards		
1.2.1 Access control systems		The offer does not provide information on the availability of access control systems.
1.2.2 Closed Circuit Television (CCTV)		The offer does not provide information on the availability of Closed Circuit Television.
1.3 Appropriate IT systems and security standards		
1.3.1 Centralised Uninterruptible Power Supply		The offer does not provide information on the availability of Centralised Uninterruptible Power Supply.
1.3.2 WiFi throughout the premises		The offer does not provide information on the availability of WiFi.
1.3.3 Technical rooms, main and secondary equipment rooms, IT build and IT store rooms		The offer does not provide information on the availability of technical rooms.
1.3.4 A telecommunications network with high capacity digital network and with high-speed connectivity		The offer does not provide information on the availability of a telecommunications network.
1.3.5 High-performing data storage networks		The offer does not provide information on the availability of data storage networks.
1.3.6 A main and a backup data centre for disaster recovery, both to be accessible from EMA premises via a fast high volume internet or fibre connection. Security and operational IT standards apply		The offer does not provide information on the availability of data centres.
1.4 Availability	<i>"Currently the premises are at planning stage. The brand new EMA Headquarters will be fully operational by the date of the Agency's relocation, but no later than January 1st, 2019." (p. 2)</i>	The offer indicates premises, which are at planning stage, to be made available by 1 January 2019 at the latest.
1.5 Other	<i>"The Headquarters of EMA of Sofia will be an integral part of the high-tech environment at the Technology + Innovative Network (T+IN) in Sofia. T+IN is a strategic project of the Bulgarian State and the EU, focused on high-tech development, innovations, life-sciences and health research, biotech, green energy and technologies. It is a place where business, education, science and the State join forces to plan and implement various projects. T+IN offers state of the art infrastructure and laboratory equipment available to established high-tech companies, as well as start-ups [...] T+IN has started a cooperation program with all major universities in Sofia, including the Medical Academy, which aims at establishing high-tech laboratories in the respective fields of science ." (p. 2)</i>	The offer provides additional information as regards the proposed premises, including their high-tech environment and access to laboratories.

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GENERAL ASSESSMENT OF CRITERION 1		The offer indicates proposed premises in the <i>Technology + Innovative Network</i> complex (30,000 m ²), to be made available by 1 January 2019 at the latest. The offer does not indicate how these premises fulfil EMA requirements.
2) The accessibility of the location <i>This criterion concerns the availability, frequency and duration of flight connections from the capitals of all EU Member States to the airports close to the location, the availability, frequency and duration of public transportation connections from these airports to the location, as well as the quality and quantity of accommodation facilities. In particular, the criterion implies the capacity to allow for the continuation of the volume and intensity of current meeting activities of the Agency.</i>		
2.1 Flight connections from the capitals of all EU Member States to the airports close to the location		
2.1.1 Availability	<i>"Sofia Airport serves...18 EU Member State's capitals ." (p. 2)</i>	The offer indicates the availability of flights to 18 EU capitals.
2.1.2 Frequency		The offer does not provide information on the frequency of flights to EU capitals.
2.1.3 Duration		The offer does not provide information on the duration of flights to EU capitals.
2.2 Public transportation connections from these airports to the location		
2.2.1 Availability	<i>"Bulgaria has a well-functioning transport infrastructure which would provide a strong logistical base for EMA operations ." (p. 3)</i>	The offer does not provide information on the availability of public transportation connecting the airport and the proposed premises.

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2.2.2 Frequency		The offer does not provide information about the frequency of public transportation connecting the proposed premises and the airport.
2.2.3 Duration	<i>"The location is less than 10 minutes from Sofia Airport and from the City centre ."</i> (p. 2)	The offer does not provide information about the duration of public transportation connecting the proposed premises and the airport.
2.3 Accommodation facilities		
2.3.1 Quality	<i>"There are 12 000 hotel rooms at different price levels, 5 000 of which are located within 4 km from the Agency's Headquarter. There is additional hospitality capacity in the other parts of the city, including around Sofia Airport ."</i> (p. 3)	The offer indicates the availability of hotel rooms at different price levels.
2.3.2 Quantity (daily peak hotel capacity needed of 350 rooms)	See 2.3.1	The offer indicates 12,000 existing hotel rooms and an additional accommodation capacity.
2.4 Other		
GENERAL ASSESSMENT OF CRITERION 2		<p>The offer indicates the availability of flights between Sofia and 18 EU capitals. The offer does not provide information on the frequency or duration of such flights.</p> <p>The offer does not provide information on the availability of public transportation connections between the proposed location and the airport.</p> <p>The offer confirms the availability of 12,000 hotel rooms at different price levels.</p>
3) The existence of adequate education facilities for the children of agency staff <i>This criterion concerns the availability of multi-lingual, European-oriented schooling that can meet the needs for education facilities for the children of the current staff as well as the capacity to meet also the future education needs.</i>		

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<p>3.1 Availability of multi-lingual, European-oriented schooling that can meet the needs for education facilities for the children of the current staff as well as the future education needs. As of September 2016, EMA's 890 members of staff have 648 children aged 0 to 18, of which...</p>	<p>"[...] EMA employees will be granted free of charge access to school education at state and municipal schools. Sofia also provides a network of international schools with excellent standards, such as:</p> <ul style="list-style-type: none"> - the Anglo-American School of Sofia (nursery, primary and secondary school level, accredited by the New England Association of Schools and Colleges /NEASC/ and the Council of International Schools /CIS/); - the American College of Sofia (secondary level, an accredited IB World School); - Deutsche Schule Sofia (nursery, primary and secondary school level, part of the Network of German languages Schools (DAS-Schulen); - The German language School "Konstantin Galabov" (secondary level, with German speaking teachers); - Lycee Francais de Sofia (nursery, primary and secondary school level, part of the Network of French schools abroad (Association des écoles francaises à l'étranger). <p>The school is a part of the same network to which belongs the European school in Brussels. According to the Bulgarian Pre-school and School Education Act children of other EU Member States' citizens are entitled to education in mother tongue in conjunction with the authorities of the other Member State. There are 22 universities in Sofia – in the humanities, engineering and technology, medical science. The large majority of them provide Bachelor and Master Degree courses in English, while some offer courses in French and German too. The American University in the City of Blagoevgrad, located only 90 km from Sofia, offers university education in English only. The Bulgarian Government foresees to prepare an application to the Office of the Secretary- General of the European School for an accredited European school in Sofia ."(p. 3)</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>The offer indicates the existence of kindergartens, pre school and primary schools in German and French, without indicating the capacity of the linguistic offer and the availability of places.</p> <p>The offer also provides general information on plans to establish a European school.</p>
<p>3.1.2 ... 149 in second level;</p>	<p>See 3.1</p>	<p>The offer indicates the existence of schools in German and French, without indicating the capacity of the linguistic offer and the availability of places.</p>
<p>3.1.3 ... 55 in third level/university</p>	<p>See 3.1</p>	<p>The offer indicates the existence of foreign-language programmes in English, French and German in Universities, without indicating availability of places.</p>
<p>3.2 Other</p>	<p>"...EMA employees will be granted free of charge access to school education at state and municipal schools ." (p.3)</p>	<p>The offer provides additional information on access to state and municipal schools free of charge.</p>

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GENERAL ASSESSMENT OF CRITERION 3		<p>The offer indicates the existence of [Bulgarian language and] foreign-language (German and French) nurseries and schools in Bulgaria, without specifying their availability of places or capacity of linguistic offer. The offer indicates general plans for the establishment of a European school, without specifying the timing for these plans.</p> <p>The offer indicates the existence of foreign-language programmes in English, French and German in Universities, without indicating availability of places.</p> <p>The offer provides additional information on access to state and municipal schools free of charge.</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><i>"The officials of EMA will enjoy the full coverage of rights in accordance with the Staff Regulations of officials of the EU. The EU law will apply accordingly to the members of their families so that they are granted adequate access to Bulgarian labour market and can benefit from the social security system in the country ." (p. 3)</i></p>	
<p>4.1.1 ... social security</p>	<p>See 4.1</p>	<p>The offer indicates access of spouses and children of EMA staff to social security.</p>
<p>4.1.2 ... medical care</p>	<p><i>"The Employees of EMA will enjoy full health coverage, provided by excellently equipped medical establishments. The full coverage comprises of emergency healthcare, outpatient healthcare, and hospital healthcare. In addition, EMA's employees and their children and spouses will have access to preventive healthcare and promotional programs. Furthermore, Sofia has a well-developed healthcare network. There are 59 medical establishments for active treatment, 9 of which have a status of University hospitals ." (p. 3)</i></p>	<p>The offer indicates access of children and spouses of EMA staff to medical care and on the existence of medical establishments in Sofia.</p>
<p>4.2 Job opportunities for children and spouses of current and future staff</p>	<p>See 4.1</p>	<p>The offer does not provide information on job opportunities in Sofia.</p>
<p>4.3 Other</p>		

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GENERAL ASSESSMENT OF CRITERION 4		The offer indicates access to social security and medical care for children and spouses of EMA staff and on the existence of medical establishments in Sofia. The offer does not provide information on job opportunities in Sofia.
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		The offer does not provide a timeframe for ensuring business continuity.
5.2 Ability to allow EMA to maintain and attract highly qualified staff from the relevant sectors	<i>"Since the middle of 20th century Bulgaria has had a rapidly growing pharmaceutical sector [...] The effective functioning of EMA depends on the active dialogue with the medicines industry. It is worth noting that all leading pharmaceutical companies are well represented locally in Sofia. Moreover, the high level of pharmaceutical education in Bulgaria is a good source for expertise development in the area. 12 000 highly-skilled professionals are employed in the country's pharmaceutical sector. These represent an important pool of expertise for the future operations of the Agency ." (p. 4)</i>	The offer indicates the possibility for EMA to recruit relevant staff from Bulgaria's talent pool in the pharmaceutical sector. The offer does not provide information on the ability for EMA to retain staff.
5.3 Smooth transition to the new locations - EMA can remain operational during the transition	<i>"Hereto is also to note that regardless of the final outcome of the procedure for the relocation of EMA, there will inevitably be experts who prefer to take new opportunities. A short list of experts will have to be established in advance. This will not only demonstrate good planning, but also confirm the well-known fact, that the staff in the EU institutions and agencies is selected on objective basis and with balanced approach in terms of nationalities." (p. 4)</i>	The offer indicates a short list of experts that will be established in order to address possible EMA needs to recruit experts.
5.4 Other		

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GENERAL ASSESSMENT OF CRITERION 5		<p>The offer does not provide information on the timeframe for ensuring EMA business continuity.</p> <p>The offer refers to EMA's possibility to recruit new staff from Bulgaria's talent pool, including from a short list of experts, so as to ensure its smooth transition to the new location. The offer does not provide specific information on the ability for EMA to retain staff.</p> <p>The offer does not provide specific information on how the agency would remain operational during the transition.</p>
<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>	<p><i>"The Government of the Republic of Bulgaria, after 10 years of EU membership, is yet to host a European agency headquarters. We believe that the future decision to relocate EMA should be based on the need to ensure, as reflected in past European Council conclusions from 2003 and 2008, that priority is to be given to new Member States in a balanced geographical approach in relation to the distribution of agencies across the EU. Respecting that commitment would increase the fairness of the decision process and its outcome ."</i> (p. 4)</p>	<p>Bulgaria is not hosting any EU decentralised agency.</p>
SPECIFIC ISSUES		
a) The Member State's plan for...		
<p>... when would the relocation take place</p>	See Section 1.4	<p>The offer indicates the proposed premises being made available by 1 January 2019, without providing information on when relocation would take place.</p>
<p>... how would the relocation take place?</p>		<p>The offer does not provide information on a relocation plan.</p>
<p>How would this plan ensure that the Agency remains operational?</p>	See 5.3	<p>The offer does not provide detailed information on how the Agency would remain operational. The offer indicates the intention to establish a short list of experts for EMA to access.</p>
GENERAL ASSESSMENT OF SPECIFIC ISSUE a)		<p>The offer indicates the proposed premises being made available by 1 January 2019.</p> <p>The offer does not provide specific information on how the relocation will take place and on how the Agency would remain operational, except for a reference to the establishment of a short list of experts for possible employment by EMA.</p>

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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	<i>"The Headquarters of EMA of Sofia will be an integral part of the high-tech environment at the Technology + Innovative Network (T+IN) in Sofia". "Currently the premises are at planning stage ." (p. 2)</i>	The offer does not provide detailed information on the premises' identity.
How would these premises meet the specific needs of the Agency?		The offer does not provide detailed information on how the proposed premises would meet EMA specific needs.
GENERAL ASSESSMENT OF SPECIFIC ISSUE b)		The offer indicates premises in <i>Technology + Innovative Network</i> complex. The offer does not indicate how the proposed premises would meet EMA specific needs.
c) The financial terms for the Agency's use of these premises	<i>"[...]a rent free lease during the first year following the relocation " (p. 2)</i>	The offer does not provide information on the financial terms for EMA's use of the proposed premises.
Would the Member State pay the rent for a given period or indefinitely?	See c1)	The offer indicates Bulgaria's intention to pay 1 year of rent for the proposed premises.
GENERAL ASSESSMENT OF SPECIFIC ISSUE c)		The offer does not provide information on the financial terms for EMA's use of the proposed premises. The offer indicates Bulgaria's intention to pay 1 year of rent for the proposed premises.
d) The terms concerning maintenance of the building	<i>"Bulgaria will offer special conditions for the usage of the building, as well as a competitive package with regard to the cost of maintenance, including upgrading and future extensions if needed ." (p. 2)</i>	The offer provides general information on the intention to offer special conditions for the maintenance of the building, without specifying these conditions.
The terms concerning upgrading the building or future extensions of the building	See d1)	The offer provides general information on the intention to offer special conditions for upgrading and extending the building if needed, without specifying these conditions.
GENERAL ASSESSMENT OF SPECIFIC ISSUE d)		The offer provides general information on the intention to offer special conditions for the maintenance, upgrading and extending of the building, without specifying these conditions.

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e) Any special conditions offered with regard to all costs and dedicated infrastructures		The offer does not provide information on special conditions to be offered 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)	<i>"The Bulgarian Government is prepared to offer a Headquarters agreement for EMA which will include provisions for a rent free lease during the first year following the relocation, as well as provisions for the inviolability of the agency's headquarters, its assets and archives and on the privileges and immunities of the officials and other employees of the EMA in compliance with the Protocol on the Privileges and Immunities of the European Union ."</i> (p. 2)	The offer indicates the offer of benefits in addition to Protocol 7, in particular concerning the inviolability of the agency's headquarters, its assets and archives.
Member State's commitment to confirm the conditions offered in a headquarters agreement with EMA	<i>"The Bulgarian Government is prepared to offer a Headquarters agreement for EMA which will include provisions for a rent free lease during the first year following the relocation, as well as provisions for the inviolability of the agency's headquarters, its assets and archives and on the privileges and immunities of the officials and other employees of the EMA in compliance with the Protocol on the Privileges and Immunities of the European Union ."</i> (p. 2)	The offer indicates that Bulgaria will sign a headquarters agreement with EMA.
OTHER POSSIBLY RELEVANT ISSUES MENTIONED IN THE OFFER		
Linguistic integration of international staff	<i>"62% of the population are at working age (25–64). 60% of the work force speaks more than one foreign language. 70% of high school and university students study English, French and/or German."</i> (p. 1)	
Cost efficiency in relocating to Bulgaria	<i>"Bulgaria has considerable comparative business advantages – the flat 10% corporate and personal tax rates, the competitive cost of services, the favourable office rents and low cost of real estate ."</i> (p. 1) <i>"The relocation of EMA in Sofia is a cost-effective solution which will further attract a number of related businesses ."</i> (p. 4) <i>"The Government of the Republic of Bulgaria is confident that our country's economically attractive services in education, health care and living conditions will ensure a cost-effective relocation of EMA ."</i> (p. 2)	
Availability and affordability of housing	<i>"In addition, the building and construction sector in Sofia has been growing rapidly over the last years. The number of newly built house properties in 2016 has risen by 20% compared to 2015. During the last 10 years many newly built housing areas have emerged, which provide high-quality living conditions for their residents and are well-connected to the city centre and its business areas. This comes at a competitive price: the average monthly price for rental of accommodation is 4.84 euro/m²."</i> (p. 1)	

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Quality of life	<i>"Sofia's safe environment, its vibrant social and cultural life, the easy access to unspoiled unique nature... the numerous tourist attractions, the naturally tasty and healthy food and delicious national cuisine, as well as the various opportunities for outdoors activities are among the many assets of our sunnycapital, that will beyond doubt offer excellent conditions for the Agency's staff, family members and visiting experts." (p. 1-2)</i>	
Presence of pharma sector	<i>"The effective functioning of EMA depends on the active dialogue with the medicines industry." (p. 4)</i>	