

BUILDING INFORMATION EUROPOL 2018 onwards

1. Aim

This note provides building information in accordance with Article 87(3) of the Financial Regulation (FR) applicable to Europol, which determines that Europol shall provide the European Parliament and the Council with information regarding the building policy of Europol.

2. Headquarters Netherlands

Since 1994, the Ministry of Justice and Security, representing the Kingdom of the Netherlands, is taking care of the housing of Europol. A professional relationship is established and maintained which resulted in the delivery of a new Headquarters (HQ) in 2011 and the Strategic Housing Roadmap (SHR) 2016 – 2031.

The SHR provides Mid-Term and Long-Term housing scenarios for the Headquarters (HQ) to align the organisational growth with the required workplaces and spatial needs for the period 2016 – 2031 (expiration of first term of the Lease Agreement).

2.1. Mid-Term Housing Solution

In 2011 the Host State delivered the HQ with 850 workplaces and 750 conference and training seats. Since then, the capacity of the HQ was optimised into 1,040 workplaces to cover the organisational growth.

As part of the Mid-Term Housing Solution, the office environment will be further optimised to provide 1,100 workplaces, meeting spaces and to prepare for flexible usage of the workplaces.

Europol envisages to implement a workplace ratio of 0.84 per workplace (1 FTE will have 0.84 workplace), to facilitate¹ up to 1,300FTEs in the office environment. In addition, it is foreseen that the conference environment will be extended with 150 meeting seats to fulfil the needs for extra meeting and operational rooms. The restaurant area will also be optimised to accommodate the increase of daily users. The construction works by the Host State are foreseen for the period 2021 – 2023.

The implementation of the Mid-Term Housing Solution will be combined with other Host State improvement activities foreseen for the HQ.

Building Information - Headquarters	
Principal:	Ministry of Justice and Security, The Netherlands
Owner:	Central Government Real Estate Agency, The Netherlands
User:	Europol

¹ The number of total workplaces in the building is lower than the amount of employees, due to flex ratio of 0.84 (occupation rate). The building facilitates the maximum amount of employees, considering that 0.16 of the employees are not using a workplace due to e.g. business travel, annual leave, sick leave, parental leave, meetings, etc.

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Function:	Office Building
Type of project:	New building
Quality:	'Green Building', based on applicable standards of The Netherlands (energy efficiency etc.)'
Location:	Eisenhowerlaan 73, 2517 KK The Hague, The Netherlands
Realisation:	2004 - 2011 (operational use in 2011)

Outline:	4 building towers and connected building space (conference rooms etc.)
Functional Height:	45 meters
Gross floor area:	32,500 m2
Premises:	10,000 m2
Number of usable workplaces:	1,040 WP
Net floor area:	
m2 office workspace:	10,000 m2
m2 conference space:	2,500 m2
m2 catering space:	1,350 m2
m2 general facilities:	1,050 m2
Meeting and conference seats:	690 Seats
Number of parking places:	300 overall

Agreements:	Host State - Housing Agreement Host State - Lease Agreement Headquarters Host State - Service Level Agreement (SLA) Host State - Parking Lease Agreement
Duration:	2011 - 2031
Remark:	The roles and responsibilities between the Host State and Europol for the usage, maintenance, replacements and the quality of the building are defined in the mentioned agreements

Expenditure 2018	
Insurance costs:	44,000 EURO
Budget item:	2010 - Insurance of building(s)
Energy costs:	437,000 EURO
Budget item:	2020 - Water, gas, electricity and energy transport
Cleaning costs:	386,000 EURO
Budget item:	2030 - Cleaning and treatment of waste
User related maintenance:	1,309,000 EURO
Projects and additional works:	2,545,000 EURO
Budget item:	2050 - Other building related expenditure
Remark:	User related maintenance activities and projects are managed by the Host State under the conditions specified in the SLA.



Figure 1: "Europol building situated in the International Zone in The Hague, the Netherlands".



Figure 2: "The Europol Headquarters, at the Eisenhowerlaan 73, in The Hague, the Netherlands".

2.2. Temporary Satellite Building

In 2017, the Host State published two research reports following a serious incident at a parking building at the Eindhoven Airport, where part of the structure collapsed due to construction issues related to the plank floor slabs (concrete bubble deck floors). The Host State implemented a national procedure to elaborate technical risk inventories for all governmental/public buildings where these specific floor slabs have been used.

The HQ is built with the same plank floor slabs and was investigated by the Host State in 2017 – 2018. On the basis of the outcome of the research, the Host State informed Europol that the HQ can be used safely, according to the new safety conditions set for the usage.

It is expected, though, that precautionary remedial measures, by strengthening the floors, will be carried out in the HQ. Accordingly, the floors should not be loaded heavier than currently in use. Also due to the situation with the plank floor slabs, the Host State will provide Europol in addition with a Temporary Satellite Building to accommodate the workplaces needed to cover the organisational growth. The building will be renovated and delivered in Q3/2019, for it to be used until the precautionary additional measures regarding the strengthening of the floors will be completed in the HQ.

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Building Information - Headquarters

Principal:	Ministry of Justice and Security, The Netherlands
Owner:	Central Government Real Estate Agency, The Netherlands
User:	Europol

Function:	Office Building
Type of project:	Renovation Project
Quality:	Built in 1961, renovated in 1987, overall quality good, Energy label to be defined by Host State
Location:	Johan Willem Frisolaan 13, 2517JS The Hague
Realisation:	Start renovation January 2019, hand-over July 2019

Outline:	Square building, existing of 4 floors and a basement
Functional Height (building):	13.15 meters
Number of floors:	4
Gross floor area:	2,700 m ²
Premises:	2,980 m ²
Number of usable workplaces:	170 WP
Net floor area:	2,130 m ²
m² office workspace:	1,208 m ²
m² meeting space:	115 m ²
m² catering space:	52 m ²
m² general facilities:	200 m ²
Meeting and conference seats:	42 Seats
Number of parking places:	-

Agreements:	Host State – Addendum Housing Agreement (in preparation) Host State - Lease Agreement Temporary Satellite Building (in preparation) Host State – (SLA) Service Level Agreement (in preparation)
Duration:	2019 – 2024
Remark:	The roles and responsibilities between the Host State and Europol for the usage, maintenance, replacements and the quality of the building will be defined in the mentioned agreements

Expenditure 2019	
Insurance costs:	Reported in 2020
Energy costs:	Reported in 2020
Cleaning costs:	Reported in 2020
Remark:	User related maintenance activities and projects will be managed by the Host State under the conditions specified in the SLA



Figure 3: "Temporary Satellite Building situated in the close vicinity of the Europol Headquarters in the International Zone in The Hague, the Netherlands".



Figure 4: "Temporary Satellite Building, at Johan Willem Frisolaan 13, in The Hague, the Netherlands".

2.3. Long-Term Housing Measures

After the implementation of the Mid-Term Housing Solution in the HQ, the workplace capacity and spatial needs should be further extended to facilitate the organisational growth and spatial needs till 2031.

The Host State is investigating the acquisition of an office building in the vicinity of the HQ, within the International Zone, in The Hague.

2.4. Follow-up

In view of Article 88 of the Financial Regulation (FR) applicable to Europol, it is envisaged to request approval from the European Parliament and the Council for these housing initiatives in the near future, once the exact scope of costs has been identified.

3. Satellite Locations Member States

3.1. Data centre recovery site

The purpose of the Europol data centre recovery site is to ensure business continuity and to act as a central back-up centre to be switched to operational mode following a disastrous incident at the Europol's main data centre.

Building Information – Data centre recovery site	
Principal:	Europol
Outline:	Data Centre recovery site located within an EU Member State
Agreements:	Rental Agreement between Europol and the concerned EU Member State
Duration:	2011 – 2021 (10 Years)
Remark:	Roles and responsibilities between the concerned Member State and Europol for the usage etc. of the data centre recovery site are defined in the Rental Agreement
Expenditure 2018	
Rental fee:	249,000 EURO
Remark:	The rental fee is per year and is paid by Europol to the concerned member State
Budget item:	2000 - Rent
Insurance costs:	Covered in headquarters insurance
Energy costs:	Included in rental fee
Cleaning costs:	Included in rental fee
User related maintenance costs:	Included in rental fee

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3.2. Office Brussels

Due to increased interaction with the EU institutions and other EU agencies a Europol office was established within the Council building in Brussels in 2018.

Building Information – Office Brussels	
Principal:	Europol
Owner:	General Secretariat of the Council, Rue de la Loi / Wetstraat 175, B-1048 Brussels)
User:	Europol

Function:	Office space
Location:	Rue de la Loi / Wetstraat 175, B-1048 Brussels

Outline:	Allocated offices within an existing building
Number of usable workplaces:	3 WP
Net floor area:	44 m ²

Agreements:	Administrative Arrangement between Europol and the concerned Council's General Secretariat
Duration:	2018 – 2020 (will be extended tacitly unless terminated by a party with 6 months written notice)
Remark:	<i>Roles and responsibilities for the usage are defined in the Administrative Arrangement</i>

Expenditure 2018	
Rental Fee:	12,500 EURO
Remark:	<i>The rental fee is per year and is paid by Europol to the Council's General Secretariat</i>
Budget Item:	2000 - Rent
Insurance costs:	Covered in headquarters insurance
Energy costs:	Included in rental fee
Cleaning costs:	Included in rental fee
User related maintenance costs:	Included in rental fee



Figure 5: "Europol Brussels Office in the Council building, Rue de la Loi / Wetstraat 175, Brussels, Belgium".

3.3. Europol decryption platform in the Joint Research Centre (JRC)

The JRC computing room and involved services are used by Europol to support the decryption activities to be conducted by Europol. The support will consist in the set-up and maintenance of high-performance computing platform for decryption located in one of the JRC's premises.

Building Information – Decryption Platform Joint Research Centre

Principal:	Europol
Owner:	European Commission – Joint Research Centre (JRC)
User:	Europol

Function:	Computing room
Type of project:	ICT Infrastructure for law enforcement use
Quality:	High-performance computing platform
Location:	Decryption platform located within one of the premises of the Joint Research Centre (JRC)
Realisation:	2019 – 2020 (operational use in 2020)

Outline:	The secure computing room will be situated within the JRC premises
Number of usable workplaces:	na
Net floor area:	290 m2

Agreements:	A Service Level Agreement between Europol and the European Commission, represented by JRC
Duration:	2019 – 2020, afterwards an addendum will be attached and signed for the maintenance period
Remark:	Roles and responsibilities between JRC and Europol for the implementation of the decryption platform are defined in an SLA

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Expenditure 2019

Insurance costs: Reported in 2020

Energy costs: Reported in 2020

Cleaning costs: Reported in 2020

User related maintenance costs: Reported in 2020

Remark: The related maintenance activities will be established between the JRC and Europol via a separate addendum attached to the SLA.