

COMMISSION OF THE EUROPEAN COMMUNITIES

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SITUATION REGARDING COMMISSION PREMISES IN BRUSSELS

(Communication from the Commission to the Council)

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I. INTRODUCTION

In April 1975 the Commission sent a report to the Council on its accommodation in Brussels and in December 1976 the Council ad hoc Working Party on Buildings, in consultation with the Belgian Delegation, drew up a medium-term accommodation policy on the location of the Community institutions in Brussels.

The purpose of the report is to take stock of what has been done since then and to give the Commission's plans for the future.

II. DEVELOPMENTS SINCE 1975

This may be regarded as a period of transition between the previous situation in which Commission departments were housed in some twenty buildings rented as and when required mainly from the private sector and a longer-term solution with departments grouped in a small number of larger buildings, some of them custom-built for the Commission under the auspices of the Belgian Government.

With this aim, the 1976 plan provided for three new buildings for the Commission and one for the Council, the one now occupied by the Council (Charlemagne) then being taken over by the Commission. This would allow a more rational location of Commission departments in the medium-term as well as meeting foreseeable future needs. Most of the buildings rented from the private sector could then be relinquished.

Discussions between the various Belgian states authorities have not proceeded fast enough for decisions to be reached within the time

envisaged. The four buildings are still at the planning stage. Because of the delay the Commission has sought to meet needs arising meanwhile by continuing its policy of renting buildings available on the open market. Since 1975, three new buildings have been rented:

10 rue Guimard,
6 avenue de Cortenberg,
8 square de Meeûs.

As in the past, these buildings have been rented from private landlords with all the disadvantages which this entails.

So as to obtain buildings which meet its needs, the Commission has also made agreements in respect of two more buildings:

- (i) a building to complete the existing complex between avenue de la Joyeuse Entrée, avenue de Cortenberg and rue de la Loi (see April 1975 report). This will be built by the Royale Belge, which owns the land and the existing buildings;
- (ii) a conference centre to be built by the Association Momentanée Delens/François near the place Jordan (the Albert Borschette Centre).

These buildings are being custom-built for the Commission by private developers, and the owners require a long-term commitment to ensure an adequate return on their investment. The terms of the leases are modelled on those current on this sector of the market. Both buildings are in course of construction and completion is scheduled for the end of 1981.

III. MEDIUM-TERM PROSPECTS

If the number of staff continues to increase at the present rate, the buildings currently rented or under construction will meet foreseeable needs until the end of 1981. But the delay in beginning work on the other buildings that are needed may mean that extra premises will have to be rented until they are completed.

The delay in starting the Council building has meant that the problem of the Berlaymont boiler room has not yet arisen. The Council building is to occupy the site of the Residence block which currently houses this plant. The problem will become acute if the new building where the boiler room is to be housed is not completed before the Residence is demolished.

The boiler room is to be housed in the basement of one of the three new buildings planned for the Commission, the one situated between rue Joseph II, rue Saint-Quentin, rue Stévin and boulevard Charlemagne ("Ilot 4"). This building will also accommodate the translation services, the library and the printshops. The total surface area planned is about 78 000 m² of which 50 000 m² will be above ground. At an average price of about 1 100 EUA per m² the total investment will be about 80 million EUA* (of which 7 500 000 for the land).

The building which is to occupy the site between rue Joseph II, rue du Taciturne, rue de la Loi and chaussée d'Etterbeek ("Ilot 1") is for the welfare departments, the medical service and the interinstitutional crèche. The planned surface area is about 19 000 m², of which 12 000 m²

*Including building costs, plans, demolition of existing buildings, preparation of the ground and architects' fees.

will be above ground. The total investment will be about 20 million EUA* (of which 4 million for the land).

The third building to be constructed ("Etterbeek") will be an extension of the one already occupied at 120 rue de la Loi between rue de la Loi, chaussée d'Etterbeek and rue Joseph II. It will house various administrative departments and will have a surface area of about 43 000 m², of which 30 000 m² will be above ground. The total investment will be about 50 million EUA* (of which 6 million for the land).

The invitation to tender for the most advanced project ("Etterbeek") can be issued as soon as agreement has been reached on how it is to be financed.

IV. CONCLUSIONS

When these buildings are completed and the Council has moved into its new premises, Commission departments will be relocated as follows:

- administrative departments will occupy four buildings: Berlaymont, Charlemagne (at present occupied by the Council), the completed Joyeuse Entrée-Cortenberg-Loi complex and the Etterbeek building;
- the translation services, library and printshops will be in Ilot 4;
- the welfare departments, medical service and the interinstitutional crèche will be in Ilot 1;

* See previous page.

- conference rooms will be in the Albert Borschette Conference Centre;
- technical services, telecommunications and computer facilities will be at 6 avenue de Cortenberg.

Apart from these eight large complexes, the only other buildings occupied will be that part of 17 rue Archimède occupied by the Business Cooperation Centre, the rue Markelbach garage and the Zaventem stores depot.

It will then be possible to relinquish the following buildings rented from the private sector:

- 3 rond-point Schuman
- 6 rond-point Schuman
- 11 rond-point Schuman (Archimède I & II)
- 5 rue Archimède
- 25 rue Archimède
- 73 rue Archimède
- 84 rue de la Loi
- 86 rue de la Loi
- 9 avenue des Nerviens
- 10 rue Guimard
- 8 square de Meeûs
- 1 rue de l'Alliance (Astronomie)
- Manhattan Center (conference rooms).

"Remark : In the near future the Commission will commence conversations with the Belgian government concerning the carrying into effect of a programme for the installation of the Institutions in Brussels. The Commission will inform the budgetary authorities of the budgetary implications which may arise as a result of these conversations."