

COMMISSION OF THE EUROPEAN COMMUNITIES

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COMMUNICATION FROM THE COMMISSION TO
THE COUNCIL

The Commission's premises in Brussels

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INTRODUCTION

The approach to the accommodation problem to date (i.e. the allocation on a year-to-year basis of the number of offices strictly necessary to house additional staff recruited following the creation of new posts in the Commission's budget) has two main disadvantages:

- (i) it necessitates negotiating rental of buildings already completed, which are then difficult to adapt to the Commission's specific needs;
- (ii) it involves many expensive removals which hinder the work of the staff as a whole (see II below).

This unproductive expenditure could be avoided by providing "room for expansion" in each large group of buildings (Berlaymont, Joyeuse Entrée, Loi, Archimède). To this end the Commission should:

- (i) negotiate terms for the rental of a planned 170-office building which will be an extension to the Joyeuse Entrée/Cortenber/Loi complex;
- (ii) negotiate terms for the rental of a planned 130-office building in the avenue de Cortenberg, adjoining the Archimède II building;
- (iii) negotiate terms for the rental of a building under construction in rue Joseph II, backing onto the buildings at rue de la Loi 84-86. Arrangements could be made for ground-floor access between the two buildings. The building in rue Joseph II should be completed by the end of 1975.

As these buildings are rented, it will be possible to terminate leases on the buildings which are furthest away or most inconvenient at suitable junctures.

I. Present situation

The Commission's premises were further extended in 1974 with the renting of two new buildings at rue de la Loi 84-86, which will be operational in May 1975. A new warehouse has also been rented, making it possible to rationalize the handling of stocks of equipment and supplies which have now reached such proportions that industrial-style management is essential.

The premises now available (see Annex I) will allow the Commission's departments to operate throughout 1975 since the only increase in staff will be a slight one in the Language Service.

II. Short-term and medium-term prospects

Because of the small increase in staff in 1975, the Commission's accommodatic problems have been solved for the time being.

Contingency plans must, however, be made to deal with any change in this situation in 1976 (or possibly even in 1975 if new developments require departmental changes).

The Commission should be able to take an option on buildings while it is still possible to change the plans, so that the premises can be suited to its requirements. In any case, study of the property market makes it clear that construction firms will not start work on large projects without ensuring that the buildings are already let. Under these circumstances, it seems possible to rent buildings which are practically custom-built, provided that a lease is signed before building commences.

It is well-known that removal is the worst solution since it disrupts

work, damages furniture and buildings, and above all costs a lot of money. Unfortunately, however, there is no alternative since there is never a reserve of offices in the buildings currently occupied.

In order to appreciate premises requirements fully, it should be noted that, even if staff numbers remain constant, expanding activities and departmental developments require additional space. An example is the installation of a documentation centre and the consequent growth of telecommunications or the setting-up of temporary working parties for which premises need to be found even if an equivalent number of offices does not become vacant somewhere else.

This is why the Commission wishes to create a real or potential reserve of offices to meet accommodation needs arising over the period 1976-80. The Commission must obviously take account of the state of the market because it will have to continue renting premises from the private sector during this period, pending implementation of an overall plan for housing the Community's institutions, and for this reason it must insist on being authorized to commit itself one or two years before the completion of suitable buildings.

The next four or five years must therefore be regarded as an interim period for which overall estimates must now be made. The immediate aim must be to extend the complexes already occupied (see Annex II) so that all buildings are not affected by every removal, the ultimate aim being to attain the best possible regrouping around the rond-point Schuman.

Group I: Berlaymont

Since there is no way of extending this self-contained complex, room for expansion must be created by relocating one Directorate-General and

gradually allotting the vacated offices to the departments remaining in the building.

Group II: Joyeuse Entrée/Cortenborg/Loi

This building is already occupied by the administrative and financial departments and most of the translation service, including document publication and distribution.

It seems natural, therefore, to have all the translators there and relinquish the Group VI premises.

Moreover, as the linguistic staff increases faster on average than the rest of the Commission's staff, it is even more necessary in this building than elsewhere that there should be office accommodation to spare.

To begin with, then, one Directorate-General will have to be relocated in 1975 and presumably another in 1976.

Meanwhile, La Royale Belge, the insurance company which owns the complex, should be asked to build the "missing" segment of the complex at the corner of the avenue de Cortenberg and the avenue de la Joyeuse Entrée.

If the Commission does not have these premises available in time, it will not be possible to house the Language Service on rational lines and it will be necessary to relocate other departments if expansion becomes necessary.

Group III: Archimède

A private company is planning to erect a building on the avenue de Cortenberg backing onto the Commission buildings commonly known as

Archimède I and II. Since these latter buildings are already fully occupied, it is essential that the Commission should take an option on this new building. A point in its favour is that there could be direct access from it to the Archimède II building on each floor.

Group IV: Rue de la Loi

Accommodation in this group has recently been extended by the leasing of two buildings which will be occupied by Directorates-General transferred from the Berlaymont and Joyeuse Entrée buildings.

To allow of further expansion, plans should be made to rent either one of the buildings now being built in rue Joseph II nearby, or the office block which the Belgian authorities are planning to build on the corner of the rue de la Loi and the chaussée d'Etterbeek, next door to rue de la Loi 120.

Group V: Rond-point Schuman/Warviens

There is no possibility of additional accommodations in this area for the moment. If the building at rond-point Schuman 3 were to become too small for the Directorate-General which is there at present, it would simply have to be abandoned in favour of premises in the rue Joseph II.

Group VI: Saint-Jean/Astronomie

The offices rented in these buildings must be abandoned. The offices in the rue Saint-Jean will be vacated early in 1975, but those in the Astronomie building will have to be kept on until additional space is made available in Group II.

An early decision must be taken on this rationalization programme, because space requirements could increase faster than the buildings designed to accommodate them can be completed.

III. Long-term prospects

The Commission is not in a position to produce a detailed long-term plan (i.e. beyond 1990) since the question of the location of the Community institutions (the Council and the Commission) is still in abeyance.

However, with a view to determining the Commission's needs over the next ten years, an internal working party has carried out a critical study of the present situation to define criteria for assessing future requirements. Past trends indicate that the normal increase in staff outside the Language Service can be estimated at 3% per year on average, and that of Language Service staff alone at 8%. In view of the present situation, it is not possible to infer definite trends for the future as there are a number of uncertain factors, regarding the numbers of both linguistic and other staff.

All that can be said is that, if the next ten years follow the same pattern as the past fifteen (allowance being made for the distorting factors of the merger of the Executives and the enlargement of the Community), an increase in office space of some 90 000 m² (about 9 000 m² a year) over the 240 000 m² occupied at present can be predicted.

This figure is only an estimate which is as precarious as the assumption on which it is based, and for this reason the Commission does not think it possible to proceed any further with the study of its future requirements. However, it reserves the right to reopen the discussion once the Belgian government departments concerned are in a position to make firm proposals as regards the location of the Community institutions.

CONCLUSIONS

As decisions can only be taken on short-term and medium-term projects, the Commission requests Council authorization to take the following steps to solve its accommodation problems between now and 1980:

- (i) to enter into immediate negotiations with La Royale Belge on terms for the rental of offices to be built at the corner of the Joyeuse Entrée/Cortenberg to complete the present Joyeuse Entrée/Cortenberg/Loi complex;
- (ii) to enter into immediate negotiations with Bernheim Outremer on terms for the rental of the building to be erected on the site adjoining the Archimede II building;
- (iii) to negotiate terms for the rental of a building in the rue Joseph II to meet requirements for the period 1975-80 as soon as these become apparent (i.e. in connection with the 1976 budget).

7.
EX/2621/7A

LIST OF OFFICE BUILDINGS OCCUPIED BY THE COMMISSION

Group I :

Berlaymont	200, rue de la Loi	1651 offices
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Group II :

Jo use Entrée/ Cortenberg/Loi	23/27, av. de la Joyeuse Entrée 1/15 av. de Cortenberg 244, rue de la Loi	1009 offices
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Group III :

Archimède I and II	9, Rond-Point Schuman	215 offices
Archimède 5	5, rue Archimède	70 offices
Archimède 25	25, rue Archimède	90 offices
		375 offices

Group IV :

MLO I	96, rue de la Loi	155 offices
MLO II	98, rue de la Loi	145 offices
Loi 120	120, rue de la Loi	120 offices
		420 offices

Group V :

Rond-Point 3	3, Rond-Point Schuman	110 offices
Rond-Point 6	6, Rond-Point Schuman	125 offices
Nerviens	Avenue des Nerviens	180 offices
		415 offices

Group VI :

St.Jean	4, rue Saint-Jean	50 offices
Astronomie	Avenue de l'Astronomie	80 offices
		130 offices

LOCALISATION DES BATIMENTS DE LA COMMISSION DANS LE
QUARTIER ROND POINT R. SCHUMAN

