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INFORMATION NOTE

From: General Secretariat of the Council
To: Delegations
Subject: Annual report on the Council's buildings policy

This note comprises the following sections:

Section 1: Background

Section 2: Information regarding:

- a) expenditure and surface area by building;
- b) expected development of the overall programming on the basis of surface area and locations;
- c) terms, final costs and information regarding the implementation of planned projects.

Section 3: Annexes

1. BACKGROUND

Once a year, in accordance with Article 272(1) of the Financial Regulation, the General Secretariat of the Council produces a working document containing essential information about its buildings policy¹. The document includes the following information:

- a) for each building, the expenditure and surface area covered by the appropriations of the corresponding budget lines;
- b) the expected development of the overall programming on the basis of surface area and locations for the coming years, with a description of the building projects in planning phase which have already been identified;
- c) the final terms and costs, as well as relevant information regarding implementation of new building projects previously submitted to the budgetary authority and not included in the preceding year's working documents.

It should be noted that the expenditure figures provided do not include charges.

This information is set out in the next section.

2. DETAILED INFORMATION REGARDING THE BUILDINGS POLICY

- a) Expenditure and surface area covered for each building occupied by the Council and the European Council

The tables annexed hereto summarise the surface area (Annex 1A) and expenditure (Annexes 1B and 1C) for each building occupied by the Council and the European Council.

¹ Last such document: 10384/24

The buildings are as follows:

Europa Building (EB)	Conference centre General Secretariat	Brussels
Justus Lipsius (JL)	Conference centre General Secretariat	Brussels
European Convention Center Luxembourg (LU)	Conference centre	Luxembourg
Lex (LE)	General Secretariat	Brussels
Crèche (CR)	Childcare	Brussels
Neder-Over-Heembeek (NH)	General Secretariat Logistics	Brussels

The breakdown of surface area is based on the ‘Measurement Code applicable to the buildings of the institutions and other bodies of the European Union’, in force since 5 December 2019.

At the request of the Court of Auditors, the gross above-ground surface area of each building has been added.

It should be noted that the building space included for Luxembourg is occupied for only three months per year, when Council meetings take place there.

The expenditure tables in Annexes 1B and 1C include leases and rentals, taxes and acquisitions.

Annex 1B shows the expenditure planned for in the 2025 budget.

Annex 1C shows planned expenditure for 2026, based on the budget proposal for that year and on the forecasts that can be made at this point.

b) Expected development of the overall programming

The Council's buildings policy is stable. Since 2004, the Council's aim has been to accommodate all its activities and those of the European Council in Brussels in buildings which it owns, which are adapted to its needs and which are located near to one another (7358/04): the Justus Lipsius, Europa and Lex buildings.

The occupied surface area is stable and should not change within the next few years.

The table in Annex 2 shows anticipated developments in building space over the coming years.

c) New building projects

In July 2024, following an initial analysis, the General Secretariat of the Council submitted to COREPER a note (ST 12456/24) explaining the need to renovate the oldest Council building, the Justus Lipsius. The note set out the building's increasing technical constraints and the obligation to comply with the applicable legal framework, in particular as regards the energy performance of buildings. It also presented a series of renovation and financing scenarios. This note marked the beginning of a more detailed examination of the renovation project, carried out with the support of the Antici Group and the Budget Group. This review process is still ongoing.

3. ANNEXES

Annex 1:	General harmonised overview of the occupied areas
Annex 1A:	Table showing surface area for each building occupied by the Council and the European Council
Annex 1B :	Table showing expenditure for each building occupied by the Council and the European Council in 2025
Annex 1C :	Table showing expenditure for each building occupied by the Council and the European Council in 2026
Annex 2:	Anticipated developments in building space occupied by the Council and the European Council

GENERAL HARMONISED OVERVIEW OF THE OCCUPIED AREAS

In order to improve oversight and understanding of their buildings, the European institutions have decided to divide the net surface area of the buildings into four main categories:

- **Office areas (OA)**, comprising all areas that are used (or can be used) as offices for staff, including small meeting rooms and similar spaces, with the exception of those spaces which fall into the other categories;
- **Institutional areas (IA)**, comprising all areas that are used for political or particular activities of the institution: offices for the members of the Courts, areas allocated to political parties, courtrooms, judges’ conference rooms, etc. Support rooms are considered institutional areas when their use is strictly reserved (e.g. movement within VIP floors inaccessible to staff, protocol restaurants, VIP toilets);
- **Specific areas (SpA)**, comprising spaces set aside for other specific activities of the institution, such as the debating chamber, large meeting rooms with or without interpreting booths, offices for occasional use, offices for delegations, libraries, audiovisual studios and other spaces used by the press or concessionaires, production workshops, sports and recreation rooms, training rooms, childcare rooms, etc.;
- **Facility areas (FA)**, comprising technical and sanitary facilities, catering areas such as canteens, kitchens or kitchenettes, hallways, storage spaces, office equipment rooms and car parks.

A distinction is also drawn between above- ground and below- ground areas.

It should be noted that only office areas actually available for occupancy by officials and other persons are counted as ‘office areas’. Political offices (for delegations and the presidency, and offices for occasional use by various bodies) are included under ‘specific areas’.

**ANNEX 1A: SURFACE AREAS
COUNCIL OF THE EUROPEAN UNION - EUROPEAN COUNCIL
SITUATION IN MAY 2025**

NET AREAS (m²)																GROSS AREAS	GROSS AREAS		
ABOVE GROUND					BELOW GROUND					TOTAL					ABOVE GROUND	TOTAL			
OFFICE AREAS	SPECIFIC AREAS	FACILITY AREAS	INSTITUT. AREAS	TOTAL	OFFICE AREAS	SPECIFIC AREAS	FACILITY AREAS	INSTITUT. AREAS	TOTAL	OFFICE AREAS	SPECIFIC AREAS	FACILITY AREAS	INSTITUT. AREAS	TOTAL	%				
BRUSSELS																			
Owned	EB	5.251	7.922	25.035	7.871	46.080	0	329	20.186	0	20.515	5.251	8.251	45.221	7.871	66.595	16%	57.497	81.777
	JL	43.064	19.455	63.521	3.372	129.412	0	3.308	75.104	0	78.411	43.064	22.763	138.625	3.372	207.823	50%	144.307	229.058
	LE	20.223	7.556	26.769	0	54.547	0	134	20.967	0	21.100	20.223	7.689	47.736	0	75.648	18%	59.149	82.337
	CR	139	1.485	2.206	0	3.830	0	90	1.442	0	1.532	139	1.576	3.648	0	5.362	1%	3.874	5.573
	TOTAL	68.676	36.418	117.532	11.243	233.869	0	3.861	117.699	0	121.559	68.676	40.279	235.230	11.243	355.428		264.826	398.746
Rented	NH	123	0	4.665	0	4.788	0	0	0	0	0	123	0	4.665	0	4.788	1%	4.795	4.795
	TOTAL	123	0	4.665	0	4.788	0	0	0	0	0	123	0	4.665	0	4.788		4.795	4.795
LUXEMBOURG																			
Rented	LU	970	20.081	13.782	3.897	38.731	0	393	16.313	0	16.706	970	20.474	30.096	3.897	55.437	13%	43.961	62.583
	TOTAL	970	20.081	13.782	3.897	38.731	0	393	16.313	0	16.706	970	20.474	30.096	3.897	55.437		43.961	62.583
TOTAL		69.769	56.499	135.979	15.140	277.387	0	4.253	134.012	0	138.265	69.769	60.752	269.991	15.140	415.653		313.582,01	466.123,60
PERCENTAGE		25%	20%	49%	5%		0%	3%	97%	0%		17%	15%	65%	4%				

- OFFICE AREAS: comprising all areas that are used (or can be used) as offices for staff, including small meeting rooms and similar spaces, with the exception of those spaces which fall into the other categories;
- INSTITUTIONAL AREAS: comprising all areas that are used for political or particular activities of the institution: offices of the president, offices for the presidency, offices for the members of the Courts, areas allocated to political parties, courtrooms, judges' conference rooms, offices for delegations, etc. Support rooms are considered institutional areas when their use is strictly reserved (e.g. movement within VIP floors inaccessible to staff, protocol restaurants, VIP toilets);
- SPECIFIC AREAS: comprising spaces set aside for other specific activities of the institution, such as the debating chamber, large meeting rooms with or without interpreting booths, offices for occasional use, libraries, audiovisual studios and other spaces used by the press or concessionaires, production workshops, sports and recreation rooms, training rooms, childcare rooms, etc.;
- FACILITY AREAS: comprising technical and sanitary facilities, catering areas such as canteens, kitchens or kitchenettes, hallways, storage spaces, office equipment rooms and car parks.
- Abbreviations: EB = Europa
 JL = Justus Lipsius
 LE = Lex
 CR = Crèche
 NH = Neder-Over-Heembeek
 LU = European Convention Center Luxembourg (occupied for three months a year, when Council meetings are held there)

**ANNEX 1B: EXPENDITURE
COUNCIL OF THE EUROPEAN UNION - EUROPEAN COUNCIL
BUDGET 2025**

		TOTAL			
		Leases and rentals	Taxes	Acquisitions	TOTAL
BRUSSELS					
Owned	EB	-	-	-	- €
	JL	-	-	-	- €
	LE	-	-	-	- €
	CR	-	-	-	- €
	TOTAL	- €	- €	- €	- €
Rented	NH	284.000,00 €	-	-	284.000,00 €
	TOTAL	284.000,00 €	- €	- €	284.000,00 €
LUXEMBOURG					
Rented	LU ⁽¹⁾	460.000,00 €	-	-	460.000,00 €
	TOTAL	460.000,00 €	- €	- €	460.000,00 €
TOTAL		744.000,00 €	- €	- €	744.000,00 €

Abbreviations : EB = Europa

JL = Justus Lipsius

LE = Lex

CR = Crèche

NH = Neder-Over-Heembeek

LU = European Convention Center Luxembourg (occupied for three months a year, when Council meetings are held there)

**ANNEX 1C: EXPENDITURE
COUNCIL OF THE EUROPEAN UNION - EUROPEAN COUNCIL
FORWARD BUDGET 2026**

		TOTAL			
		Leases and rentals	Taxes	Acquisitions	TOTAL
BRUSSELS					
Owned	EB	-	-	-	- €
	JL	-	-	-	- €
	LE	-	-	-	- €
	CR	-	-	-	- €
	TOTAL	- €	- €	- €	- €
Rented	NH	291.000,00 €	- €	-	291.000,00 €
	TOTAL	291.000,00 €	- €	- €	291.000,00 €
LUXEMBOURG					
Rented	LU	461.000,00 €	-	-	461.000,00 €
	TOTAL	461.000,00 €	- €	- €	461.000,00 €
TOTAL		752.000,00 €	- €	- €	752.000,00 €

Abbreviations : EB = Europa

JL = Justus Lipsius

LE = Lex

CR = Crèche

NH = Neder-Over-Heembeek

LU = European Convention Center Luxembourg (occupied for three months a year, when Council meetings are held there)

**ANNEX 2: BUILDINGS PROGRAMME
COUNCIL OF THE EUROPEAN UNION - EUROPEAN COUNCIL**

		SITUATION IN MAY 2025	PROGRAMME 2026	PROGRAMME 2026-2029
		GROSS AREAS (m ²)	GROSS AREAS (m ²)	GROSS AREAS (m ²)
BRUSSELS				
Owned	EB	81.777,02	81.777,02	81.777,02
	JL	229.058,16	229.058,16	229.058,16
	LE	82.337,41	82.337,41	82.337,41
	CR	5.573,04	5.573,04	5.573,04
	TOTAL	398.745,63	398.745,63	398.745,63
Rented	NH	4.795,15	4.795,15	4.795,15
	TOTAL	4.795,15	4.795,15	4.795,15
LUXEMBOURG				
Rented	LU	62.582,82	62.582,82	62.582,82
	TOTAL	62.582,82	62.582,82	62.582,82
TOTAL		466.123,60	466.123,60	466.123,60

Abbreviations:

- EB = Europa
- JL = Justus Lipsius
- LE = Lex
- CR = Crèche
- NH = Neder-Over-Heembeek
- LU = European Convention Center Luxembourg (occupied for three months a year, when Council meetings are held there)