

From: David Wallace
Chief Executive Social Security Scotland
[REDACTED-]
Chief Surveyor

22 November 2019

Cabinet Secretary for Finance, Economy and Fair Work
Cabinet Secretary for Social Security and Older People

PROPOSED ACQUISITION OF HEADQUARTERS OFFICE ACCOMMODATION IN DUNDEE FOR SOCIAL SECURITY SCOTLAND

Purpose

1. To invite you to note progress with lease negotiations for Social Security Scotland's headquarters in Dundee, subsequent to the submission of 8 November 2019.

Priority

2. Urgent: while negotiations are progressing, there are time sensitive financial decisions that require to be taken.

Background

3. [REDACTED] responded to the initial market search for Social Security Scotland Headquarters properties in Dundee [REDACTED -

.]

4. The alternative [REDACTED -

[REDACTED -] In order to deliver a building in time for anticipated staff recruitment, [REDACTED -

fitting-out contract would need to commence [REDACTED -

,] a

.]

5. On 8 November 2019 we provided a submission outlining that negotiations [REDACTED -] had flushed out some issues. These issues were:

[REDACTED -

•

]

6. On 13 November 2019 [REDACTED -

It was also agreed [REDACTED -

.]

.]

Property Position

7. [REDACTED -

in principle agreement has allowed negotiation on [REDACTED

.] This

.] A further update will be provided next week, unless a finalised business case and submission is imminent.

8. As part of the negotiation on [REDACTED - ,] we have proposed that we [REDACTED

[REDACTED - .] [REDACTED -] for the Scottish Government on the [REDACTED -

benefit of moving just under [REDACTED -

.] It also has the

.]

9. We expect a business case on the property to progress at pace, seeking approval of our preferred option, [REDACTED - .] Subject to [REDACTED -

] We have impressed on [REDACTED -

.] Given the remaining legal work to be completed [REDACTED -

.] The Minister for Parliamentary Business has been informed of a potential Parliamentary Statement on Social Security property in [REDACTED -

.]

Financial Position

10. As noted above, [REDACTED -

.]. This does not resolve [REDACTED -

.] is capable of resolution. There remains a risk that should some mechanism [REDACTED -

.]

11. [REDACTED -

] to the Scottish
Government or Social Security Scotland through the [REDACTED -
.]

12. [REDACTED -

Social Security Scotland's [REDACTED -] in]
Dundee. [REDACTED -

] Social Security Scotland could [REDACTED -

.]

13. As examples of the support we have received, [REDACTED -

] to Social Security Scotland in [REDACTED -

.]

14. On 13 November [REDACTED -

] Social Security and Finance
officials have identified and explored two potential mechanism [REDACTED -
.]

15. We considered asking [REDACTED -

.] We could have asked [REDACTED -

.] There is a risk that [REDACTED -
.] While we

would need to review the substance [REDACTED

.] Officials view this as a [REDACTED

Social Security Scotland's Accountable Officer [REDACTED -] by
.]

16. The second mechanism examined is our recommended method for [REDACTED -
.] On examining the [REDACTED -

.] We have discussed this matter with
[REDACTED -
.] We believe that establishing
Social Security Scotland and welfare devolution can be considered a new policy
initiative, [REDACTED -
.]

17. In order to recognise [REDACTED -] to Social
Security Scotland and the [REDACTED -

] laid before the Scottish Parliament for approval. We would inform
[REDACTED -] the Chief Executive of
Social Security Scotland [REDACTED
] Social Security Scotland could then be [REDACTED -

.] Social Security Scotland would
[REDACTED -

.]

18. This mechanism allows us to consider the [REDACTED -
.] for example the [REDACTED -

.] As with the mechanism we have discounted,
we will still need to ensure that Social Security Scotland's Accountable Officer is
content that it is appropriate [REDACTED - t .]
We will gain the assurances we require for this [REDACTED -
.]

19. An addition to [REDACTED -

Security Scotland for [REDACTED -
facilitated [REDACTED -

] agreed with Social
.] The agency

] to Social Security Scotland.

[REDACTED -

.]

Recommendation

20. You are invited to note the position with regard to negotiations with [REDACTED -
] and preparation of the full business case.

21. [REDACTED -

] [REDACTED -

.] This would be funded via a [REDACTED -

.]

David Wallace
Chief Executive

[REDACTED -
Chief Surveyor

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Copy List:	For Action	For Comments	For Information		
			Portfolio Interest	Constit Interest	General Awareness

DG OD&O, Lesley Fraser
Barbara Allison
Ainslie McLaughlin
Stephen Kerr
Gordon Wales
Jeanette Campbell
David Wallace
Rachel Gwyon
James Wallace
Janet Richardson
Miriam Craven
[REDACTED -

]
Social Security Directorate BMU
Communications CSSE
Social Security Scotland Communications
[REDACTED -

]
Andy McClintock
[