

Revised 11/03

VP Form 1028

ISSUE COVER SHEET

File No:**Issue:**

Proposed relocation of the Source Development Unit in 2011.

Background:

Accommodation options are being reviewed in relation to the Source Development Unit (SDU), which are currently being accommodated in a [REDACTED] premise. The lease at the SDU is due to expire on 30/11/2011.

The owners of the building that house the SDU are trying to get this unit [REDACTED] to renegotiate a lease for an extended term. This is as a result of an administrative error from within Victoria Police, where the current lease has not been signed even though we are 15 months into a 24 months lease. The owners have been given a reason for not signing of the original lease and the unit has not entered into negotiations to extend the current lease, however the owners of the building are extremely keen to bring this to a conclusion.

In a recent meeting with the owner of the premises he informed us that he was in negotiations with banks to refinance his property portfolio as he is intends to purchase further [REDACTED] properties, the banks will require to see all current signed lease agreements for all of his properties in the near future.

Recently ICSD Management, Property Services and I visited [REDACTED] to view the downstairs area, with the view of relocating the SDU to share these premises, dependent on costs. As was seen in the visit the premises needs considerable work to be brought up to an acceptable standard. ICSD Management is waiting on a report from Property Services to the costs of this proposal.

Sandy White-O [REDACTED] has compiled a report in relation to the proposal to move the SDU from its current location to [REDACTED] (attached)

The SDU have been developing long term human sources within [REDACTED] to this end the SDU has been and continues to be successful. In the course of normal duty the [REDACTED] Officer in Charge is required to have a professional relationship with [REDACTED] representatives, including office bearers. The [REDACTED] Response Zone has the [REDACTED] and the [REDACTED] club houses in it.

The relationship that [REDACTED] have with [REDACTED] coupled with the obvious interaction that police and detectives have in the past and will in the future with members of [REDACTED] brings concern of compromise to SDU staff that are proposed to be co housed with [REDACTED] and the human sources that they managed. This presents a significant risk to the organisation, the SDU staff and the human sources.

Currently a new [REDACTED] is being developed [REDACTED] with a preferred site being selected and it is envisaged that this building will be ready for occupancy in [REDACTED]. The [REDACTED] have [REDACTED] on the current [REDACTED]

Comment:

There are benefits in both [REDACTED] and [REDACTED] locations for the SDU and there are benefits for being in a police complex such as the [REDACTED] where the majority of the internal customers of the SDU are located. I put up three options for consideration, none of these options have the SDU co locating with [REDACTED] as this will lead to compromise of some sought within a short time of being located with this unit.

Options

1 If [REDACTED] were to relocate to a [REDACTED] (this has been proposed for a number of years that [REDACTED] and [REDACTED] form a [REDACTED]) then with a suitable [REDACTED] and significant improvements to the premises, this could be a [REDACTED] as there will be a significant cost saving on lease payments for the [REDACTED] premises. However, the cost of refurbishment and relocation may be cost prohibitive.

2 Floor space is acquired at the Crime Department 412 St Kilda Road to house the SDU and the unit vehicles placed in [REDACTED] as with option one there will be a significant cost savings in lease payments. However, the cost of refurbishment and relocation may be cost prohibitive. SDU staff will utilise their [REDACTED] HSMC training and tradecraft to avoid compromise of themselves and the human sources that they meet.

3 The SDU renegotiate a lease at the current [REDACTED] with the owners up until the [REDACTED] of the [REDACTED] in the [REDACTED] where floor space has been allocated to accommodate the SDU. Again the cost of the SDU remaining in their current location versus the cost to relocate and refurbish needs to be evaluated. This option will bring about the least disruption to the work unit and maintain service delivery.

Recommendation:

That option three is considered as a viable business decision and that a lease is renegotiated with the owners of the current premises until occupancy at the [REDACTED] in [REDACTED]. If this is not accepted then options one and two are explored ASAP.

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Source Development Unit [REDACTED]

Date: 26/01/2011

1. **Detective Superintendent Paul Sheridan - Covert Services Division**

2. **Assistant Commissioner Jeff Pope - Intelligence & Covert Support Department.**