



Clutha Health Incorporated
3-7 Charlotte Street, PO Box 46
Balclutha, South Otago

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Clutha Health Incorporated

Role and Functions of Board of Trustees Document

Background

Clutha Health Incorporated is an incorporated society with charitable objectives. Its constitution was registered under the Incorporated Societies Act 1908 and it also operates within the requirements of the Charities Act 2005. Its primary objectives are to relieve sickness and ill health principally amongst the residents covered by the Clutha District Council.

When established in 1998 its purpose was to wholly own all the shares in Clutha Community Health Company Limited and the buildings which Clutha Community Health Company Limited operates from. The separation of health service provision from Clutha Health Incorporated's role was to limit the commercial risks to this organisation and to better ensure that the assets remained in the ownership of the residents of the Clutha District Council. As the sole shareholder in Clutha Community Health Company Limited, Trustees of Clutha Health Incorporated appoint the directors of the Company and monitor the performance of the Board.

Properties and Leases

Clutha Health Incorporated leases the integrated health facility property. Details of the current lease are:

- Date: 1 July 2013
- Term: 5 years with 2 renewable rights
- Renewal Rights: 31 July 2018, and 31 July 2023
- Annual Lease: \$350,000 plus GST
- Reviews: Rent reviews on renewal dates

Clutha Health Incorporated also owns the 24 Clyde Street property which is leased to the Clutha Community Health Company Limited. Details of the lease are:

- Term: 5 years from 1 December 2010
- Renewal Rights: 30 November 2015 and 30 November 2020
- Annual Lease: \$35,164 plus GST
- Reviews: Rent reviews on renewal dates

Clutha Community Health Company Limited sub leases this property to Southern District Health Board for their Mental Health team. Lease Clause 8.1 details the tenants responsibility for internal maintenance of the building. Clause 11.1 details maintenance responsibility attaching to the landlord.

Wellness Programme

Clutha Health Incorporated has contracted Sport Otago to run and administer a Wellness Programme within the Clutha District. The contract commenced on 1 January 2014 and runs until 31 December 2016. The contract sum is \$45,000 per annum.