

8 September August 2015

Mr Henry Eaton  
Manager Governance and Organisational Strategy  
City of Karratha  
Lot 1083 Welcome Road  
PO Box 219  
Karratha WA 6714

Dear Henry,

**360 Health + Community – Company Information and Proposal for Lease of Lot 361 Mulga Way, Wickham for delivery of a General Practice, Mental Health and Chronic Disease Services**

360 Health + Community (360) was formally launched in July 2015 through the integration of five already well established not-for-profit health and community service organisations who saw the opportunity in combining resources to broaden scope of services and quality of delivery. 360's founding partners has been trading in WA for 5-25 years.

360 is a not for profit charity. Our main activity is the delivery of no or low gap Mental Health, Chronic Disease Management, Aboriginal Health, General Practice and Health Promotional services to clients who need them most – clients who would otherwise find it difficult to access the healthcare system if low cost services were not available.

The organisation now operates as a social enterprise and we deliver services in higher margin areas e.g. private general practice, corporate health and to the privately insured. Surpluses made in these areas are reinvested into our core activities within the communities that they are generated.

360 now operates 16 services centres in WA. Our operations span from Exmouth to Esperance, but Wickham will be our first centre in the Pilbara or Kimberley regions. Although initially our General Practice and Integrated Mental Health/Chronic Disease clinicians will service the population of Wickham, we do anticipate this being the first of a number of centres in the region.

Please note that as a not for profit organisation, we are intent on playing our part in the broader health and social care system. With the significant gaps in service relative to demand across WA we look to partner with, support and build capability into other service providers – not in any way compete with established agencies.

Following establishment of our health services business, we intend on making a suite of community services (focused on aged care and disability clients living independently within their own home) available within the Pilbara – as we believe that there is significant demand for these services. Additionally, with our focus on community development I can assure the

City that we will be proactively working with stakeholders to increase local workforce training and participation in 360's services.

In terms of our proposed use of the premises located at Lot 361 Mulga Way, Wickham we believe that the population of the town and surrounding catchment are significantly under provisioned for both general practice and ancillary health services. This shortage is more profound when considered within the context of the FIFO population and future planned industrial activity and population growth.

In terms of the detail of our offer, I propose the following:

- An initial lease duration of 12 months + 12 months
- Peppercorn rental
- 360 funding of the estimated \$7,500 required to ensure that the facility is again fit for occupancy (works completed by the City)
- 360 funding all additional works required to ensure the facility is fit for purpose and of a standard to attain appropriate accreditations for general practice, mental health and general health (works completed by the City based on 360 specifications)
- Commitment to operate a level of after hours general practice (not currently available in the town)
- Open access (within reason) to any community organisations who would like to use the facility on a peppercorn basis
- 360 responsibility for all rates, utility costs, general outgoings and minor maintenance associated with the facility

I look forward to your favourable response and to working closely with the City on this and many other projects going forward.

In good faith and in line with our urgency to commence service provision I would be very comfortable for you to invoice 360 for the initial works so that this can be expedited.

Yours Sincerely,

Paul Hersey  
CEO