

A photograph of Fairfield Hall, a large, light-colored stone building with multiple windows and a central entrance. The building is set back from a wide, green lawn. Several cars are parked in a row in front of the building. To the right, there are large trees, some with reddish-brown foliage. The sky is clear and blue. A semi-transparent green rectangular box is overlaid on the left side of the image, containing the title and version information.

Fairfield Hall: Welcome Pack

V1.1 • 24th March 2020

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Find out more at fairfieldhall.net

Welcome

Dear Leaseholder,

We would like to welcome you & your family to your new home at Fairfield Hall.

Fairfield is built on 253 acres & the Hall is a Grade ii listed conversion of the former Fairfield Hospital/Three Counties Asylum. It consists of 223 leasehold apartments & is part of the Fairfield Parish which was formed in 2013. This beautiful building was designed by architect [George Fowler Jones](#) & in 2005 restored & opened its doors to the first residents.

Now Fairfield Hall forms part of Fairfield Parish & is set in 36 acres of beautiful established park. It is accessed through private gates & offers stunning walks in tranquil surroundings featuring the orchards, with the blue & green lagoons close by.

The Hall itself is divided into East, South & West Wings with attached Bedford, Huntingdon, Pryor, Hertfordshire Wings. Fairfield Mews and Marlborough Terrace complete the sections. A number of the houses of Middlemarch also belong to the Hall.

Facilities nearby include Tesco, Bannatyne's Gym & Spa, The Orchard Restaurant & Eden Hair Salon.

Letchworth Cricket & Fairfield Bowls Club provide further sports & social facilities. There is also Tennis Court in the grounds. On Fairfield Park there are many secure play parks for children within speed restricted roads for family safety.

Fairfield is centrally located for major link roads which include the A1 & M1 into London & Cambridge, as well as Bedford & Milton Keynes. Fast trains link into London Kings Cross & London St Pancras via Letchworth & Arlesey, circa 38-44 mins. London Stansted circa 40 mins drive & Luton Airport is also within easy access & a 30 min drive with plenty of transport services available.

This is our Welcome Pack with information about Fairfield Hall. You may have already had a chance to view these facts on our website at fairfieldhall.net but to help you become comfortable in your new environment, the attached details that may prove useful.

We wish you the very best in your new home,

Yours sincerely,

The Directors of FHMC



Three Counties Hospital, Arlesey.

Building commenced on a 253-acre (230 acres cultivated) site between Letchworth, Arlesey and Stotfold, the land was purchased for £11,000

The number of patients had expanded to 460. Further extensions were made to the Asylum giving the building the longest corridor in Britain, at half a mile long on the ground floor

At its height in 1936 Fairfield Hospital catered for 1,100 patients, with the grounds of the hospital having increased to 410 acres through the purchase of additional farm land

1856

1860

1861

1879

1936

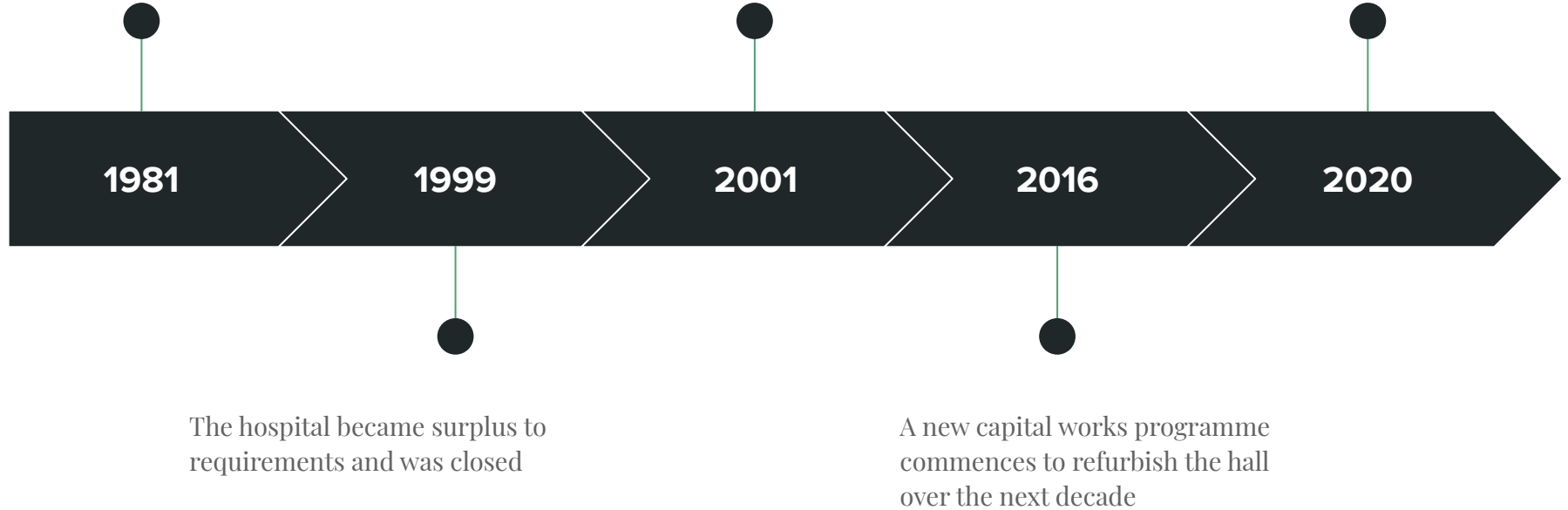
The hospital opened on March 8, 1860 with the transfer of 6 male and 6 female patients from Bedford Lunatic, it is named the Three Counties Asylum

The Chapel and cemetery were added

The Conservative Government published its 'Care in the Community' report. Its aim was a more liberal way of helping people with mental health problems

The main building with its water towers is Grade II listed, the façade having been restored and its interior being converted into luxury flats and health club and re-named Fairfield Hall

Fairfield as a Parish grows with new developments





Useful Information

A-F

Bike Storage

There is an internal bike store that is accessed via a door at the back of the East Wing. The code can be obtained from the Maintenance Team.

Bollards

It is possible to have bollards dropped for access between 08.15 and 16.45 on weekdays. Access cannot be obtained at the weekends.

Broadband & Sky

BT Infinity and Sky are currently available at Fairfield Hall. Sky is connected through a central box in each Wing.

Buildings Insurance

This is the sole responsibility of the Freeholder and cannot be enhanced by leaseholders who are, of course, still responsible for insuring the contents of their apartment.

Dog Owners

Dog owners are required to keep their dogs on a lead whilst in the Hall and Grounds. Please don't allow your dog to foul within the Hall grounds. All dog waste must be disposed of in a bag and left in one of the dog bins provided. Under no circumstances put dog waste in the bin stores.

Flues

If it becomes necessary to change your boiler, it is necessary to meet current regulations and approval must be sought. In the first instance contact FHMC on directors@faifieldhall.net for information.

G-P

Gate Access

A FOB is necessary to gain access to Kingsley Avenue. Currently access through Eliot Way doesn't require a FOB.

Littering

Littering is unacceptable and anti-social, please take it home.

Meter Readings

Meter readings for all three utilities are provided on request from the Site Team. Email meters@fairfieldhall.net at any time and readings will be provided the Wednesday following receipt of the request.

Parking

Every leaseholder is allocated one parking space. The parking of commercial vans and caravans is not permitted within the estate. In some parking areas, space is at a premium, so please park with consideration to your neighbours and fellow residents. Parking is not permitted on any grassed areas.

All entrances to car parks are to be kept clear 24/7 to allow access for Emergency vehicles.

Post

Each apartment has an internal letter box situated near their block entrance door. This is accessed by a key and is the property of the leaseholder.

Parcels - It is each leaseholders responsibility to arrange the receipt of parcels. It is suggested that leaseholders include entrance door numbers in the address when ordering parcels.

Property Maintenance Contact Details:

To report maintenance issues with communal internal areas and grounds, please email maintenance@fairfieldhall.net. In case of an Emergency, or where an Urgent response is required, please contact the Site Manager on 07552 582038.

Q-R

Refuse Collection

Household refuse is currently collected from the internal bin stores located at regular intervals throughout the building. Collections are made by the Site Time each Monday and Thursday at approximately 8am.

For residents with private external front doors, please do not leave rubbish outside your property overnight.

If it becomes necessary to change your boiler, it is necessary to meet current regulations and approval must be sought. In the first instance contact FHMC on directors@faifieldhall.net for information.

Orange bags are provided for recyclable waste, all non-recyclable rubbish is to be put in refuse bags that you need to provide yourselves. These should be securely tied and put in the black bins located in your nearest bin store. Do not put liquids in these bags or leave bags on the floor. Under no circumstances should electrical goods, furniture, or other household items be put in the bin stores. Green bags are provide for Food waste, these should be tied and double bagged before leaving in the appropriately labelled bin.

Glass waste cannot be dealt with on site and needs to be taken a bottle bank. The nearest is in the car park adjacent to Tesco on Fairfield Park.



S-Z

Services

Gas, electric and water utilities are provided to direct each apartment. Please liaise with your supplier for details.

Smoking

Smoking is forbidden in the communal areas of the Hall. Out of consideration to other residents, smoking is forbidden near entrance doors, especially near ground floor apartments. Please don't throw cigarette butts from apartment windows, this not only constitutes a health and safety hazard but is also a fire risk.

Tennis Courts

You can sign up to be a member (please check current fees) at the Fairfield Community Hall.

Window cleaning

External contractors clean the outside of the windows approximately every 3-4 months and the charge for this is included in the annual Service Charge. You will be notified when the cleaning is about to take place.



Fire Safety

Smoke Alarms

Within every apartment there is a Smoke Alarm. It is your responsibility to ensure that you test your smoke alarm regularly to ensure that it is in good working order.

There are also smoke detectors in the bin stores and an alarm will be triggered should a fire break-out.

In the Event of a Fire

The Hall has a 'Stay-Put' policy in the event of a fire. This means that if a fire breaks out, unless you are in the vicinity of the fire, you should stay in your apartment until you are instructed to leave by the Fire & Rescue Service. There are notices around the Hall's corridors informing you where you should assemble on evacuating the building. Please familiarise yourself with these notices.

If you see a fire within the Hall, please call 999 and ask for the Fire & Rescue Service. Then alert everyone in the vicinity to the fire, help them to evacuate the building and wait to inform the attending Fire Officers of the fire's details, such as location.

Apartment Front Doors

Everything in your apartment is your (the Leaseholder) responsibility. Everything outside of your apartment is classed as a communal area and is the responsibility of the Hall. Therefore, the outside of your front door is the responsibility of the Hall and it is painted in Fire Resistant paint. Please do not paint the outside of your front door.

Barbeques

Barbeques are forbidden in any part of the Hall's grounds, including car parks. Barbeques can be held on the Sports Field well away from the Hall.



Useful Contacts

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Fairfield Parish Council

Fairfield Community Hall, Kipling Crescent, Fairfield, Bedfordshire SG5 4GY. Parish Clerk – Katrina Henshaw

Social Activities

Fairfield Park Community Centre hosts many activities for all ages. For details please contact the Centre Administrator 01462 835 290 or email him at fairfieldcommunityhall@gmail.com

Fairfield Bowls Club

admin@fairfieldbowls.co.uk or call 01462 733617

Letchworth Garden City Cricket Club

01462 684 530

Bannatyne's Health Club

01462 834 282

Orchard Restaurant

01462 835 525

Nearby Doctors Surgeries:

Arlesey Medical Centre: High St, Arlesey SG15 6SN, tel. 01462 732144; open Mon to Fri 8–6pm

Larksfield Surgery: Arlesey Rd, Stotfold, Hitchin SG5 4HB, tel. 01462 732200; open Mon to Fri 8–6pm

General Information

General Information

Hospital

Lister Hospital

All out of hours emergencies: Ring 01438 314333 Coreys Mill Lane, Stevenage, SG1 4AB – Open 24 hours.

Veterinary Surgeries

Pets at Home

Inside Pets at Home, Cotton Brown Park, Jubilee Rd, Letchworth Garden City SG6 1UP; phone: 01462481010

Berry House Vets

41 Nightingale Rd, Hitchin SG5 1RE, phone: 01462 451500

Please Note The details below have been collated for your information and do not necessarily represent a recommendation from the FHMC

Local Schools

There are two lower schools, Fairfield Park lower school & newly built Fairfield lower school, Ruskin Drive along with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

Lease Regulations

Lease Regulations

1. No act or thing which may cause or causes a nuisance, damage, annoyance or inconvenience to the Landlord or any occupier of the development or the neighbourhood may be done or suffered to be done in the property or any part nor may the property be used for an unlawful or immoral purpose nor may there be brought or suffered to be brought into the property any dangerous or offensive good.

2. No noise, music or singing whether by instrument voices, wireless, gramophone, television or other means nor any dancing may be allowed in the property so as to be audible outside the property between 11pm and 8am or so as to be audible outside the property at other times if the occupier of any other property objects.

3. Not to allow any bird, animal or reptile to cause annoyance or nuisance to any owner, tenant or occupier of any other property comprised on the development.

4. No dirt, rubbish, rags or other refuse may be thrown into the sinks, baths, lavatories, cisterns or waste soil pipes in the property.

5. No clothes or other articles may be hung or exposed outside the property.

6. No dust or refuse bin may be allowed to become offensive through being unclean or untidy nor kept other than in any area provided for that purpose or otherwise in an area not visible from other properties on the development.

7. Not to deposit refuse or rubbish other than in those areas of the Estate so designated from time to time by the Landlord or Management Company.

8. Not to use any parking space(s) other than for the keeping therein of a private car(s) or motor cycle(s) and not to keep any commercial vehicles, caravan, motorised caravan or similar vehicle or boat on any part of the property.

9. Nothing may be deposited or left in or on the entrance hall passages, lift (if any) and stairways of the Estate or the Development.

10. To ensure that any floor not covered with carpet or rugs incorporates an additional isolating barrier with suitable sound dampening qualities between the floor finish and the structure of the floor.

11. No safe or other article the weight or shape of which may damage the property or other parts of the Estate or Development may be brought into the property nor may any damage be caused to other parts of the Estate or Development by the carrying of furniture or other articles in or out of the property.

12. Not to use on the property any electrical device without an effective suppressor fitted thereto.

13. To observe all fire regulations and (without limitation) to maintain all automatic door closing equipment within the property.

14. Not to cut, nail or in any way break into the surface of the party walls of the property.

15. Not to permit or suffer any lift to be used for the carriage of any number of persons greater than the maximum number specified by notice in the lift or in contravention of any other rules and regulations issued in relation to the use of the lift.

16. At all times to exercise and cause to be exercised proper care in driving and manoeuvring any vehicle in any car parking area and in particular not to exceed the speed limits displayed in such areas.

17. Not to take into or keep on or in the car parking space or any other part of the Estate or Development any motor fuel or lubricating oil or other inflammable substance (apart from such as is in the tank and engine of the leaseholder/tenant's motor car).

18. Not to use or allow to be used any machinery in the car parking area(s) or any part thereof and to keep the parking space in a clean and tidy condition.

19. Not to have access to the roof of the Estate except in an emergency and then only via a designated escape route.

20. Except with the written consent of the Landlord not to use the property or any part as a location site for filming purposes by (but without limitation) film or television companies.

Lease Regulations

21. To fully observe any operating instructions issued by any manufacturer of any equipment forming part of the property.
22. To comply with reasonable regulations which the Landlord or the Management Company may from time to time make for the safety, care and cleanliness of the development and the comfort and convenience of the tenants and occupants of all the properties.
23. Prior to carrying out any works of internal decoration or redecoration to any internal walls at and forming part of the property to first horizontally line all such walls with not less than 1000 grade lining wall paper using a heavy duty adhesive such as "Unbind" or similar and to maintain such lining paper at all times.
24. For safety reasons not to place any potted plants, shrubs or other such items beyond the guard rail of any veranda/balcony (if any) forming part of the property.
25. Not to place into refuse storage areas or chutes any prohibited item (as defined by the Landlord or Management Company from time to time) and to ensure that all refuse deposited in the refuse storage areas and placed into the rubbish chute and storage areas are kept clean at all times and with specific regard to the rubbish chute not to place therein any items of a size or nature which is or may become stuck or will or may cause the chute to become blocked or untidy, unclean or offensive.
26. Not to place on any veranda or balcony forming part of the property any fixed or portable heater.
27. To have access to the property over only those roads, drives and paths, entrance hall, passages, lift (if any) and stairways laid out from time to time by the Landlord for such purpose and not to use or purport to use any other of the retained parts as a means of access to and egress from the property.



Next steps

Go to our Website

www.fairfieldhall.net

Drop us an e-mail

directors@fairfieldhall.net

Join Facebook

Fairfield Hall – Stotfold (run independently from the Directors)

We look forward to meeting you and you will not regret moving here!

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