

Meridian One Development update



COUNTRYSIDE
Homes

Issue 4 | Spring 2025



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

There are 301 homes across phase 1A which will complete in Spring of 2025.

The first homes on the scheme Brambling and Greatcrest House were completed and occupied in September 2023. Meadowpip House was then largely completed spring/summer 2024, with Pipistrelle, Specklewood and Smallcopper House being handed over in November and currently being occupied. Block A is now complete.

Skylark House and Fieldfare House are now nearing completion with the apartments due to hand over in March and the Townhouses complete in Summer.

Site activity

- The North Park is now complete and open to the public.
- Construction works on going to the south of the site as Skylark House and Fieldfare House near completion
- Podium gardens accessible to Meadowpip House, Pipistrelle House, Smallcopper House and Specklewood House are complete and being occupied/enjoyed as weather allows

Timeline

- The first homes on the scheme completed September 2023. We have now seen Block A fully completed. The entirety of phase 1A will complete in Summer 2025 when the townhouses in the E block will complete.
- The show home is established with a number of buyers events being run and is an information centre where you can find out more details about the rest of the Meridian Water Regeneration project to be undertaken by Enfield Council.
- The skate park is also now open to the public for public enjoyment.
- All on street parking will be managed by Enfield Council through parking permits. All residents can apply for a parking permit (one permit per property), however note the parking spaces are on a first come first serve basis.

Managing Agent

- Rendall and Rittner are appointed as the managing agent for the estate, as well as managing agent for the block. They will be in touch direct shortly after you have moved in.
- Under their estate management appointment, they will be responsible for all the roads, footpaths and open spaces on the estate. They will ensure the estate is kept well maintained.
- Under their block management appointment, they will be responsible for all the communal areas in your building, including the undercroft parking and the landscaped podium.



Customer Care Team

Any matters within your new home that are causing you concerns, should in the first instance be reported to the Customer Care team, who will be able to ensure they are addressed efficiently and in a timely manner.

During the first 24 months after the properties are legally completed, any defects will be repaired by the developer, Countryside Homes part of the Vistry Group, who built the properties.

Countryside Customer Care Team Details:

Office Number: 020 8221 5050

Email: CustomerServiceMeridian.SL@vistry.co.uk



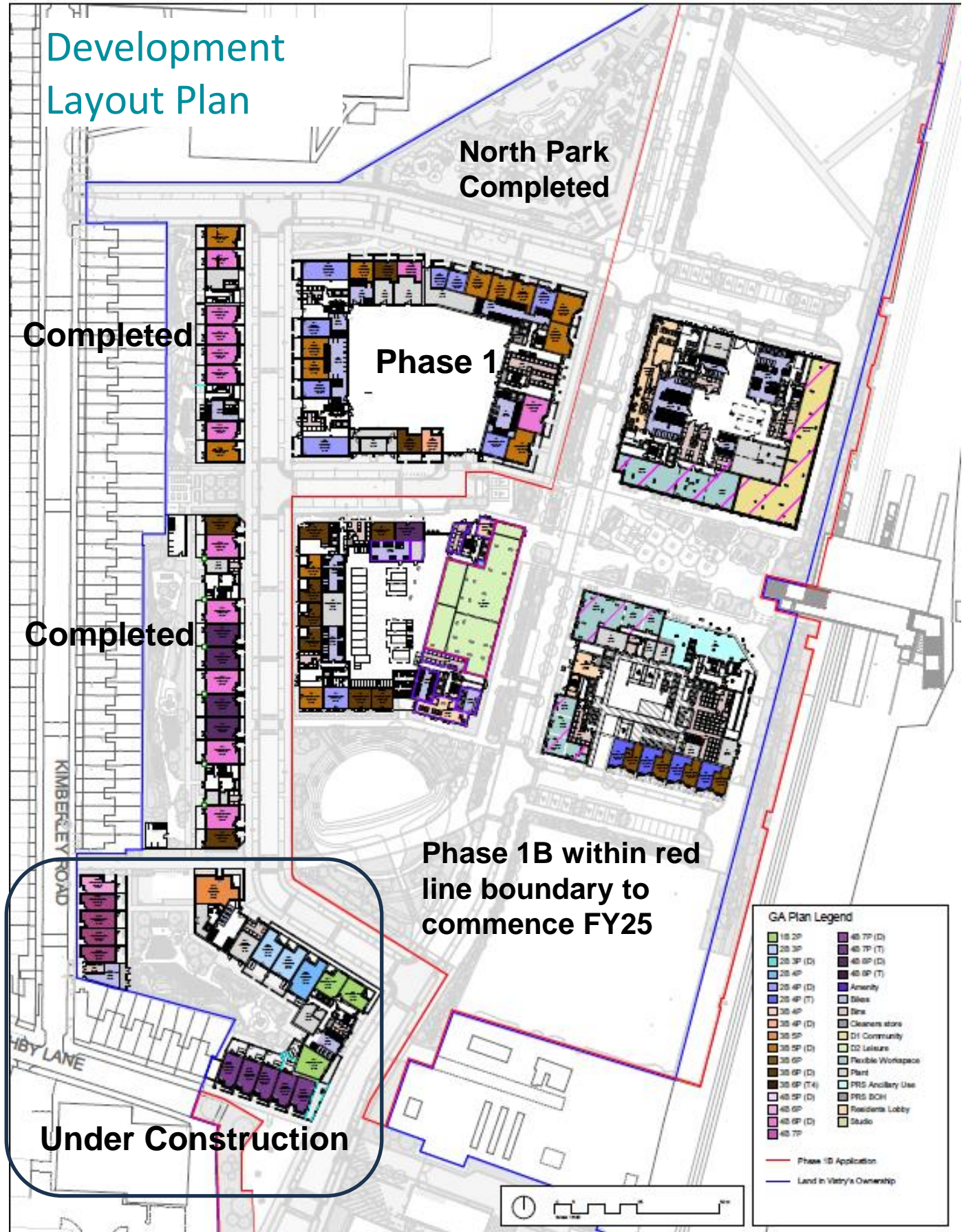
Services

- Energetik are the low carbon heating and hot water provider for each home and will manage and operate the district heat network. .
- Icosa and Thames Water are the water providers.
- British Gas provide electricity service

BT Open Reach is your provider for WiFi and Broadband, please check their website for the selection of providers you can choose from.

Enfield Council is your provider for council tax.

Development Layout Plan



Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

Meridianone@vistry.co.uk



COUNTRYSIDE
Homes

Local Community Benefit



Delivering Social Value in our Community

The Conservation Volunteers (TCV) Meridian One Community Garden opening hours are:
Monday to Friday, 9am – 5pm (spring/summer only) - there is lots on offer in the garden - come along and get involved.
Wednesdays & Thursdays – Gardening Green Gym 10.45am – 2pm no experience or knowledge necessary, just a willingness to learn!
Free, nature themed arts and crafts sessions for under 5's are held every Friday, and free educational sessions for primary schools are available.
To find out more about the Garden please email: meridianonecg@tcv.org.uk or visit: tcv.org.uk/London/Enfield or follow:
Instagram: @tcvenfield
Facebook: TCV Enfield

Since launching July 2023, 590 learners have since enrolled onto courses at the Enfield Construction Skills Academy. If you wish to try your hand at learning new skills within the built environment the Academy will be running introduction courses in: Bricklaying, Carpentry, Plumbing, Air source Heat Pumps, Solar Thermal Photovoltaic, External Wall Installation, DIY, Painting and Decorating, Drylining and Green Skills.
To find out more about the opportunities and courses available to study at the Enfield Construction Skills Academy, please drop in and have chat with the Project Manager, Maxine Williams at: Enfield Construction Skills Academy, Leaside Road, London, N17 0XR W: capitalccg.ac.uk/skills-academies/Enfield-construction

One of our missions at Meridian One is to ensure that we create and sustain employment opportunities for local people to benefit from. To date a total of 623 local residents have secured employment on the Meridian One construction project and Vistry Group continue to provide employment opportunities across the local community.
Our dedicated Skills and Employment Manager, Jana Spakova, can regularly be found attending local careers fairs where she actively promotes employment opportunities across our London projects.
If you'd like to find out more about our employment opportunities at Meridian One, please reach out.
E: jana.spakova@vistry.co.uk

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

Meridianone@vistry.co.uk



COUNTRYSIDE
Homes