

Meridian One

Development update



COUNTRYSIDE
Homes

Issue 3 | Winter 2024



Keeping you updated

We're delighted to be able to provide you with an update on the Meridian One 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 was then largely completed spring/summer 2024, with Pipistrelle, Specklewood and Smallcopper House being handed over in November and currently being occupied.

Latest compilation is Redstart House and Darter House which is in the occupation stages

The final duplex homes in block A are in the finishing stages and aim to complete pre-Christmas.

Site activity

- The North park will be complete and aim to open before the end of the year.
- Hoarding has been removed and new areas opened to the residents/public. New route to access the station/Albany Road.
- New landscape areas roads, footpaths surrounding the buildings are now complete.
- The last Tower crane is planned for dismantle in December.

Specific item

- Podium gardens accessible to Meadowpip House, Pipistrelle House, Smallcopper House and Specklewood House are complete and being occupied/enjoyed as weather allows
- New roadways and landscape areas to Block A complete.

Timeline

- The first homes on the scheme completed September 2023. We have now seen all apartments in Block A completed with the duplexes completing Christmas 2024. The entirety of phase 1A will complete in Summer 2025 when the townhouses in the E block will complete.
- The show home is now well 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 North Park aim to be open to the public at the end of the year 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 contact 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 are the water providers.
- Thames Water manage the wastewater.
- 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

North Park

Completed

Completed

Completed

Phase 1B within red line boundary to commence FY25

Under Construction

GA Plan Legend

18 2P	48 7P (D)
28 3P	48 7P (T)
28 3P (D)	48 8P (D)
28 4P	48 8P (T)
28 4P (D)	Amenity
28 4P (T)	Bikes
38 4P	Bin
38 4P (D)	Cleaners store
38 5P	D1 Community
38 5P (D)	D2 Leisure
38 6P	Flexible Workspace
38 6P (D)	Plant
38 6P (T4)	PRS Ancillary Use
48 5P (D)	PRS DCN
48 6P	Residents Lobby
48 6P (D)	Studio
48 7P	

— Phase 1B Application
— Land in Vistry's Ownership

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



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Local Community Benefit



Enfield Construction Skills Academy



North Park, Meridian One



Meridian One Project Team



Community Garden, Meridian One

Delivering Social Value in our Community

The Conservation Volunteers (TCV) Meridian One Community Garden is open Monday to Friday, between 10am– 4pm. There is lots on offer in the garden - come along and get involved. Weekly gardening volunteering sessions are held every Thursday - 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, 318 residents 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: Drones and AI in Construction, Bricklaying, Carpentry, Plumbing, Air source Heat Pumps, Solar Thermal Photovoltaic, External Wall Installation, DIY, Painting and Decorating, 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 our Operations Manager, Malcolm McGinn 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 538 local residents have secured employment on the Meridian One construction project and Countryside Partnerships continue to provide employment opportunities across the local community.

Our dedicated Employment & Skills Coordinator, 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@countrysidepartnerships.com

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