

Meridian One Development update



COUNTRYSIDE
Homes

Issue 3 | Autumn 2024



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 by the start of 2025.

Brambling and Greatcrest House were occupied in September 2023.

Pipistrelle House has handed over and now being occupied.

Block A build is near completion and in the finishing stages. This blocks final areas to occupy will be Smallcopper House and Specklewood House.

The skate park to the north of block A is under construction and will complete in September 2024.

Site activity

- North Park area is progressing well. Skate bowl has been installed and surrounding areas are under construction
- The hoarding is being removed and new areas opened to the residents/public
- New landscape areas roads, footpaths surrounding the buildings now visible

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, final sections of hoarding being removed this month
- Redstart House landscape and road access complete and in the final stages of finishes

Timeline

- The first homes on the scheme completed September 2023. We are now seeing regular completions which will continue throughout the year. The entirety of phase 1A will complete by January 2025.
- The show home is up and running and is also 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 under construction and will complete September 2024 at which point it will open to the public.
- 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

Skate Park –
September 2024

Completed

Phase 1

Completed

Phase 1B within red
line boundary to
commence FY25

Under Construction

GA Plan Legend	
18 2P	48 7P (D)
20 2P	48 7P (T)
20 3P (D)	48 6P (D)
20 4P	48 6P (T)
25 4P (D)	Amenity
25 4P (T)	Bikes
30 4P	Bin
30 4P (D)	Cleaners store
30 5P	D1 Community
30 5P (D)	D2 Leisure
30 6P	Flexible Workspace
30 6P (D)	Plant
30 6P (T4)	PRS Ancillary Use
40 5P (D)	PRS BCH
40 6P	Residents Lobby
40 6P (D)	Studio
40 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



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: meridianonecc@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, Drylining, 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

T: 07761 528 266

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