



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

Meridian One Phase 1A comprises of 301 homes, and this phase is now officially completed. We will be welcoming residents into Skylark House and Fieldfare House soon. Our private and shared ownership sales are nearly 70% sold.

Design work for phase 1B is underway, with construction work to commence by the end of 2026.

Sales & Marketing Suite

The Meridian One Sales and Marketing Suite is Open!

Located just a 2-minute walk from Meridian Water station, the suite is open from 10am to 5pm daily for both appointments and walk-ins.

Site activity

The North Park is complete and open to the public.

The site is scheduled to hand over the remaining 11 units, after which site clearance activities will continue over the forthcoming weeks.

Podium gardens accessible to Meadowpip House, Pipistrelle House, Smallcopper House and Specklewood House are complete and being occupied/enjoyed as weather (or attire!) allows.

The Hoppa Play & Skate Park remains open for families and all to enjoy.

Considerate Constructors Scheme Awards

Meridian One's project team received a Bronze award for recognition of their outstanding efforts in consistently achieving top marks and exceptional performance benchmarked against the CCS's Code of Considerate Practice.

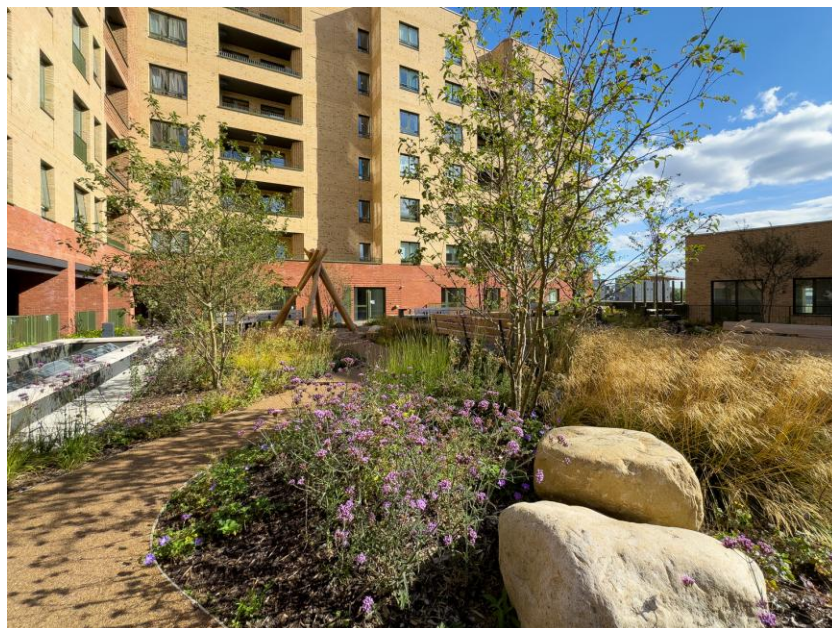
The prestigious annual CCS awards acknowledge construction teams' efforts which have created sustainable and long-lasting value within the communities surrounding them, and their respect of the public, the workforce, and the environment in which they are operating.

Timeline

- As we have now completed construction works on Phase 1A, we have handed over the last homes and will be pulling off Phase 1A site. We will be returning to start enabling works on Phase 1B in the summer of this year, ahead of construction works to commence at the end of 2026. The next Block to be constructed is the tower by the train station.
- The show homes continue to welcome prospective buyers with events run regularly throughout the year and the sales and information centre is available to access to find out more details about the rest of the Meridian Water Regeneration project to be undertaken by Enfield Council.
- The RPZ is in place and all on street parking is 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. Please ensure you park within the terms on the RPZ to avoid a Penalty Charge Notice.

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
*12 months on Shared Ownership homes



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.

Local Community Benefit

Delivering Social Value in our Community

Vistry's social value manager is now monthly from 21 November at Silver Town library to provide residence digital skills and employment and skills support

A Christmas present handout is being carried out in December at Meridian Angel School Party packs will be handed out to Meridian Angel School students on 9 December 2025

An undressed Christmas tree has been donated to the Enfield council Meridian Water team by Vistry and WRC contracts.

Vistry is working with Construction Skills Academy to carry out a job fair q1 2026. Stay tuned for details coming through.

Vistry continues to work with Gold Care nursing home providing activities and digital support to the residents.

Three local students have successfully gained placements at Vistry and we look forward to helping them gain employability skills and industry knowledge to help them to their next step.

For general enquiries about our social value initiatives, contact:

Email: SouthLondonSocialValue@vistry.co.uk

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Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors,

Thank you for your ongoing 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