

# Meridian One Development update

Issue 1 | Spring 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 end of 2024.

Brambling and Greatcrest House were occupied in September 2023.

Block A will be complete by June 2024. This block includes Meadowpip House, Pipistrelle House, Smallcopper House and Specklewood House.

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

### Site activity

- North park. Work has commenced to construct the skate bowl and landscaped gardens.
- New landscape forming new roads, footpaths and planted areas surrounding the next buildings to complete continues.
- Completion of construction works to Redstart House and Darter House new homes.

### Specific item –

- Deep drainage works have been completed and the project has a live connection to the local drainage network.
- The podium gardens accessible to Meadowpip House, Pipistrelle House, Smallcopper House and Specklewood House are complete and ready to enjoy.

## Timeline

- The first homes on the scheme completed September 2023. The next homes are due for completion April 2024. The entirety of phase 1A will complete by December 2024.
- 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 August 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.
- Redstart House and Darter House will be the next buildings to complete with a target completion of Early Summer 2024

## 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](mailto: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 and onsite energy centre.
- Thames Water are the water provider.
- British Gas provide electricity service



# Development Layout Plan

Skate Park –  
August 2024

Completed

Phase 1

Completed

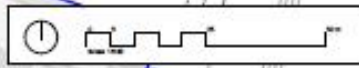
Phase 1B within red  
line boundary to  
commence FY25

KIMBERLEY ROAD

BY LANE

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 BCH
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](mailto:Meridianone@vistry.co.uk)



**COUNTRYSIDE**  
Homes



# Local Community Benefit



## How will the development benefit the local community?

Meridian One has established a social value vision anchored in four key pillars: social cohesion, economic inclusion, health and wellbeing, and environmental wellbeing. Our goal is to guarantee a legacy of positive impact in this area.

Under the guidance of our Social Value Manager, Bryn Parker, and with the collective support of our team, we have achieved outstanding results since the site commenced operations in 2021, some highlights include:

- 504 local residents employed to date.
- £17m spent on supporting local business.
- 851 student interactions via our school's programme.
- 527 hours volunteered supporting local initiatives.

To address the job opportunities presented by the Meridian Water masterplan and tackle the industry's skill shortage, we launched the Enfield Construction Skills Academy. Situated south of the development on Leaside Road, the Academy was established in collaboration with Enfield Council and CONEL (College of North East London) last June. Offering free courses covering a wide range of subjects, the Academy supports individuals in acquiring the necessary skills to enter the industry. To date, 85 local residents have successfully completed courses.

Another significant achievement was the opening of our community garden. Situated behind the Sales and Information Centre and overseen by The Conservation Volunteers (TCV), the garden operates five days a week and welcomes everyone. TCV hosts weekly drop-in sessions along with Green Gym activities, sessions tailored for children under 5, holiday programs, and seasonal family weekend events.

For further information regarding social value activities, please reach out to Bryn via email at [bryn.parker@vistry.co.uk](mailto:bryn.parker@vistry.co.uk)

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