Meridian One
Development update

COUNTRYSIDE Homes

Issue 9 | Autumn 2026



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

Construction across the first phase of Meridian One is complete. Phase 1A has delivered 301 homes, of which more than 90% are affordable. Our private and shared ownership sales are over 80% sold.

Preparations are being made for the next phase of development. Phase 1B will deliver high quality, welcoming homes and public spaces that respond to local needs and support residents to live, work and socialise.

Sales & Marketing Suite

The Meridian One Sales and Marketing Suite remains 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 Enfield Construction Skills Academy – a thriving local training centre where residents and locals can learn new construction skills and be provided with support into construction training and employment.

The Community Garden - a welcoming green space offering weekly Green Gym gardening sessions and recently a proud recipient of the 2025 Green Flag UK-wide Awards.

HOPPA Play and Skate Park – well used and enjoyed by residents and locals. A valued new hub providing a safe space for children, young people and local families to meet and socialise.

Considerate Constructors Scheme Awards

As a member of the Considerate Constructors Scheme (CCS), we aim to be a responsible and respectful neighbour, managing all works safely and to high standards.

Additionally, the Meridian One project team has recently received a Quality Award at the NHBC's annual Pride in the Job awards ceremony, having secured this award each year since the Meridian scheme first commenced on site.. These awards recognise site managers who consistently raise standards and deliver homes of exceptional quality.

Timeline

- Preparations are being made for the next phase of development. Phase 1B will provide approximately 700 homes together with new public spaces and supporting infrastructure.
- The programme will be confirmed as soon as we receive the necessary regulatory approvals.

Enfield Council Community Fun Day!

- Enfield council's recent Meridian Water Community Fun Day was a great success, with children's activities and crafts, face painting and skateboarding workshops to gardening and environmental activities and food bringing together residents, local stakeholders and partners.
- Vistry was pleased to take part in the event, talking to residents about employment, skills, apprenticeships and opportunities in construction, as well as finding out more about what matters to the local community.





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 provide low carbon heating and hot water for your 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.

Meridian One



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 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

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Local Community Benefit

Delivering Social Value in our Community

Since work commenced at Meridian One, Vistry has worked with local partners to create lasting benefits for the local community through employment, skills, education and community engagement initiatives.

The development has supported local residents into employment and training opportunities within construction, including apprenticeships, work experience placement and careers support. Throughout the project, local people have gained valuable industry experience and developed skills that can support long-term career progression within the sector.

We are particularly proud to have supported a local Enfield student who joined Vistry on a two-week work experienced placement during their A-Levels studies. Having impressed the Meridian team, the student was offered paid summer work and later expressed an interest in joining Vistry's RISE Higher apprenticeship Programme. Subject to achieving the required exam results, we look forward to welcoming them to the team in September.

Alongside employment and skills initiatives, Vistry has worked with a range of local organisations and community partners, including the Enfield Construction Skills Academy, local schools and community groups, helping residents access careers information, training opportunities and wider support. We remain committed to supporting local communities as the Meridian Water area continues to grow.

While Meridian One awaits the necessary approvals for the next phase of development, potential employment and training opportunities may become available through our nearby Leeside Road development, including work experience placements, apprenticeships and employment opportunities for local residence.

Vistry's Future Talent team is already preparing for the next apprenticeship and graduate recruitment programme, with new opportunities expected to be advertised in early 2027. We encourage local residents interested in a career in construction to keep an eye on the Vistry careers website for further details.

For general enquiries about our social value initiatives, contact:
Email: SouthLondonSocialValue@vistry.co.uk

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