

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, most of which are complete. The latest homes to be occupied are in Darter House and Redstart House. The last homes under construction in phase 1A are nearing completion, and we will be welcoming residents into Skylark House and Fieldfare House soon. The final homes to be completed will be the townhouses due to complete before the end of 2025.

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 Monday to Sunday for both appointments and walk-ins.

The address is Meridian One Sales and Marketing Suite, Enfield, N18 3HF.

Site activity

The North Park is now complete and open to the public.

Construction works on going to the south of the site as Skylark House and Fieldfare House near completion.

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

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.

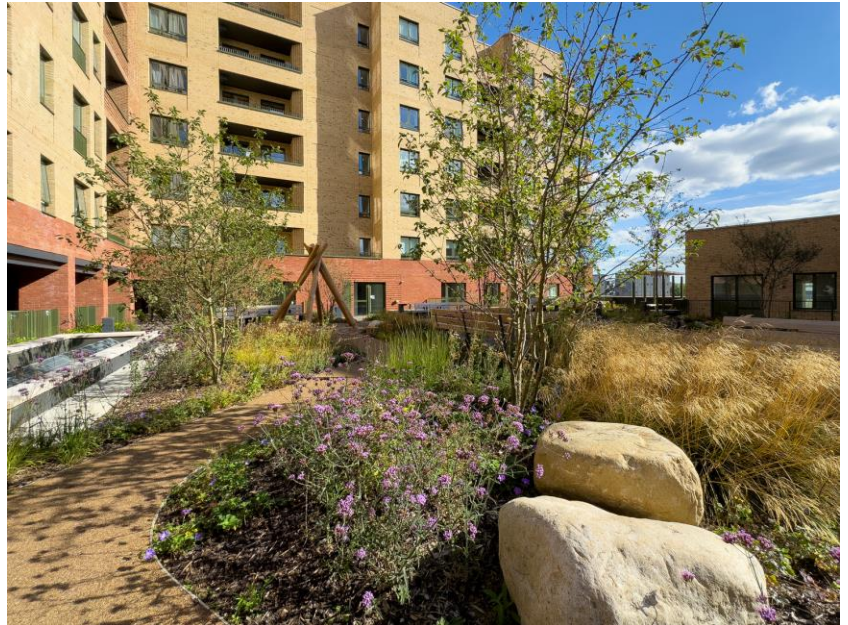
The prestigious annual CCS awards acknowledge construction teams' efforts which have created sustainable and long-lasting value within the communities surrounding them, and their respect of the public, the workforce, and the environment in which they are operating.

Timeline

- The first homes on the scheme completed September 2023. We have now seen Block A fully completed. The entirety of phase 1A will complete in Autumn 2025 when the townhouses in the E block will complete.
- The show homes are 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 skate park is also now open to the public 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 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



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



COUNTRYSIDE
Homes

Local Community Benefit

Hoppa Play & Skate Park

Cllr Ergin Erbil, Leader of Enfield Council, attended the grand opening of Hoppa Play - Meridian's play area and skate park on 17th April. The launch was attended by the local community with many families enjoying the new skate park and play area. Exceptionally designed by HTA Designs with accessibility and inclusivity in mind, we are pleased to have delivered this brand-new play space for the local community to enjoy.



Delivering Social Value in our Community

The Conservation Volunteers (TCV) Meridian One Community Garden opening hours are:
Monday to Friday, 9am – 5pm (spring/summer only) - there is lots on offer in the garden - come along and get involved.
Wednesdays & Thursdays – Gardening Green Gym 10.45am – 2pm no experience or knowledge necessary, just a willingness to learn!
Hours can change due to the nature of works in the garden, please check google maps for up-to-date timings

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: meridianonecgv@tcv.org.uk or visit: tcv.org.uk/London/Enfield or follow:

Instagram: @tcvenfield

Facebook: TCV Enfield

Since its launch in July 2023, the Enfield Construction Skills Academy has seen 1,187 course enrolments, with at least 236 of those undertaken by local residents. The Academy continues to offer a wide range of introductory courses designed to help individuals gain hands-on experience and explore careers within the built environment. Current courses include: Bricklaying, Carpentry, Plumbing, Air Source Heat Pumps, Solar Thermal Photovoltaic, External Wall Insulation, DIY, Painting and Decorating, Drylining, and Green Skills.

To learn more about the courses and opportunities available, we encourage you to drop in and speak with the Project Manager, Maxine Williams, at:

Enfield Construction Skills Academy, Leaside Road, London, N17 0XR

Or visit: capitalccg.ac.uk/skills-academies/enfield-construction

At Meridian One, one of our key priorities is to create and sustain meaningful employment opportunities for local residents. To date, 653 local people have secured roles on the Meridian One construction project. Vistry Group remains committed to supporting local employment across our London sites.

Our Employment and Training Manager, Jana Spakova, regularly attends local careers fairs to promote job opportunities across our projects. She will be present at the upcoming Enfield Recruitment Day on 5th June at Southbury Road Leisure Centre. Free tickets are available via Eventbrite for those wishing to attend.

To explore current employment opportunities at Meridian One, feel free to get in touch:

Email: jana.spakova@vistry.co.uk

For general enquiries about our social value initiatives, contact:

Email: SouthLondonSocialValue@vistry.co.uk

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