

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. Our private and shared ownership sales are over 60% sold.

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 Tuesday to Saturday for both appointments and walk-ins.

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.

The newly opened Hoppa Play & Skate Park launched in April and is open for families 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.

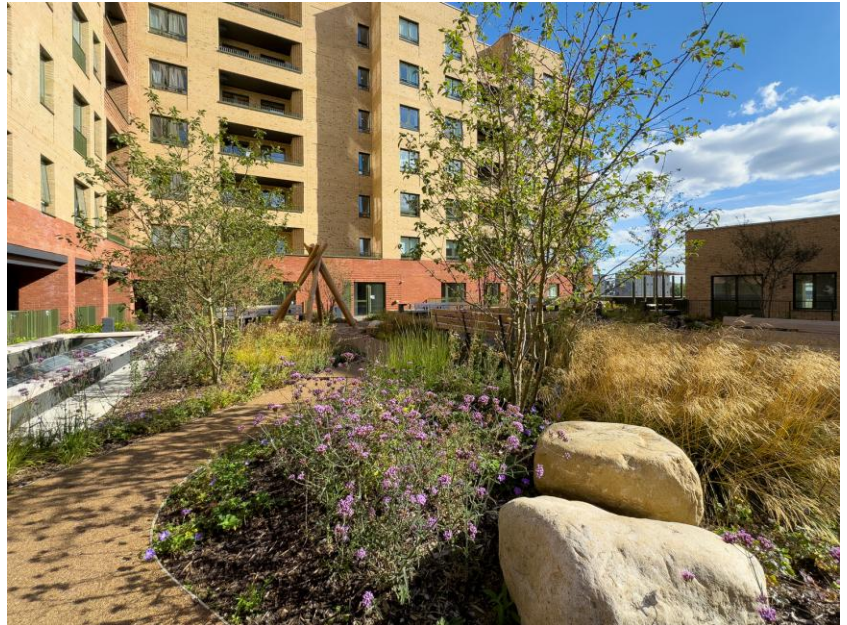
The prestigious annual CCS awards acknowledge construction teams' efforts which have created sustainable and long-lasting value within the communities surrounding them, and their respect of the public, the workforce, and the environment in which they are operating.

Timeline

- You will notice a slow down in site activity meaning we are nearly complete with the construction on Phase 1A. We are completing the final homes to the south of the site, and these will be ready for occupation before the end of 2025.
- 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 now in place and 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. 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



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

Celebrating Community

On 4th September, Enfield Council proudly hosted the Enfield Community Chest Grant Funding Awards celebration, recognising 24 Edmonton-based organisations that secured a share of over £330,000 in funding. These grants support impactful local projects across sports, education, creativity, training, and wellbeing.

The event was attended by Cllr Tim Leaver, Lead of Enfield Council and Perry Scott, Chief Executive



Delivering Social Value in our Community

The Conservation Volunteers (TCV) Meridian One Community Garden offers opportunities to get involved in gardening, grow fresh fruit and vegetables or help decorate the space - 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 259 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

Digital Skills Workshops

The Social Value Manager is running digital skills sessions with Murrayfield Homes at Meridian Water. These workshops are helping residents build confidence and independence in using everyday IT.

Singing & Reading Days

Monthly singing and reading days have been arranged by the Social Value Manager with Meridian Angel School at Murrayfield Care Home. These sessions are much loved by residents, bringing joy and connection across generations. Meridian Angel School also runs volunteer reading sessions – a wonderful opportunity for anyone who would like to spend time reading with children.

Volunteer Days in the Community

Staff and supply chain partners joined forces at Pymmes Park and the Meridian Water Community Garden. Together, they cleared gardens, built log piles, and helped rejuvenate green spaces for local people to enjoy.

For general enquiries about our social value initiatives, contact:

Email: SouthLondonSocialValue@vistry.co.uk

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