THE KNOLL
COMMUNITY LED RESIDENTS ASSOCIATION FOR THE KNOLL

52nd Annual General Meeting

Thursday 19 November 2026 | 7:30 pm
St John’s United Reformed Church, Lynwood Grove, Orpington

AGENDA

	Business	Time
1	Welcome and introductions	5 min
2	Approval of minutes of the 51st AGM (available on KRA website)	2 min
3	Election of Committee: Stephen Sangster, Malcolm Stoodley, Nick Baker, Duncan Garrett, Shirley Sinclair, Fiona Tolmie and Ravi Ramanuja	3 min
4	Treasurer’s Report – Malcolm Stoodley: accounts approval and reappointment of Brian Pow as Independent Examiner	5 min
5	Chairman’s Statement – Stephen Sangster (printed overleaf)	—
6	Safer Neighbourhood Police Team – PCSO Nicky Durmaz and PC Mathieu Smith; update and Q&A	15 min
7	Ward Councillors – Simon Fawthrop, Tony Owen and George Barnes (subject to confirmation); update and Q&A	15 min
8	Thomas Turrell AM – London Assembly Member for Bexley and Bromley; update and Q&A	15 min
9	Gavin James – Hillview Hollow community garden update	5 min
10	Gareth Bacon MP – residents’ questions and answers	25 min

TREASURER’S REPORT | YEAR ENDED 30 SEPTEMBER 2026

Income / expenditure	2026	2025	2024
Advertising	1,406	964	1,370
Quiz nights	327	887	1,135
Residents’ donations	2,631	1,112	2,116
Sundry income	—	—	70
TOTAL INCOME	**4,364**	**2,963**	**4,691**
Publishing costs	1,185	870	1,040
Insurance	169	134	126
Event expenses	2,294	599	2,074
Small equipment	—	—	352
Crime Panel	—	—	98
Website	288	—	91
Card reader and transaction fees	—	—	20
Charitable/community donations	817	179	—
Sundry expenses	—	—	22
TOTAL EXPENSES	**4,753**	**1,782**	**3,823**
SURPLUS / (DEFICIT)	**(389)**	**1,181**	**868**

Assets / reserves	2026	2025	2024
Current account	3,261	3,650	2,469
Deposit account	868	1,088	1,262
TOTAL CURRENT ASSETS	**4,129**	**4,738**	**3,731**
Defibrillator fund (provision)	(868)	(1,088)	(1,262)
NET ASSETS	**3,261**	**3,650**	**2,469**
General reserve	3,261	3,650	2,469

For approval: annual accounts and reappointment of Brian Pow as Independent Examiner of Accounts.

CHAIRMAN'S STATEMENT

Five Years On...

As I complete my fifth year as Chairman, I'm sorry not to be with you tonight, but leave you in Malcolm's capable hands to chair the meeting. What an opportunity to reflect on everything we've achieved together!

I became Chairman as we emerged from COVID, having seen neighbours support one another through difficult times. I wondered: why should it take a crisis to bring out that community spirit? Could we make it part of everyday life?

My ambition was for KRA to remain a strong voice protecting our neighbourhood, while becoming something more: a community where neighbours know one another, look out for each other and feel empowered to make things happen. Five years on, we have so much to celebrate.

Giving residents a stronger voice. In the last two years alone, we've held 38 community polls and consultations, attracting over 8,000 responses on issues from bonfires and parking to policing, planning, road safety and the High Street. We've also hosted hustings for both council and parliamentary elections, attracting residents in person and thousands of views online. It's wonderful to see such strong engagement in local democracy, reflected in our ward's consistently high election turnout. We've strengthened relationships with councillors, our MP and police, while residents' road safety concerns have recently reached City Hall and the Metropolitan Police Commissioner.

Making our neighbourhood safer. Our Crime Alerts network is a modern-day Neighbourhood Watch, connecting residents with police and contributing to numerous successes. In the last month alone, these included arrests relating to parcel theft and an operation uncovering over two million illegal cigarettes, resulting in three arrests. We've raised £7,850 for three community defibrillators and helped train hundreds of people. Our Community Speedwatch initiative combines roadside monitoring sessions with automated speed monitoring established by a resident.

Standing up for our neighbourhood. We've challenged inappropriate planning and licensing proposals. Recently, we alerted the Council to unauthorised development at Priory Lounge and, alongside councillors, objected to a proposed live music venue threatening disturbance to nearby Knoll homes. The licensing application was subsequently refused.

Keeping everyone connected. Nearly 1,000 residents have joined our WhatsApp network, with groups covering everything from crime alerts and local recommendations to gardening, wildlife, history, cooking and general neighbourly chat. These groups help residents share information, exchange advice and build friendships around common interests. Our Facebook following exceeds 1,500, while our website and Knoll Beacon email updates provide further ways to stay informed. Thanks to 50 fantastic volunteer road wardens, our newsletter reaches 2,000 homes three times a year, ensuring residents can stay connected whether through social media, email or print.

Bringing people together. Our weekly walks explore different places, connecting neighbours, encouraging exercise and creating friendships. Our popular monthly quiz nights bring people together while raising money for charity. Alongside ChitChat gatherings, these activities help reduce isolation and build a genuine sense of belonging.

Creating memories and traditions. We've celebrated national milestones and even broken a world record for the largest human image of a crown. Our outdoor cinema, Halloween Trail, Advent Trail and solstice walks bring generations together. This year around 500 residents gathered for the solar eclipse, we celebrated our tenth outdoor cinema screening, and nearly 50 homes welcomed hundreds of children on the Halloween Trail. Residents donate decorations for our community Christmas tree, while after Christmas, real trees are collected and repurposed as wildlife habitats in local woodland. It's village life in suburban London!

Neighbours helping neighbours. Our Recommendations group has fielded 319 requests, with 93% receiving helpful information — from finding a plumber to repairing a mahogany chair! Our Sharing groups have recorded 4,150 offers of items, including 1,315 in the past year alone, from furniture and appliances to books, clothing and children's equipment finding new homes. Neighbours have also made 413 requests to borrow items, without a disagreement or failure to return anything coming to my attention. That trust is precious. It's reflected in everyday kindness, such as neighbours providing essentials when a local foster carer welcomes new children. We've supported Bromley Mind's allotment with donated materials and labour, and introduced a thermal imaging camera for residents to borrow, helping identify heat loss, save money on energy bills and reduce their environmental impact.

Empowering residents to act. A small committee couldn't, and shouldn't, organise everything. Increasingly, we connect people and help residents lead, from a resident-run whisky group and free health seminars to environmental talks with Bromley Cleaner and Greener. Residents are transforming Hillview Hollow into a community garden, raising £1,025 in just 34 hours. An appeal from a Ukrainian resident inspired regular litter picks. Our new Knoll ELVES network has attracted 86 volunteers, offering their time and skills for community activities and practical help without joining a committee. When Waldo Road recycling centre closed, we arranged fortnightly Norris Skips collections for a period. Sometimes it's as simple as neighbours directing traffic around a sinkhole until help arrives. We're not simply identifying problems; we're solving them together.

Supporting our High Street and good causes. Our On the High Street initiative now connects over 50 local businesses directly with residents, helping people get to know the owners behind their local shops and services. We're seeing special discounts, new relationships and additional business generated through these connections. We've also raised thousands for charities and community projects, including CASPA and, most recently, around £1,200 for The Maypole Project.

Securing our financial future. We've replaced time-consuming door-to-door membership collections with voluntary donations and advertising. As Malcolm will explain, KRA is in good financial health. But we're not here to accumulate funds; our principle is to reinvest what we raise so residents see the benefits as quickly as possible.

Looking ahead, I hope we continue protecting our neighbourhood, strengthening friendships and empowering residents. My heartfelt thanks to our committee, volunteers, sponsors and supporters, especially Chris as she steps down as Secretary. Congratulations also to Malcolm on his recent well-deserved Mayor's Volunteer Award.

Our greatest achievement isn't any single event or project. It's building a community with the connections, confidence and collective strength to make things happen for itself. That's something we should all be immensely proud of.

Stephen Sangster | Chairman, Knoll Residents Association