

Knoll News



Welcome to the Autumn/Winter 2021 edition of *Knoll News*!

I am sure you will all agree, summer was over too quickly, with not enough sunshine and warmth. But this season too is one to enjoy as the nights draw in, the colours change, and we start to prepare for Christmas. Yes, I already said Christmas!

But before we do get to Christmas the KRA have so much to report on. There is a large focus on crime in this issue as it is clear from our residents and recent experiences that this is a large concern for us all. Please do take some time to share your views with us on this matter. Much of this will of course be discussed at our upcoming AGM. After turning to our Facebook Community for a vote on what would suit our residents we have decided once again to have our AGM virtually via the Zoom platform, so have included the details you will need to join this important event.

We've had some personnel changes in the KRA and sadly had to say goodbye to *Lee Kendall, Anika James, and Brian Wilkin*. Lee was our Chairman, and oversaw many positive changes to the KRA in the last few years. Anika was at the forefront in representing residents' views on all matters planning, not least the significant Walnuts development. Finally, Brian filled the Crime role, providing a vital link to our Safer Neighbourhood teams. I would like to thank all three for their sterling service to the KRA. I am pleased to say we also welcome three new members into the family: *Nick Baker, Tim Webb and Brian Bates*. Going forward, we are considering structuring ourselves up in a more dynamic manner by removing many of the dedicated committee roles. The idea is to have a more collective assembly of member residents to jointly and systematically, address the issues and opportunities in The Knoll. More details will be shared at the AGM for your input, but if you like the sound of supporting your neighbourhood in this way please get in touch – the more in the team the merrier!

We have once again been able to secure advertisements from local businesses to enable us to bring this newsletter to you. We trust you will enjoy this issue, and we look forward to seeing you at the AGM.

- Carol Bisley on behalf of the KRA Team

Knoll Residents Association – 47th Annual General Meeting

As notified to residents on Facebook and in *Knoll News* earlier this year, the date for this year's AGM is **Tuesday 16 November 2021** and will be held online using Zoom. Please do join us online if you can (details below). **The meeting will open for attendees to join at 19.30** allowing time for everyone to sort out their technology, with **formal proceedings commencing at 19.45**.

Agenda Tuesday 16 November 2021 - 7.45pm

- 1) Welcome and introductions from the Treasurer
- 2) Approval of minutes of the 46th AGM (copies will be available on our website at <http://kra.org.uk>)
- 3) Election of the Committee (nominations welcome)
- 4) Treasurer's report and the Association's accounts to 30th September 2021 (Copies to be made available on our website)
- 5) KRA constitutional amendment
- 6) Guest Speakers
- 7) Questions from residents

You can join the AGM from your computer, tablet or smartphone using the Zoom app, or by visiting zoom.us in your web browser.

Select "Join Meeting" and enter **Meeting ID 259 113 3136**

Alternatively, use the link below or scan the QR code

There is no password

<https://zoom.us/j/2591133136>



Autumn on The Knoll
– Carol Bisley

Amendments to the constitution

The KRA has been funded since it was founded in 1976 by subscriptions; the current suggested subscription being £1 per adult member of the household. The subscriptions have typically been collected by road wardens calling on members in the road they administer or otherwise by residents dropping the subscription off through the road warden's letter box. However, residents seem reluctant to drop subscriptions off and in the post Covid climate Road Wardens are reluctant to ring doorbells to collect the subscriptions.

The likelihood of subscription income in the next financial year falling significantly has required an urgent rethink into the funding of the association. Advertisements now feature in the Knoll News (KN), as evident from the recent editions. The revenue from these adverts almost covers the printing costs of each KN, but additional funding is still required to cover the other overheads of the KRA. Various options are being explored, including expanding the advertising space and requesting voluntary donations from residents, possibly capped at the familiar rate of £1. We are hopeful that this will raise enough funds to cover the shortfall, whilst at the same time being administratively significantly less complex.

To reflect this the KRA constitution needs to be amended. These will be put to the members at the AGM who need to vote their approval for these changes to be adopted. *The existing and suggested amendments can be found on the next page...*

Proposed Amendments to the KRA Constitution (continued from front page)

Existing constitution

Membership

Membership shall be open to every adult resident of the area defined above, upon payment of the annual subscription, save that the Committee may, at their discretion and without reason given, and subject to appeal at a general meeting, have power to refuse membership to any person.

Subscription

Each member will pay an annual subscription of such a sum as shall be agreed at the Annual General Meeting (AGM); the sum may be reduced for any category of member which may be decided at the AGM.

Finance

The financial year of the Association shall end on 30 September.

The Treasurer shall arrange the collection of all the subscriptions of the Association and shall deposit them and such other moneys as may be received by the Association in such a bank account as the Committee shall determine.

NB. Abridged here for space reasons to show just the items subject to change.

Suggested revised constitution

Membership

Any resident of the area defined above is automatically a member of the Association, unless they notify a member of the committee that they wish to opt out. The Association reserves the right to exclude any resident from membership wherever the committee sees fit.

Subscription

Section removed

Finance

The financial year of the Association shall end on 30 September.

The Association shall be financed by any means it so determines from time to time and the Treasurer shall deposit any monies so received by the Association in such a bank account as the Committee shall determine.

Priory Live Returns! – Stephen Sangster



It was great to see many Knoll families enjoying Orpington's biggest music festival in Priory Park.

The event, held on 7th of August, had 10 hours of non-stop music from local artists new and old! It was headlined by *Toploader* who have sold millions of songs worldwide and had everyone "dancing in the moonlight". There was plenty to enjoy besides the music with a wide selection of food outlets and creative stalls in addition to a BBC Upload stage which featured poets, comedians, and playwrights.

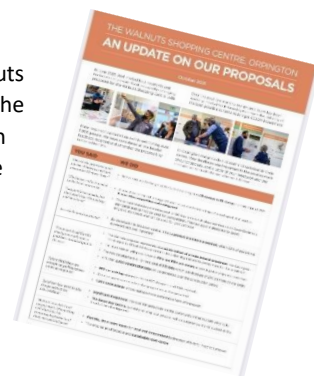
Looking forward to Priory Live 2022 already!

Planning Update

In the Summer 2021 edition of *Knoll News*, we featured the results of a Facebook Poll regarding the Walnuts Development plans which is a subject that we know many residents have views on, both for and against. The biggest single thing that concerned residents was the height of the development, and in response, updated proposals have been announced including a "25% reduction" to the number of floors.

Areli Real Estate say that they are "hoping to submit a full planning application by the end of this year", so there should still be time for you to make your views known.

To see the latest on the walnut's development proposals, visit thewalnutsorpington.co.uk and click on the "News" link.



Film about the History of The Knoll – by Orpington Video & Film Makers

Orpington Video & Film Makers was formed in 1958 as *Orpington Cine Society*. It grew to become one of the leading amateur film making clubs in the UK, whose members have won many national and international awards. OVFM is still going strong, although we are always looking to welcome new members.

Over the years, OVFM members must have made thousands of films but sadly, although we still have many, most of the older ones shot on 16mm film, 8mm films, video & Hi-8 no longer exist. In 2009 we received a Lottery Grant to create a digital archive of our films so that they can be used in club evenings or for shows that we give. There are over 900 films in the archive in a variety of categories – drama, comedy, animatics, special effects, films to music, newsreels, travelogues & documentaries.

Among the documentaries, there are several that are of historical interest, and a few years ago we gave a public show that we called "*Old Orpington and the Surrounding Areas*". This was very well attended, and we decided that we ought to make a film about the history of Orpington itself since Saxon times.

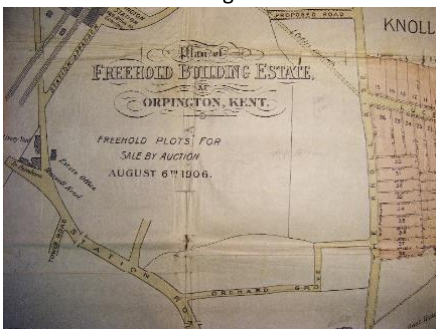
We soon realised that this would be a massive topic that would take a long time, so we have been making shorter films about various specific aspects of the history of Orpington, and there are now several of these in our archive.

However, the idea of making a film about the history of Orpington remained, and I decided to have a go at a more manageable film about the history of a specific part of Orpington – *The Knoll*.

The source of much of the material was the talks about the History of the Knoll given by local historian Geoff Copus, who sadly never saw the film as he died before I had started to put it together.

The film is 18 minutes long and **an extract will be shown at this year's KRA Annual General Meeting.**

You will be able to see the full film in OVFM's Spring Show on **25th March 2022** in Orpington Methodist Church.



ovfm.org.uk



Focus on Crime! If you are a member of our Facebook group, it probably won't have gone unnoticed that we have seen an uptick in vehicle and 'shed' crime being reported in the Knoll in recent months. This is reflected in the latest crime stats that show these two types of crime now account for around two thirds of crime committed in our ward. We wanted to go beyond the statistics in this edition to bring to life the human stories that sit behind the numbers and highlight some practical steps you can take. Take a look at the 10-point checklists and think about what you can do to avoid being the next victim!



(from left to right) The KRA's Stephen Sangster, Brian Bates and Miriam Harries meet PCSO Colin Bisset

Shed Burglarly – *Stephen Sangster*- I just happened to look out the window before bed one Sunday and spot an intruder running down the drive. I gave chase not realising that another intruder had made over the back fence with some loot from my shed! The police attended with a police dog but were unable to locate the suspect on this occasion. I invested in a remote CCTV camera (Brand: Cooau & £60 on Amazon – it works brilliantly), a new lock for our side gate, and better security lighting. This gave me some reassurance and I think certainly helped when the intruder was spotted returning one week later but this time left empty handed.

Vehicle Crime – *Brian Bates* - 'twas the night before Christmas... just before midnight in fact, on Christmas Eve 2020, and for a change we were reasonably well organised. Aside from it being a strange "lockdown Christmas", all was good, and I was feeling quite relaxed.

"Lockdown Christmas" meant there was a little less preparation required for us that year. A wider-family Christmas Day was postponed and so, just for a change, it meant we were about to go relax in front of the TV with a glass of wine before finally heading to bed, rather than doing our usual final preparations that would see us still up well beyond 2am! As I went to check the front door was double-locked, I didn't realise, that my relaxed mood was about to change. Unbeknown to us, less than an hour earlier, there had been a visitor, and it wasn't Santa or his elves. For whatever reason, I opened the front door and looked outside at the last midnight sky before Christmas.



Twelve days of Christmas!
Reflecting the Christmas lights, the day we got it...
But just 12 days later, it was gone.

I looked around and what I saw took a few seconds to sink in. My brain was telling me there was something wrong, but I don't think I immediately wanted to consciously understand what it was. I felt confused. I distinctly recall trying to make sense of it, as in my head I started

to fabricate a reason... trying to put myself at ease... that everything was ok... but it wasn't. A new urgent thought interjected, telling me that I shouldn't be seeing the stone paving of my driveway, and that what I *should* be seeing was... No...! Reality and realisation came crashing through the fog in my head... SOMEBODY HAD TAKEN OUR CAR!

My neighbour's CCTV revealed that at 11:11pm, around 50 minutes before I looked outside, a "hooded man" had walked down the road, straight to my car sitting on the drive, and simply got in and driven off. That was it. No fuss. No drama. He just got in, backed slowly and carefully out of the drive, and was gone. Like it was his. Like he had a key. Obscured from the CCTV by a bush as he opened the (formerly locked) door, we'll never know precisely *how* "he" did it, but **it took just 19 seconds from the point he set foot on the drive, to the moment he started to reverse our car out of it. NINETEEN SECONDS!** That's almost certainly less time than it has taken you to read this paragraph.

In common with many modern cars, ours had "keyless entry" which I have come to refer to as "convenience theft". We had heard, *and heeded* the warnings, and at the time ours was stolen we had the keys in "Faraday pouches" (designed to cut out the radio waves from the keys) to prevent "relay theft". *Relay theft* is where one person stands near the house and uses a device to amplify the signals being emitted from the keys located within. These signals are relayed to another person with a second device that can then unlock and start the vehicle.

Maybe ours was a relay theft. Maybe not. What I now know is that **Faraday pouches are not always 100% reliable** and sometimes can still "leak" the signal, so you should not rely on them as your *only* additional security measure if your car has this feature. Among other physical measures, I would also now recommend a "Faraday box" where the keys go (still in their pouches), as an extra barrier to the signal. Regardless, you should always keep your keys well away from the front, or other accessible parts of the house, to reduce the chance of the signal being relayed.



Keyless entry to make life easier

In spite of Ford's advertising, Keyless entry has definitely not made my life easier!
It does however appear to have made life easier for the car-thief.

Some would call it paranoia, but I'm now far more knowledgeable than I ever wanted to be on car security. Adding further protection also adds inconvenience and expense, but I prefer that, to potentially dealing with the loss of another one. We considered adding security bollards in the drive but decided against on the grounds of cost; for the money I wanted something that would also protect the car when it was *not* at home.

Instead, I investigated additional *layers* of security that would be effective no matter where the car was. I won't detail exactly what additional measures we chose to add, but I can say that I added more than one. For starters, physical security can come in the form of **steering wheel locks, and pedal locks**. I particularly like the pedal lock idea because it forces the thief to work in a confined space (crouched down in the footwell), which makes them more vulnerable, as they cannot keep a lookout as they "work". **If you can prevent the brake pedal from moving on a modern automatic, the car is immobilised as it cannot be started!** Block the accelerator or the clutch on a manual car, and it's not driveable. Large steering locks make for a good visual deterrent, but it seems that the ones that appear to perform best are also heavy and bulky to store!

- Shed / Garage crime**
1. Cover windows so thieves cannot see inside
 2. Invest in a good lock and make sure it is used
 3. Lock any expensive items in your shed/ garage to a robust fitting
 4. Purchase a shed/ garage PIR alarm c.£15
 5. Ensure any side gate has a good lock
 6. Remove any items that could be used to force entry - loose bricks/tools, etc
 7. Add appropriate security lighting
 8. Remove bins / structures that may be used for 'leapfrogging' over fences/ gates
 9. Keep tools and other valuable items in a locker-box
 10. Property mark expensive items

- Vehicle crime**
1. Remember to lock the car!
 2. Never leave engine running and vehicle unattended
 3. Remove valuables from the car
 4. Keep car keys out of reach and hidden in the home
 5. Use a Faraday pouch or Faraday box for 'keyless' cars and keep it away from front of the house
 6. Add security lighting where your car is parked
 7. Use a steering lock and/or gear/pedal clamp
 8. Install CCTV system pointed on your car
 9. Add a car alarm, immobiliser or tracking device
 10. Etch the car's registration number onto the windows

The **Onboard Diagnostic (OBD) Port on modern vehicles is also a vulnerability**. A thief, equipped with a small and easily obtained piece of electronics, who has gained access to the interior of your car, (such as by breaking a window) can plug it into the OBD port and use it to disarm the alarm and “clone” your key, to defeat the immobiliser, even without the original key being present. If the car has push-button start, it can then be started. An OBD port lock, or OBD immobiliser are ways to protect against this form of attack.

An additional engine immobiliser and/or alarm can be fitted to work alongside, but in addition to, the OEM (factory fitted) system that is sadly all too easy to bypass in a “relay attack” or via the OBD port.

Don't think to yourself "Why should I worry...? The insurance will cover it!"

Your standard Motor Insurance will *almost never* cover the full cost if your vehicle is stolen. You can of course additionally purchase GAP insurance to cover such shortfalls, but nothing covers the emotional cost, nor the cost in your time and the inconvenience.

Taking everything into account, even with fully comprehensive insurance from a reputable insurer, and a second-hand car I'd owned less than two weeks, my loss overall was around £2000. And that makes me one of the lucky ones!

No security is perfect, and any measures can be defeated given enough time, but I know that I have done almost everything I can to keep my car from being stolen. Yes, that added security has come at a price, (and insurers generally don't reduce premiums, even if you invest in greater security), but *it has cost me far less than if the vehicle were to be stolen again.*

Importantly it gives me some peace of mind.

A would-be thief who manages to bypass the original equipment might then still trigger the additional alarm and remain thwarted by the second engine immobiliser.

A monitored tracker can be fitted. A monitored tracking device doesn't come cheap, and normally incurs a subscription fee, but it does improve the chances of rapid recovery. Our local PCSO, Colin Bisset, explained that in the event of a tracker being “activated”, detection equipment on some patrol cars will automatically alert an officer driving within the locality. Police can then home-in on the vehicle, which will often have been left parked-up on the road for a few days after being stolen, to see if it is being tracked.

When at home, additional PIR security lighting on the drive, and CCTV can of course act as a further deterrent.

Every additional layer of security added, increases the time taken to steal the car, and the thief knows it also increases the chances of them being caught.

Without a doubt, physical security measures will sadly also add to your everyday *inconvenience*. I'd prefer that we didn't have to do these things. I had believed that nobody would want my “second-hand family car” in a residential area sporting many newer and more expensive vehicles.

I don't want it to happen to me again and I also don't want it to happen to you. I would strongly advise that you think about improving your vehicle security; especially if it has keyless entry.

I hope that the only visitor you have late on Christmas Eve this year, will be dressed in red and bring you everything you need for a happy, peaceful, *and secure* Christmas!



Catch them if you can! Autumn spider's web
- Carol Bisley

Petts Wood & Knoll Safer Neighbourhood Team

Introduction from PS Alice Hammick-Smith 136SN



Hello,

I just wanted to take this opportunity to introduce myself as the new sergeant for the Petts Wood and Knoll area.

I have been a police officer for seven years, spending the first two working predominantly in emergency response policing in Croydon. For the last five years I have been working as an investigator on the Child Abuse Investigation team. I am looking forward to my new role as a Sergeant on the safer neighbourhood team.

The team will be working around tackling any violent offending on the ward; although Petts Wood has low levels of violent crime, attention will be paid to public space safety, alcohol & drugs fuelled violence and any anti-social behaviour linked to violence. As a team we will also be prioritising burglaries and motor vehicle crime in the area through crime prevention advice and continuing patrols on the ward.

If anyone has any concerns or needs to speak to the local designated ward officer, please contact us at:

SNmailbox-PettsWoodandKnollSNT@met.police.uk

or on 020 8721 2609



Use this qr code to easily add these contact details to your phone.

Local Crime Update - PCSO Colin Bisset

Good to see that our figures remain low, however now that we have gone into our darker evenings and people are now leaving their properties, we anticipate that our burglary figure will increase. Again, we highly recommend that *light timer switches* be purchased, and should buildings be left unattended, that lights are left on.

Vehicle crime continues to be the main criminal activity as our figures show. This is not because Petts Wood & Knoll is being targeted; it's probably because the criminal is looking at our next most expensive assets (other than our property) so again caution should be given.

Faraday Pouches / Steering Wheel Locks or Gear Change locks should be looked at. Of course, use common sense in not leaving any valuables in the car or (worst case scenario) on display, especially when we start to get out and about carrying our Christmas Shopping.

Crime figures, Petts Wood & Knoll

	14 Sep to 8 Oct	15 Aug to 14 Sep
Criminal Damage	1	0
Burglary	1	1 (Shed)
Attempted Burglary	1	1
rugs	0	0
Public Order	0	0
Robbery	2	0
Theft	0	0
Theft from Motor Vehicle	3	7
Theft of Motor Vehicle	5	2
Vehicle Interference	1	1
Common Assault	1	2
Shoplifting	0	0
Grievous Bodily Harm	1	2
Theft Of Cycle	0	1
Possession of Cannabis	1	0
Affray	0	0
Actual Bodily Harm	0	2
Making Off	0	1

CONTACT



The contact details for specific KRA officers & committee members are:

Treasurer Ian Black kra.treasurer@gmail.com

Secretary Miriam Harries 07539 069756 kra.secretary@gmail.com

Membership Anne Dungan 820987 knollra.membership@gmail.com

Planning kra.planning@gmail.com

If you can assist the KRA in any way, please contact us. We are always happy to welcome new members to the team.

Knoll News Editor Stephen Sangster, Brian Bates

Knoll News Advertising Malcolm Stoodley

Knoll News Distribution Nick Baker

KRA Website kra.orp.org.uk

KRA Facebook Group

facebook.com/groups/knollresidentsassociation

Admins: Stephen Sangster and Carol Bisley

Community

Facebook Update – Carol Bisley



The *Knoll Residents Association* Facebook group has been used for such a variety of articles in recent weeks ... from crime reports, job adverts, resident requests for recommendations, and discussions around what is happening in our area. Please do join in the community, as this is *the place* where we can all share important information quickly and easily with other residents.



Immediately following each edition of *Knoll News*, we have seen a rise in the number of members, so come join us today. At time of writing, membership stands at over 580. It would be great to reach that magic **600** number before our AGM.

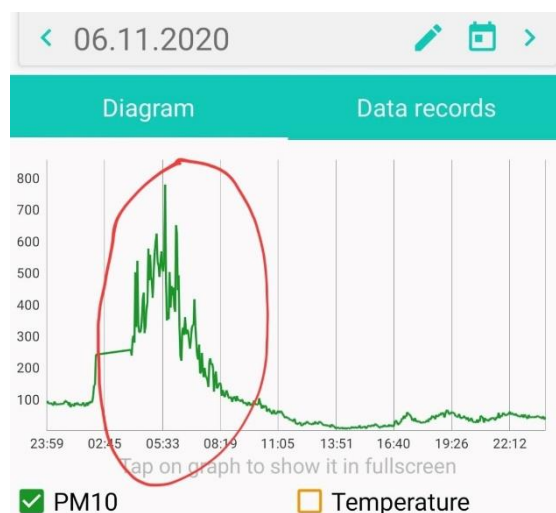
Environment

Air Quality – Tim Webb

As we go to press, it is Guy Fawkes time again, so I thought it would be a good idea to remind people of the problems, and pollutants caused by local bonfires.

Once a bonfire is lit, particles become suspended in the air and are often carried a long way from the source; in some cases, depending upon the wind direction and wind speeds, up to half a mile away.

In some cases, even further!



This is a graph of Particulate Matter (PM10) pollution readings from last year in the Knoll. The worst pollution occurred on November 6th, as particles from bonfires and fireworks travelled over our area from the night before.

It took until the afternoon, before the local air quality returned to normal healthy levels.

So, what I would ask people is to please bear this in mind.

As you read this, it's probably too late for this year's bonfire celebrations, but what seems to be a better idea perhaps is to attend a local officially organised bonfire and fireworks event and, throughout the year, to avoid having bonfires in your garden.

This would be far better for the local air quality and fairer on your neighbours.

Please note - Information on items and activities, and advertisements included in this newsletter and/or on our website are as received by the Knoll Residents Association.

The KRA is not responsible for these items or activities, nor is it responsible for any advertised product or service and their inclusion does not constitute an endorsement of the information, service or product offered. **Thank you**

Our newsletter is delivered to over 1,500 households in the area.

If you would like to advertise or have any articles or news snippets that you would like to share, or details of any forthcoming courses, events or talks that you would like publicised in the next edition, please email

knollnews@gmail.com



Could you be the next Chairperson or Treasurer of the KRA?

Our Treasurer, and a former Chairperson of the KRA, *Ian Black*, has been diligently performing the role for a number of years but has said that he will be stepping down after the AGM. If you would be interested in assisting the KRA as treasurer in future, please contact us!

With *Lee Kendall* stepping down as KRA Chairperson after successfully leading the KRA through changes these past few years; not least being those brought on by covid; we are also looking for an enthusiastic and forward-thinking person to fill this role and help us continue to grow.

We thank both Ian and Lee for their dedication and stewardship.



Standing together as one! Toadstools on Broomhill Common
– Steve Sangster

SUPPORT LOCAL



Please support our local businesses! We would like to thank the local businesses who have kindly sponsored this edition of *Knoll News*, so that it can be **printed and distributed at no cost to you.**

Look out for offers to members of the Knoll Residents Association

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