

**FW: Victoria Hall [ACS-ACTIVE.FID5909434]**

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**From** Melanie Palmer <mpalmer@oakhamtowncouncil.gov.uk>  
**Date** Wed 06/05/2026 18:28  
**To** Paul Ainsley <painsley@oakhamtowncouncil.gov.uk>

Melanie Palmer  
ROL House, Long Row, Oakham, LE15 6LN  
T: 01572 723627 | e: [mpalmer@oakhamtowncouncil.gov.uk](mailto:mpalmer@oakhamtowncouncil.gov.uk)  
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**From:** Shauntelle Murphy <Shauntelle.Murphy@anthonymcollins.com>  
**Sent:** 06 May 2026 11:59  
**To:** Melanie Palmer <mpalmer@oakhamtowncouncil.gov.uk>  
**Cc:** David Alcock <David.Alcock@anthonymcollins.com>  
**Subject:** FW: Victoria Hall [ACS-ACTIVE.FID5909434]

Good Afternoon Melanie

I hope this email finds you well.

I wanted to provide a brief update on this matter. We have now spoken with Tom and Joanna to talk through the governance issues and the steps required to move things forward, and that conversation was constructive. We now have an agreed plan in terms of the governance work needed.

Before we carry out any further work, I wanted to check one point with you to ensure we are aligned. Our understanding to date has been that, as part of the application to the Charity Commission we would be updating the governing document to appoint Oakham Town Council as sole trustee of the charity. Could you please confirm whether that is also the Council's understanding, and whether the Council has formally voted at this stage to accept appointment as sole trustee?

I look forward to hearing from you further.

Kind regards

**Shauntelle Murphy**  
**Solicitor**  
for Anthony Collins

T: 0121 214 3416  
[Shauntelle.Murphy@anthonymcollins.com](mailto:Shauntelle.Murphy@anthonymcollins.com)

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**From:** Shauntelle Murphy

**Sent:** 05 May 2026 14:56

**To:** Joanna Burrows <[joannamburrows@gmail.com](mailto:joannamburrows@gmail.com)>; Tom Tyler <[tom@thisisthekitchen.co.uk](mailto:tom@thisisthekitchen.co.uk)>

**Cc:** David Alcock <[David.Alcock@anthonycollins.com](mailto:David.Alcock@anthonycollins.com)>

**Subject:** RE: Victoria Hall [ACS-ACTIVE.FID5909434]

Hi Both

Thanks very much for your time on our call earlier. I thought it would be helpful to summarise our discussion and set out the next steps we agreed.

By way of recap, we discussed the governance changes required to place the charity on a more secure and up-to-date footing, in particular:

- updating the charity's objects so that they properly reflect the current and proposed use of Victoria Hall, while retaining an appropriate link back to the charity's original agricultural purposes;
- enabling the appointment of a sole trustee going forward; and
- updating the trustee benefit provisions so that, if Oakham Town Council becomes sole trustee, this appropriately reflects its interest in and use of the property.

We also discussed your point, Tom, about the existing restrictions in the scheme relating to disposal of the property. I will consider this point further and revert to you separately once I have had the opportunity to review the position in more detail.

In terms of process, I will now:

- prepare a draft set of proposed amendments to the scheme, in the form of a draft section 280A resolution, covering the points above;
- redraft the proposed objects so that they align with Charity Commission requirements, drawing on the background you have already shared;
- include comments in the drafts highlighting any areas where further factual background or input from you would assist, particularly in support of the Charity Commission applications; and
- share the draft documents with you (and with Oakham Town Council) for comment.

As discussed, this initial resolution will be for discussion by the trustees and agreement in principle only. Because the changes include regulated alterations, we will need to obtain Charity Commission consent before the final section 280A resolution can be passed.

You indicated that a trustee meeting could be convened with around two weeks' notice. On that basis, we agreed it may be helpful to canvas availability for a meeting in the week commencing 18 May or 25 May, with a view to approving the draft proposals so that the Charity Commission applications can then be submitted.

I will also arrange for my property colleagues to be in touch with you directly regarding the property aspects.

In the meantime, Tom, if you are able to share the background research you mentioned on the historical and current agricultural context, that would be very helpful in supporting the Charity Commission application.

Please do feel free to get in touch if any questions arise, and I will be in contact with the draft documents in due course.

Kind regards

**Shauntelle Murphy**  
**Solicitor**  
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**From:** Joanna Burrows <[joannamburrows@gmail.com](mailto:joannamburrows@gmail.com)>  
**Sent:** 27 April 2026 13:19  
**To:** Tom Tyler <[tom@thisisthekitchen.co.uk](mailto:tom@thisisthekitchen.co.uk)>  
**Cc:** Shauntelle Murphy <[Shauntelle.Murphy@anthonicollins.com](mailto:Shauntelle.Murphy@anthonicollins.com)>; David Alcock <[David.Alcock@anthonicollins.com](mailto:David.Alcock@anthonicollins.com)>; Rebecca Matthewson <[Rebecca.Matthewson@anthonicollins.com](mailto:Rebecca.Matthewson@anthonicollins.com)>  
**Subject:** Re: Victoria Hall [ACS-ACTIVE.FID5909434]

Shauntelle

As requested these are our draft agreed revised objects below:

“Our vision is for the Victoria Hall to provide a welcoming and inspiring community space for a diverse and accessible range of activities, including leisure, arts, performance, education and meetings whilst seeking to promote social inclusion, interaction, and engagement for all.”

The hall shall be used by any society, club or group existing or to be formed, for the promotion or encouragement of culture, entertainment, education or health and fitness, to be approved by the trustees, and otherwise the Trustees may let the hall for such other purposes and

subject to such conditions as they may think fit. The yearly income shall be applied to the running costs and maintenance of the hall and otherwise to supporting the Charity's Objects".

Regards  
Joanna

Sent from my iPhone

On 27 Apr 2026, at 12:40, Tom Tyler <[tom@thisisthekitchen.co.uk](mailto:tom@thisisthekitchen.co.uk)> wrote:

Hi Shauntelle

Thank you for your email. Joanna and I are available for a Teams call tomorrow afternoon from 14.00 or otherwise next Tuesday 5th May from 14.00.

Joanna will send you the draft revised objects by separate email.

Kind regards

Tom

On Mon, 27 Apr 2026 at 08:54, Shauntelle Murphy <[Shauntelle.Murphy@anthonycollins.com](mailto:Shauntelle.Murphy@anthonycollins.com)> wrote:

Dear Tom and Joanna

I hope this email finds you both well.

I believe we all met on a call with Oakham Town Council in relation to Victoria Hall back in February of this year. By way of reminder, I am a solicitor in the Governance team at Anthony Collins, and I've copied in my colleague David Alcock, who is a partner in the team.

As you know, we have been advising Oakham Town Council on the legal and governance issues relating to the future of Victoria Hall. At the call in February, one of the options discussed was the possibility that Oakham Town Council would instruct us to support the charity to work through some of those governance issues. Oakham Town Council has now confirmed its instructions for us to move forward with supporting the charity, with the Council remaining our client for this work.

As part of that next stage, we think it would be really helpful to have a focused conversation directly with you as the trustees to talk through what is required and agree the proposed next steps.

If you're happy to proceed, I'd be grateful if you could let us know your availability over the next week or two. I've copied in my colleague Becky, who supports with our diary management; if you let her know what works for you, she'll get a Teams call scheduled. We expect the conversation would take around an hour.

You also mentioned at the earlier meeting that you had begun drafting some revised objects for the charity before the idea of the council acting as sole-trustee emerged. If you're happy to share a copy of that draft, and where you had reached with it, that would be very helpful for us to review in advance of the call.

Please don't hesitate to get in touch if you have any questions in the meantime.

Looking forward to speaking with you further.

Kind regards

**Shauntelle Murphy**  
**Solicitor**  
for Anthony Collins

T: 0121 214 3416

[Shauntelle.Murphy@anthonycollins.com](mailto:Shauntelle.Murphy@anthonycollins.com)

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