

# **Annex E**

# **Representations Against**





**ALL SAINTS' CHURCH OF ENGLAND V A PRIMARY SCHOOL**

(3 - 11 Years)

Cross Aysgarth Mount  
Richmond Hill  
Leeds LS9 9AD

Phone: 0113 2359260 Fax: 0113 2401333  
Headteacher: **Mr. D. Pattison**

.uk



Dear Sir /Madam

The Governors of All Saints' School have considered the draft scheme in relation to the sale of the former All Saints' Church. The Governors are extremely disappointed by the current decision, intend to oppose it and would urge the Diocese to reconsider and to accept the bid from Freedom Church.



The Governors consider that the decision will have a negative impact on the community of Richmond Hill. The decision to close the former church affected the school and the community in a number of ways and the Governors think, as do others, that the Diocese has let down local people and this School by closing it.



However, given the current situation with regard to closure, the Governors consider that the Diocese has an on-going duty of pastoral care to local people and has missed an important chance to support the community going forward by allowing the building to be used for Christian purposes through its sale to another Christian congregation. Surely the Diocese would want the building to be used in accordance with its own mission and values? To be used in ways that directly further the message and ministry of Jesus and that act to positively serve and strengthen local community life?



Freedom Church has agreed that if they were to purchase the former All Saints' Church they would allow School use of the building for at least one collective worship service a week and for special services such as Nativity, Christingle, Harvest and Easter.



Freedom church would also strongly consider the possibility of allowing the School to use the building for expanded nursery provision aimed at children identified as 'Vulnerable 2yr olds' by local education and social service providers; this would provide much needed daily care and early years education for younger children within our community and contribute greatly to local health and wellbeing.



The Governors and Freedom Church would approach this through a partnership agreement that looks at how best it can serve the community. The examples given above are just some of the ways in which that partnership could work. Such an arrangement would, if Freedom Church were successful in its bid, also provide the School with access and use of the building in a variety of ways.



Freedom Church will also be looking to provide services for the community such as ESOL classes, 'Stay and Play' for parents and babies and Messy Church - which School could, and probably would access; services which would highly complement the work of both the School and other community partners.



More widely, the Governors wish to communicate that public meeting resources in the community of Richmond Hill (and the wider East End Park neighbourhood) are extremely limited and that acceptance of the bid from Freedom Church would greatly benefit our communities by facilitating more. The Governors feel that if Freedom Church did purchase the former All Saints' building not just School but the local families that School serves would benefit greatly.



P T O

The Governors also have serious safety concerns about this decision. They wish to state that while School does have a good relationship with Country Style Foods, what that business is proposing will put even more strain on Cross Aysgarth Mount, the road on which the School is accessed and situated. The Governors feel that Country Style's use of the former church building as a training centre (for what is a national business that already has many other factories on diverse sites) will have a huge impact on parking in the vicinity. Parking is already at a premium outside School, as our only access road is already being used by the general public who park on it and walk into nearby Leeds city centre.

The proposed sale of the former church building for commercial use would have a major impact on children's safety due to the inevitably increase in traffic flow. Furthermore, swollen Country Style traffic would greatly compound the increased traffic that will result from the new gym shortly opening nearby on the site of the old swimming pool situated on York Road. Access to it is also via Cross Aysgarth Mount very close to School. (The Governors are not sure if the Committee was aware of this when coming to their decision on the sale.)

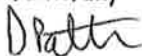
The Governors are extremely concerned for the safety of children with the double impact of the gym and the proposed commercial use of the former church building. However, if the premises remain as a church and local community building the Governors feel the potential traffic safety impact would be much lessened, as it would be mostly used by local people on foot or outside School hours.

The Governors are aware that Country Style has indicated that the School can use the hall of the former all saints' building after sale. However this offer is vague, unspecified and not contractual whereas a formalised partnership arrangement with Freedom Church would enable School to have reliable and regular access should the Church's bid be reconsidered.

Finally, the Leeds City Council-owned Leisure Centre building, which sits squarely between the former All Saints' Church building and our School, is also about to come up for sale. If this too goes for commercial or industrial use then the knock-on effects of increased traffic, parking issues and attendant air quality concerns for the children, could cause huge problems, not to mention the increasing isolation of our School community within an area of industrial and commercial use.

The Governors urge the Diocese to reconsider their decision in respect of the sale of the former All Saint's Church building and favour the bid from Freedom Church.

Yours faithfully



D Pattison

My name is Kibrom gerezgeher

As I have got a letter which can inform that the dioceses has given an offer to sale the parish church near the Alliant primary school for commercial purpose for country style bread factory. However this is wrong decision had been done without considering and consultation of the school as well as all neighbourhood. This will have a consequence of more traffic accident and risk for children safety. As everyone do, I strongly oppose to this offer for commercial purpose. Finally I do recommend the diocese to reconsider to this offers and since it is a church; they should keep the architectural history of the building church and I prefer they should sale it for church user offer.

Best regards

Kibrom gerezgeher

I have two children in Alliant school



Mr David Westerman

Dear sirs

My name is Mr David Westerman, I've been a volunteer and X governor for All Saints.

It is my understanding the All Saint Church and hall is potentially going to be sold to Country Style Foods but as yet no formal agreement has been made and we have not been made aware to what its usage will be nor do we know what this building will be used for, be it chemicals or dry products or office space.

As things stand it's just speculation right now but what I will say is Country Style Foods do not need office space or additional storage, Country Style Foods have a good selection of buildings that it owns that are suitable for the required purpose. How do I know this I've been in and around Country Style Foods.

The question is why is this building being sold on?, the purpose of the church and hall was to be used by the people. It doesn't matter what our beliefs are our gender or colour we are all the same in the eyes of the church, wise words from Father Betts who was the vicar of the original All Saint Church.

He always believed that the church was built for the people to be used by the people. I feel from my viewpoint that the diocese has sadly forgotten this? The community feels its being left high and dry and forgotten.

The church within the eyes of the community at large has a social and moral responsibility to uphold, from celebrating births weddings and showing our respects to those that's past away.

Freedom Church who would like to use the church for its intended purpose of preaching the Lord's word. It has had a long standing friendship with the community at large. It has a healthy congregation every week and a fun and vibrant atmosphere which I've seen. At present Freedom Church uses All Saint School which practically is not the best place but at least it's safe. Doesn't church welcome all beliefs be you C of E or Roman Catholic? ?

The question is this, Can the community stand to lose this to the developers again? Simple answer is no. We lost out to a new school being built because of lack of communication from all parties.

Church and hall closed with little or no consideration given to the community at large, we did not see the diocese going round and asking the community what it wanted unlike father Andwer who was always seen no matter what the weather was. The Church hall has lost an up and coming karte club, dancing, affordable keep fit, the list just keeps going on.

I heard that one of the arguments is that this would creat jobs ?, i fail to see how a few jobs would enhance and give back to the community where as we know from past experience that the church and clubs that have being and saidly shut have empowered people to lead richer and fuller lifes.

With regards to counrty style foods taking over the church would bring all sorts of problems, as thing stand right now we have several HGVs every day that drive up and reverse up and down the school road, we have had the school fence hit, not full on but enough to course some damage. The school road cannot sustain any more traffic, it is at busting point.

Mums and dads with school children have and near misses be they on foot or by car. Can you image what the implication are if counrty style foods take control of the church ?, this is an accident waiting to happen. Its bad enough right now with the developers working on the old york road library traffic is ridiculous right now and thats putting in a polity.

How do i know this ? I see this on a daily basis from dropping my wife of and picking her up to runing errands for the school. I ask you to reconsider your potential action and restore the faith back in the community thats sadly being lacking since the closure of the church.

Regards Mr David Westerman speaking on behalf of the community.



**From:** /  
**Sent:** 13 November 2017 15:26  
**To:** Closed Churches Cases (Harvey Howlett)  
**Subject:** Re: All Saints Church  
**Attachments:** Screenshot\_20171113-150447.jpg; Screenshot\_20171113-142757.jpg; Screenshot\_20171113-143216.jpg

David westerman

With regards to the closures of all saint school.

We both understand that we have two potential parties that are interested in the use of all saint church, one being Country style foods and the other is freedom church.

Country style foods would like it for office space, as we've stated this would increase traffic 10 fold this is not an estimated guess its a fact.

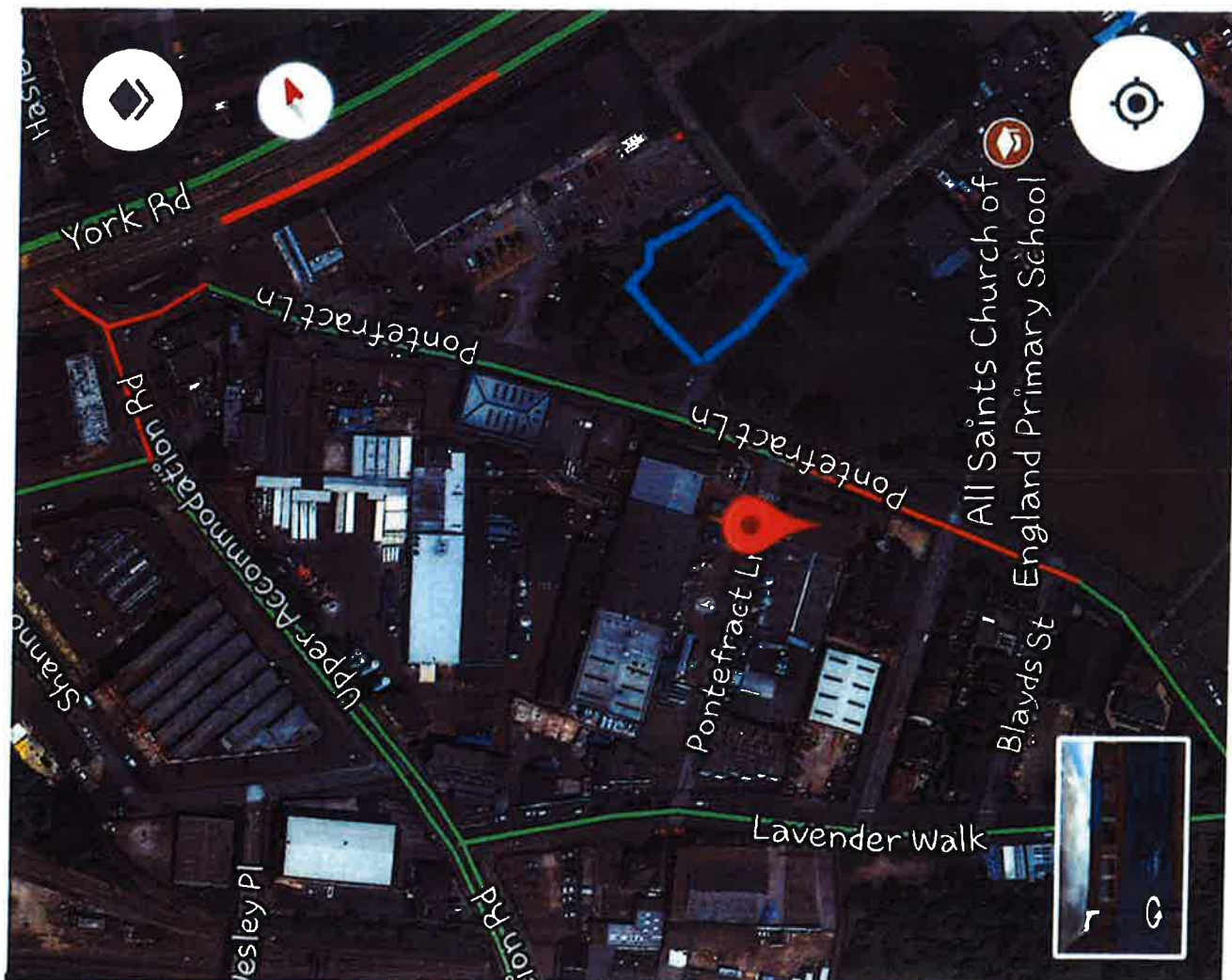
Freedom church want to use the church for its intended purpose to unite people irrespective of your religious beliefs. Secondly we at all saints school have being told that if freedom church are granted the use or sale of the church that we can use the church as well. this makes this a joint venture which benefits the kids and parents as well as the church this makes this a win win for us and freedom church and community at large.

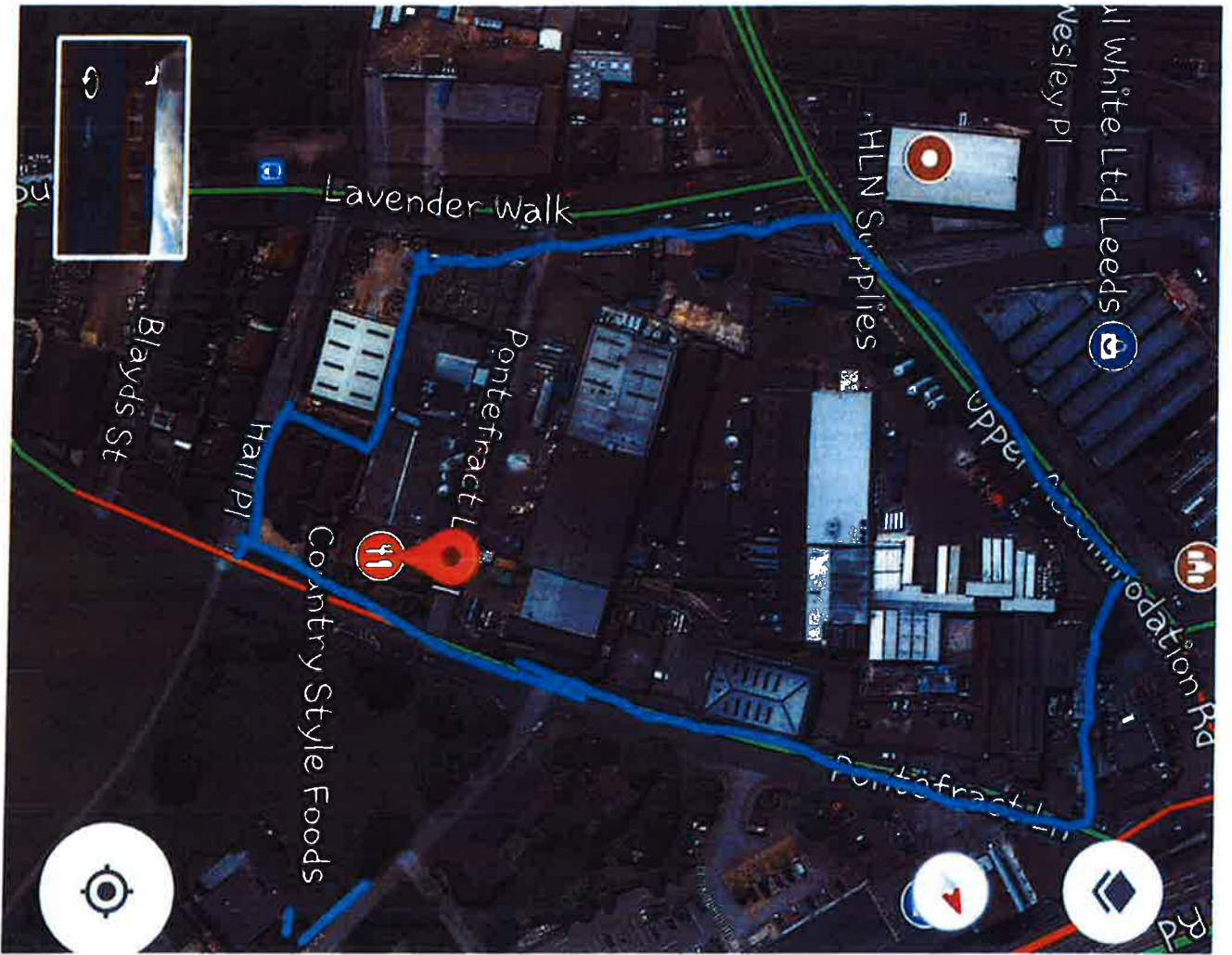
I wonder if you no the size of the land that country style foods own ?? Basically it massive. It owns buildings that are more as suitable for office space if this is what it will be used for ?.

Ive attached three photos one shows the outline for country style foods and the other outlines the church you can clearly see the comparisons on the map.

The only two thing the country style foods don't own is the roofing company and the hope inn. Its a couple of years since counrty style foods aquired what was a music recording studio which is highlighted in blue with a arrow.

Regards david westerman







# **FREEDOM CHURCH**



Monday 6th November 2017

Dear Church Commissioners - Closed Churches Division

We are writing to you in response to the Draft Proposal Scheme for All Saints' Church Building, Cross Aysgarth Mount, Richmond Hill, LS9 9AD.

As a local Christian church meeting at All Saints' Primary School, we have a vested interest in both the wellbeing of the School and the wider community of Richmond Hill. We relocated to this area of the City in 2016 after realising God's call to serve people here with the Gospel of Jesus Christ and by demonstrating God's love and care to the community. We began meeting in the hall at All Saints' Primary School in May 2016 as we had struggled to find alternative venues in the vicinity. We are grateful to have been able to hire this space and it has given us the opportunity to get to know local people, to be involved with the life of the School and to support the staff, parents and pupils. We regularly visit the School to pray for the staff, to lead assemblies and two of our church members serve on its Governing Body.

After finding our feet and gaining an understanding of existing provision, our congregation launched several local community groups which would enable us to outwork our mission. Since September 2016 we have consistently run a weekly parent and toddler group, a Messy Church Service each month, a weekly after school club for primary school children and a youth group for ages 11 - 14 every Friday evening. These groups work in partnership with Christians from other congregations and are all open to the local community as well as to our church members and attendees. We have seen all of them utilised by a good number of local families (70 families have accessed Stay and Play, 60 families have accesses Messy Church and we have a regular 10-15 children at After School Club). We have recently had to put a waiting list in place for our parent and toddler group as it is so popular and there is limited space at the current venue.

It has now come to a point, that after using several different venues to house these groups and to gather as a worshipping congregation, we need to find a building with good facilities where they can take place under one roof, grow and prosper. We strongly believe that we have been called to Richmond Hill to make a difference and that there is so much more we could facilitate or provide for the local community if we had a space in which to do so, such as the former All Saints Church, which stands at the heart of the neighbourhood in which we minister and live.

Our Christian community needs a space in which to worship, serve, facilitate and provide activities. There are very few places where the community, especially children, young



people and the elderly can congregate in a safe, not-for-profit, environment. We are aware of so many social and economic challenges facing people in the area: unemployment, debt and financial struggles, poor literacy (including the many challenges faced by refugees and asylum seekers) family breakdown, low self esteem and low aspirations among young people, loneliness, to name just some among many. Our development plan is to provide or to partner with others in providing counsel, friendship, practical support, social activities, teaching, discipleship and hope.

We note that throughout chapter 17 of your document, "The Mission and Pastoral Measure 2011 Code of Practice", you refer to the use of church buildings to be preferably occupied by the Christian community. We particularly note 17.1:

"Central to the Christian faith is the unique revelation of God in Jesus Christ and the restoration of humankind's relationship with God through Christ. Any consideration of suitable alternative uses must be placed in this context. Moreover, ecclesiastical buildings and consecrated places bear enduring public witness to the faith and values of the Christian community".

We find ourselves completely aligned to this statement and ask that you would reconsider the decision to sell the former Church building for commercial use in the light of this declaration and of your statement in the Code of Practice (17.5) that:

"The 2011 Measure gives the diocese and Commissioners full discretion to find the most suitable alternative uses for closed church buildings and land without an obligation to secure the best price in each instance".

Freedom Church, made a viable offer for the property, offering the asking price in good faith. As a charitable trust regulated by the Charities Commission we were not able to offer more than the sum the building had been independently valued at. We believe this would offer the most suitable alternative use for the building in accordance with your own values and mission and that to accept it would be a just and equitable thing to do.

With regard to All Saints' School, which is in the immediate vicinity of the former Church, we share the concerns that the Head and Governing Body have for staff, parents and especially children should Country Style Foods move into the former church premises. Traffic flow and parking is already a road safety concern on such a small approach road where families are walking to and from School and this would only exacerbate the issues. Concerns are compounded by the presence of a new gym which will be opening close by on York Road with sole access from the same small street as the former church and the School.

We are also concerned that should Country Style Foods demolish the former church building in future in order to extend their commercial and industrial premises across from a nearby street, this would cause further disruption. They have already purchased the former Church vicarage for commercial use and should the business want to purchase a further building on the same street, the Recreation Centre, which is directly opposite the school (once it comes up for sale) then the school would be surrounded by commercial or industrial properties in what we believe is an entirely inappropriate manner in a well-populated residential area.

Freedom Church has every intention of continuing our relationship with All Saints' school going forwards. We had already officially agreed with the School that if our bid was

successful, we would ensure that they could use the former church building once again for their weekly corporate worship assemblies, as well as for special occasions such as Harvest Festival and Christmas services, nativity performances, etc. We also committed to look into the viability of providing space for the School's extension of its nursery provision to include 'vulnerable 2s' in the future. This would be fulfilling a much needed service to the local community of a need identified by local educational and social care authorities.

We hope that you can see from all of the above that Freedom Church, as well as having a productive existing partnership with All Saints' school is already strongly invested into the local community. We care deeply about its spiritual and moral well being. Not only do we worship in the community but have several families, including ourselves, who live 'on this patch' in Richmond Hill. We believe that removing an accessible sacred and community space from local people, our neighbours in Richmond Hill, will be highly detrimental in the long term to community cohesion, wellbeing and prospering. People need to be able to gather together and to benefit from doing so, and in a socially deprived area such as Richmond Hill, they are often those who need it the most in our City.

We hope that you will prayerfully consider what we have written here. We are very willing to meet you face to face to answer any questions you may have or to discuss our thoughts and intentions further.

This letter is written on behalf of the Freedom Church Leadership Team and Trustees.

Yours faithfully



Mark and Kathi Kelly  
Freedom Church Leaders / Elders





Mrs F Baron-Kordecki

To Whom it may concern.

I am writing to express my concern regarding the proposed sale of All Saint's church building.

I have worked at All Saint's primary school for the last 25 years and All Saint's church has always been an integral part of school life up until roughly 2 years ago when the church sadly closed due to a decline in congregation.

The children have always shown an immense pleasure in visiting the church. School as a whole held one assembly a week in the church as well as attending for the obvious religious festivals which were always attended by their parent's as well. Our year 6 children and parents always held their end of primary school attendance celebration in the church which was always very moving.

I feel that it is no wonder that there is a steady and general decline in church congregation sizes when beautiful church buildings are being de-consecrated and the building sold off to be taken over by business's, sadly at the cost of the young of today who are losing the chance to rejoice in the church environment, how can the sanctity of the church be instilled in the young if they are to be not allowed the opportunity to visit church. As is the way of society today a great deal of parent's do not have the time to attend services due to many complex reasons, there for it is down to others to in still in them the many and varied benefits of religion.

Our children are sadly missing out on being able to access and experience the church and all it entails since the sad closure of their local church due to declining numbers. How will these numbers ever increase if all small churches are closed.

It was sad day for our school and the community as a whole when All Saint's Church closed to parishioners. It will be a sadder day still for them to see it turned into a business venture.



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D.B.Q.SELASIE LEEDS CHURCH LEEDS

Dear Sirs,

The Eritrean Orthodox church currently using the church building of the st Aiden's church Round hay road started to Give our offer to buy the church building of the former all saints church which is currently under disposal since the first day of the offer opened to public in the market. We highly demanding the church and went through all the way to give the highest offer as possible, despite at the first offer we have been told that we were the highest offerors from all the ten organizations the diocese of Leeds has decided to short list the best four and make final and best offer. We then have been told that there is one company offered above ours, so we decided to renew our offer, however we found out that the Building has been given to a potential buyer. We started to search for another option until we found out that the church building has been given to the country style foods which we felt that this company is not the ideal company for such kind of historic building according to the Christian perspective we have the thoughts of a church building has to continuing using for a church use only as far as there is a demand from a church organization so that we started to monitor to object for the sale of the church building to the said company which they would not use it for a church use and there will not be a spread of the word of God in the building as it will be used for different purpose , so we went to speak to the nearby all saints primary school to discuss what we could do to get this building to use it as a church as it is and had a meeting with the head teacher of the school and discussed for the future plan if



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D.B.Q.SELASIE LEEDS CHURCH LEEDS

**incase we buy this building . According to our discussion if we get the building we will let the all saints primary school will use it as well for this reason the Head teacher has agreed that if the Diocese of Leeds and the church commissioners decided to sell it to the Eritrean Orthodox church the school will not have any Objection in fact they will support that as it will be continued used as a church and the school will also benefit from using it in the future. So, we highly appreciate the diocese of Leeds and the church commissioners if they reconsider the sell and give it to the ERITREAN ORTHODOX CHURCH and let the church building used for the spread of the word of God for the future. our church is a registered charity organization and tried hard to get the fund raising from other churches and the members of the church.**

**"We believe God Is always Good" and we are all one in Christ"**

**For further communication please contact us via the above email address.**

Date: ...08/11/2017.....

Signature: ..........

**Representatives  
Closed Churches Division  
Church House  
London SW1P 3AZ**

**9th November 2017**

**Dear Commissioners,**

**I wish to express my concerns and objections that consideration is being given to allowing the sale of All Saints Church, Leeds to a commercial business company.**

**It may have been decided that All Saints Church of England is no longer to remain open, but surely the next best alternative is that another Christian Church should continue to keep a Christian presence in the area, re-establishing a duty of care to the local community lost on the closure of All Saints Church.**

**It is my understanding that offers were made by more than one Christian group and I firmly believe that this should take priority over any financial considerations or inducements.**

**I ask that, whilst discussing this sale, you consider the staff and pupils of All Saints C of E Primary School who have been accustomed to worshipping weekly in the Church.**

**I know that they continue to hold services in school and that their Christian education is taught, not only during services, but also in everyday activities, but if any of you had seen, as I have been privileged to see, the love those young children have for the Church itself I am sure you would feel differently. Witnessing their devastation at their last service there was heartbreaking.**

**Is it any wonder that without encouragement to the young, church attendances are declining?**

**I pray that God will guide your deliberations.**

**Yours in faith,**



**Mrs Myra Dobson.**



Dear Closed Church Division,

I am writing to you concerning the recent proposed sale of All Saints Church in Richmond Hill, Leeds. I have lived in the area for the past 10 years and have a lot of affection for it and the people who live here. I see a community which has very few community spaces, great poverty (most deprived 10% in England<sup>1</sup>), little in the way of council based facilities and the lowest life expectancy in the whole of Leeds<sup>2</sup> - three Doctors surgeries have closed in the last 4 years and the only remaining surgery has recently failed its inspection! It is also concerning that we have no library or sports facility even when obesity is high and children's reading age is one of the lowest in the country.

In terms of Church contact there are many Christian groups that use the cheap warehouses that surround the estate but few that are trying to reach the people who live within it. I feel that the Church has a great responsibility towards the poor, Jesus said in Luke 4:18 *"The Spirit of the Lord is on me, because he has anointed me to proclaim good news to the poor. He has sent me to proclaim freedom for the prisoners and recovery of sight for the blind, to set the oppressed free"* as His Church we should continue this calling and if sadly, the Church of All Saints can no longer fulfil this, I believe that the Church of England should ensure the building passes to either another church or community group who will fulfill this calling.

My son attends All Saints School and I have been very impressed with the true sense of faith carried by the staff and the teachings they give but I do feel the school misses the use and influence of the church building. Having a space where children can relate to God and feel there is sanctuary for them to express faith is a really important way of adding to the prayers of those who went before them.

I've heard that the Church of England has said that churches bidding for the building should put more money forward, but as charities stewarding Gods money they have

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<sup>1</sup>

<http://observatory.leeds.gov.uk/dataviews/report?reportId=115&viewId=1562&geoReportId=17424&geoId=97&geoSubsetId=>

<sup>2</sup> <http://www.yorkshireeveningpost.co.uk/news/huge-divide-in-leeds-life-expectancy-per-area-revealed-as-stark-inequality-laid-bare-1-8762297>

offered an amount that is affordable and sustainable in terms of their continued vision to improve and develop the site. They are not businesses but charities, they are trying to use their limited resources for the service of others in a long term plan which seeks to improve the quality of life of this community and as such I believe this should be reflected by you in your assessment of the added value they bring when compared to other commercial enterprises. I trust, therefore, that you have fully reflected in your assessment criteria, the non financial benefits which community groups, charities or churches will contribute to the regeneration of this community.

I am also concerned about the safety of children using the street when going to and from school and the car park that is already under increased strain with the old library development on the York Road. If the bakery requires use of this car park the risks to pedestrians will be increased manifold. If a local community group or church gained the church building then people would be coming from the locality and would not add to the traffic and parking problems except for maybe Sundays when the school is closed.

In this area there are few opportunities for children to explore and experience nature either because of poor transport or local parks experiencing vandalism. All Saints Church Building however offers an exciting opportunity - as it includes green space it could be developed for playgroups to ride bikes or play with sand and water, for the after school group to do forest school activities and for the wider community to have BBQ's and a outdoor pizza oven.

All Saints Church was built for this community and should remain a place of safety (Richmond Hill has the highest domestic violence in the county), as a place to inspire learning and as a social space where people find community. It should be a holy space where people can go, without judgment or fear but be included and loved and where they can explore faith.

I hope and pray that this letter will help to give a rounded picture of our community and the potential benefits if the building was released to the community.

Yours sincerely

Hannah Jones

I include comments from other people from the community:

Julie Wisemen:

Hi Hannah I strongly object to this as the school would benefit from a church that the children can attend .



As said above, there are too many church's that have already been neglected and therefore pulled down we need to save the ones we have. All saints' church is a haven for most and our community needs it xx

Julie Ross

The lack of community space in this area is already ridiculous! We have a desperate need for community space. My girls have all used all saints school as have other members of my family and all extremely enjoyed going to the church, which is something they would not normally have done had all saints not been attached to the church. I feel this has done nothing but benefit them, they certainly have a better understanding of religion and faith and they learnt that from going to the church. They always all looked forward to going!

Emma Parkin

This area has already been neglected by the local authorities it would be a desperate shame for the church to abandon it too. We have no local library, leisure centre or anything aimed at teenagers. A church or community group would give so much to our community. Xx

Julie

I agree with the above there is nothing for our children in the community would be lovely to see a community centre so all can attend .

Catherine Pereira Wray

It is disheartening that the Church of England has been given an opportunity to maintain a Christian fellowship on this land and yet has chosen instead to put profit before the needs of the local people. Too many churches are becoming carpet showrooms, pubs and quirky apartment buildings! Sadly many of those churches had no choice. But here there is a choice and I find it implausible that a corporation or business of any kind should have priority in the purchase of a building which has been set apart for worship. I'm reminded of the words of Jesus whose response when being asked "Lord when did we see you thirsty and give you something to drink or hungry and give you something to eat..." WHATEVER you did for the least of these you did for me. So dear diocese please consider the legacy that you are going to leave.

Josie

There is literally nothing for our children in the community.

I would also like to add.. There should be free groups for our children to attend for working families.

working parents do their best, and I for one, would a group for children to attend for mothers and fathers who need to work.

Olivia Wozniak

the church hall was used regularly as a baby group, for karate classes . my oldest daughter attended many birthday parties held in there. my youngest one has no recognition of the place ...and it's rather sad. for her it's just a building ... the school itself used the church often ,every Monday morning the whole family could attend the assemble held in church. Nativity was held in church ... now we can only have 2 tickets per family .... sad times are ahead when family and community values are worth less, for church leaders, than the money. proofread it to make sure it makes sense



**ALL SAINTS CHURCH OF ENGLAND V A PRIMARY SCHOOL**

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Leeds LS9 9AD

Phone: 0113 2359260 Fax: 0113 2401333  
Headteacher: Mr D. Pattison

7<sup>th</sup> November 2017



Dear Sir/ Madam



Enclosed is a petition which is a representation against the proposed disposal scheme of the former All Saints' Church building on Cross Aysgarth Mount Leeds 9.



Correspondence in this matter can be directed to me.

Leeds PE & School Sport

Thanks for your co-operation in this matter.

Yours faithfully

David Pattison



# PETITION

We the undersigned ask the Diocese to reconsider their intention to sell the former All Saints' Church building on Cross Aysgarth Mount, Leeds 9, to Country Style Foods. We would ask the Diocese to accept the bid of Freedom Church instead, who intend to allow All Saints' C of E Primary School access and use of the building. We feel that the community of Richmond Hill would benefit from a church building still being located on Cross Aysgarth Mount and that this would be a focal point and facility for the local community.

We feel that the Diocese should take the opportunity to allow a church to continue using the building in order to benefit the neighbourhood. We also feel that if the building is used by Country Style traffic and parking on Cross Aysgarth Mount will both increase as will air pollution. All of these factors could create a real danger for children. We therefore urge the Diocese to reconsider their decision.

## PETITION SUPPORTED BY 230 SIGNATURES





# PETITION COVER PAGE



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Eritrean Tewahdo Orthodox Church  
D.B.Q.SELASIE LEEDS



51

Date: 30/10/2017

**IN THE NAME OF THE FATHER OF THE SON OF THE HOLY SPRIT ONE GOD AMEN.**

- **We the undersigned members ask the diocese of Leeds to reconsider their intention to sell the former All Saints' church building on cross Aysgarth Mount, Leeds 9, to the bakery country style foods company. We would ask the diocese to accept the strong Bid of the Eritrean Orthodox church Instead, which was in fact has been short listed with the four companies which made the best offer and our charity organization was spreading the Christianity in Leeds which we would say the biggest number of members with in the Christianity organizations in Leeds and have an intention to allow All the wider community schools and charity organizations and mostly the Local residents access and use of the Building for a great benefit. We feel that the community of Richmond Hill would benefit from the church building still being located on cross Aysgarth Mount and that this would be a focal point and facility for the Local community.**
- **We feel that the Diocese should take the opportunity to allow a church to continue using the Building in order to benefit the neighborhood. We also feel that if the building is used by country style Traffic and parking causing the air pollution to the neighborhood and also is can easily be demolished from the current Architectural structure to most probably to a business building which does and will not Give FURTHER BENEFIT TO THE Christianity. All of the above reasons can cause a great danger to the wider community of Leeds and particularly to Richmond Hill community and for the Christianity in General.**
- **We the Eritrean Orthodox church was the strongest organization from the ten(10) which made the offer at the first stage in terms of money as well as the future usage of the church building and also we had our references submitted from the servants of the St Aidan's church reverend which we are currently using their church building starting from 2009.**
- **We therefore urge the Diocese to reconsider their Decision.**

St Aidans Vicarage, Elford PI W, Leeds LS8 5QD tel.07941522560  
email. yite2009@yahoo.co.uk

**The Eritrean Tewahido Debre-brhan kidist silassie orthodox  
Leeds church. (Charity number 1169493)**

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IN THE NAME OF THE FATHER OF THE SON OF THE HOLY SPRIT ONE GOD AMEN.

We the undersigned members ask the diocese of Leeds to reconsider their intention to sell the former All Saints' church building on cross Aysgarth Mount, Leeds 9, to the bakery country style foods company. We would ask the diocese to accept the strong Bid of the Eritrean Orthodox church instead, who intend to allow All the wider community schools and charity organizations and mostly the Locals residents access and use of the Building for a great benefit. We feel that the community of Richmond Hill would benefit from the church building still being located on cross Aysgarth Mount and that this would be a focal point and facility for the Local community.

We feel that the Diocese should take the opportunity to allow a church to continue using the Building in order to benefit the neighborhood. We also feel that if the building is used by country style Traffic and parking causing the air pollution to the neighborhood and also is can easily be demolished from the current arctectural structure to most probably to a business building which does and will not Give FURTHER BENEFIT TO THE Christianity. All of the above reasons can cause a great danger to the wider community of Leeds and particularly to Richmond Hill community and for the Christianity in General.

We therefore urge the Diocese to reconsider their Decision.

PETITION SUPPORTED BY 122 Signatures

# **Annex E**

## **Representations In Favour**





To the Church Commissioners,

We write as the Churchwardens and Deputy Churchwarden of St. Philip's Church Osmondthorpe with a representation in favour of the purchase of All Saints Church and its environs by Country Style Foods.

Since All Saints Church sadly closed around 18 months ago, St. Philip's has taken responsibility for the old parish of All Saints as we were previously a United Benefice with All Saints and its parish has now been subsumed into ours.

Our PCC delegated our interest in the sale to the Diocese and we were pleased to hear of the decision to sell to Country Style Foods.

We believe that the sale of All Saints church to the above mentioned organisation should be allowed to proceed for the following reasons:-

- Any monies that is received by St Philip's Church will directly benefit the mission and ministry of the church across the whole of this area of East Leeds including the area around the present building. We at St. Philip's have strong links with our community – our Church Hall is a widely used community facility in an area with few community spaces and monies raised by the sale of All Saints church would contribute to improving the quality of the facilities we can offer and allow us to develop our main Church building to be used more widely by the community for the good of the whole area.
- We believe Country Style Foods is a good local business, which is already benefiting the community by providing donations to food banks and other charitable projects, and, would continue this work by utilising the buildings to provide training and job opportunities for local people. This in turn builds the area and its people by increasing employment, building their skills-base, increasing confidence and creating a more prosperous community in all senses of the word
- The company already owns All Saints Vicarage which is obviously respected by being cared for and well maintained. This indicates that Country Style would do the same for any other buildings that it owns, not allowing them to fall into disrepair. This has been a major concern for St Philip's PCC - having to look after an additional building in All Saints Church has been putting a strain on an already hard-working group and we are keen for the building to be sold and properly looked after as soon as possible.
- The area in which the church buildings sit is already industrially-based, being surrounded by a large camping store, a building site, several small construction firms, a large storage facility and other industries, so the development of the site as a training facility would not be out of keeping with the surrounding environment

We therefore express our wholehearted support for this scheme as Churchwardens and this support is shared by the wider PCC.

Churchwardens:

Margaret Cook

Susan Karitons

Deputy Warden:

Jackie Bailor



## **Former Leeds All Saints Church and Hall - Diocese of Leeds**

### **Representation in support of the current advertised scheme to sell the premises to Country Style Foods**

As a former member of the Leeds, All Saints congregation and churchwarden at closure, it was with a deep sadness that we found ourselves in circumstances that led to the closure of the church. However, on the whole we were a 'gathered' congregation coming together from all areas of Leeds and the outskirts. There were only one or two who were residents in the parish.

The church members were dedicated to continuing to provide a place of worship for the wider parish but as the benefice went into a vacancy situation, when the priest moved out of the diocese, it was made clear that a new priest would not be appointed to the benefice in its current circumstance. This prompted the decision to seek closure. The public notices for that scheme were displayed in local shops and around the church. No representations were made either in support or against that scheme.

In view of this, it is apparent to me that the residents of the parish that the congregation were attempting to serve, had no need for a church in that area.

I am, therefore, pleased to see that Country Style Foods wish to purchase the property and the uses they propose. This company have shown that they are willing to invest in the area, having previously also purchased the All Saints vicarage. It offers the potential for local employment prospects and now the proposed use further invests in the area by offering training and educational opportunities. It would also provide a benefit to the school in offering use of the premises which was unfortunately lost to them when the church was closed.

I believe that this scheme offers a more accessible and advantageous use to the residents of the parish and, therefore, offer my support for it.



November 12, 2017.

Representations, Closed Churches Division,  
Church Commissioners,  
Church House,  
Great Smith Street,  
London,  
SW1P 3AZ.

Dear Sirs,

**Re: Draft Pastoral (Church Buildings Disposal) Scheme, Leeds All Saints**

I write in support of the Church Commissioners' proposal to sell the above church, adjoining hall and land to Country Style Foods for two reasons.

1. As a local employer it is hope their proposed use will bring increased employment opportunities, especially for unskilled labour, to an area of great deprivation, and which also has few community facilities. People in the adjacent Cross Green area, which is high in the Multiple Indices of Deprivation and has a high level of unemployment, look to such employers for the few job opportunities that there are in the area and anything which increases them are very welcome.
2. Their offer to make the church hall available to All Saints Church of England Primary School is also very welcome. As it is a Church of England School children from S. Hilda's Church as well as from the wider Cross Green area have looked to All Saints to provide their primary education, and continue to do so as it is the only C o E school in the locality.

We hope that this draft scheme will in due course receive the appropriate approval, and that the subsequent sale will be successful.

Yours faithfully,

S. Felicity Greenfield, (Mrs)  
Churchwarden,  
S. Hilda's Parish Church,  
Cross Green,  
Leeds,  
LS 90DG

*Sent by email*



**From:** Darren Percival  
**Sent:** 14 November 2017 12:15  
**To:** Emma Cosgrif  
**Subject:** All Saints Church Richmond Hill Leeds

Dear Emma

As the Parish Priest of the neighbouring parish of All Saints, I would like to support the proposal for the disposal of All Saints Church to Country Style foods. Until recently I was an SSM Priest, and still working in secular employment. It is only this time last year, where I prepared my own workforce for redundancy. And for many of the people I serve now Country Style is a local employer with a strong brand name, who employs local people.

What would I would also like to add, if the hall was made available to the school as is already being stated, could the hall be made available to the community too. As we are not blessed with community space here in Cross Green or Richmond Hill.

Yours sincerley

Father Darren Percival

**Father Darren Percival SSC**  
**Priest in Charge Saint Hilda's Cross Green and Saint Saviours Richmond Hill Leeds**







7 November 2017

Representations  
Closed Churches Division  
Church House  
Great Smith Street  
London  
SW1P 3AZ

By email only to: [closedchurches.reps@churchofengland.org](mailto:closedchurches.reps@churchofengland.org)  
cc: [emma.cosgrif@churchofengland.org](mailto:emma.cosgrif@churchofengland.org)  
[charlotte.lilley@leeds.anglican.org](mailto:charlotte.lilley@leeds.anglican.org)  
[judith.calvert@leeds.anglican.org](mailto:judith.calvert@leeds.anglican.org)  
[twhitehead@savills.com](mailto:twhitehead@savills.com)

Dear Sirs,

**Leeds All Saints Church and Church Hall**  
**Cross Aysgarth Mount, Pontefract Lane, Leeds, LS9 9AD**

As part of the current public consultation exercise we write to provide additional information in connection with our proposed purchase of the above premises.

Country Style has been based at the same location in Richmond Hill for over 30 years and the strength of the local community is important to the success of our business. We started in 1986 as a business employing only 4 people and today we employ more than 600 people who predominantly live in Richmond Hill, Burmantofts and the surrounding area and it is our wish to continue making a positive difference to our community for the benefit of everyone.

#### Intended Use

Our intended use for the former Leeds All Saints Church and Church Hall is to create a bakery training academy to complement our main premises to the west of Pontefract Lane. The two halls will be used to support our programme of recruitment and training of local young people and we intend to recruit at least 300 local apprentices during the next 36 months, all of whom will be trained at the premises.

Apprentices will be trained to become qualified bakers and confectioners within our business and each of them will receive a recognised formal qualification enabling them to go forward and undertake work elsewhere within the trade if they wish.

Our plans are to maintain the main worship hall as a large open space with only minor redecorating and refurbishment. For the smaller community hall, we intend to

Country Style Foods Ltd, 50 Pontefract Lane, Leeds LS9 8HY, UK

Tel: +44 (0)113 200 0200 Fax: +44 (0)113 200 0400

Email: [info@countrystyle.co.uk](mailto:info@countrystyle.co.uk) Web: [www.countrystyle.co.uk](http://www.countrystyle.co.uk)

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redecorate and refurbish and install a number of training workstations for apprentice bakers and confectioners.

As stated within our tender letter submitted to the selling agent Savills in June we are very happy to allow All Saints Church of England Primary School (opposite the property and our business) to continue to use the hall at no cost. In addition we intend to extend this invitation to other community groups so the former All Saints Church remains a focus for community life in the surrounding area.

Whilst there will be a need for some alteration to accommodate training workstations within the smaller community hall these will be designed with equipment appropriate to the craft skills being taught and the space could equally be used for cookery or food related classes and we extend our invitation for this adapted area to the School and other community groups.

We intend to recruit apprentices from the Richmond Hill, Burmantofts and surrounding area as much as possible. We also intend to give priority in recruitment to those who show willing but who may come from deprived or underprivileged backgrounds in these areas, working with the Leeds Community Foundation to identify such candidates.

Country Style is committed to improving the wider local community and we are a supporter of the Leeds Community Foundation and an active member of the 100 Club supporting its ongoing activities.

We believe passionately in education, training and wider improvement of the lives of our existing and future work force and consider the intended educational re-use of the property will remain compatible for regular use free of charge by the School and others.

### Traffic Management

We appreciate that there may be concerns with adapting the former Leeds All Saints Church to our intended purpose particularly regarding traffic on the southern side of the premises on the approach to the School.

We have extensive private parking at our main commercial facility to the west of Pontefract Lane and the acquisition of Leeds All Saints includes a private driveway and parking area at the rear to accommodate deliveries and any visitors or training staff that need immediate vehicular access.

It is our intention that there will not be a need for any on street parking and we will take steps to ensure that our visitors and colleagues do not park on the road near to the premises. In any event, we expect that most of those making use of the training facilities will be arriving on either foot, bicycle or by using public transport.


# Country Style



Country Style is a family business which is committed to continuing for generations to come. As such, the sustainability of our workforce and our skills base is of utmost importance to us. The opportunity to develop this training facility will assist us to secure those skills for the future whilst at the same time providing significant employment opportunities to local people.

By submitting this letter to public consultation we wish to be open about our plans and we are pleased to share these to all interested parties. Please do let me know if you require any further information or if you would like me to meet with anyone who is interested in our plans.

Yours faithfully,

  
Joe Wood  
Managing Director

Country Style Foods Ltd, 50 Pontefract Lane, Leeds LS9 8HY, UK

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