

FORESEEABLE MATERIAL CHANGES

Pub Name: Rusty Dudley

Pub Address: 43-45 Doncaster Road, Goldthorpe, Rotherham, S83 9HJ

Comments made by Paul Willis Punch Development Manager

I confirm that I have discussed with all relevant Punch Representatives (noted below) regarding known foreseeable changes in relation to the above named pub and that the information provided is accurate to the best of my knowledge

Name of Punch Representative & Job Title

Rachael Hazlet Regional Valuation Surveyor / Gary Wilde Estates Development Manager / Carl Traill Falcon Regional Operation Director / Carl Skeritt - Property Manager

Area of Change	Known foreseeable change	How the change might influence cost & trading environment of the named pub
<p>Commercial Is an employer opening or closing buildings? Is an employer making redundancies/expanding the business? Has a football team been promoted or demoted?</p>	<p>Previous economic issues but area is currently stable</p>	<p>No likely change</p>
<p>Competitors Are there new competitors that are opening up or closing down including Punch pubs? are they due to have a refurbishment?</p>	<p>Opening of bar called 'The Bank' – slightly more up market Potential club to close down</p>	<p>Could bring customers along the high street or could steal customers initially</p>
<p>Residential What new housing estates are being built? Is there any form of regeneration in the area and if so what?</p>	<p>Some small localised housing projects but none to highlight Further into Doncaster link road is adding houses that is positive for the town</p>	<p>Unlikely to have major change</p>
<p>Environmental are there any flood defence works in the area? Are new roads being built/extended closed?</p>	<p>None</p>	
<p>Other</p>		

