

# FORESEEABLE MATERIAL CHANGES

**Pub Name: The Stag**

**Pub Address: 2 Cowes Road, Newport PO30 5TW**

**Comments made by Ian Pearson 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**

Dylan Jones (Regional RVS) (Note this is a very remote rural site so knowledge will be minimal. Also Mercury PDM area is vacant)

Area of Change	Known foreseeable change	How the change might influence cost & trading environment of the named pub
<p><b>Commercial</b> 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>None known although rumour is that adjacent industrial park maybe expanding</p>	
<p><b>Competitors</b> Are there new competitors that are opening up or closing down including Punch pubs? are they due to have a refurbishment?</p>	<p>None</p>	
<p><b>Residential</b> What new housing estates are being built? Is there any form of regeneration in the area and if so what?</p>	<p>None Confirmed</p>	
<p><b>Environmental</b> are there any flood defence works in the area? Are new roads being built/extended closed?</p>	<p>None</p>	
<p>Other</p>	<p>N/A</p>	

