Technical Note

Blackley, Manchester

Dilapidation Survey

Our reference: BWJ/260251/TN01 – Rev00

Author: Benjamin Jocelyn	Date: 09 March 2026	Reviewed: Niccolo Conti	Date: 09 March 2026

1.0 INTRODUCTION

1. This document has been prepared to present the findings of the dilapidation survey undertaken on behalf of Miller Homes.

2. The dilapidation survey was undertaken for an approximate length of 1,200m on Hinchley Road, Ainsbrooke Avenue, Caspian Road, Northwold Drive & Topcliffe Road. The extent of the survey is the pink hatch shown in the below extract.



3. The date and time the dilapidation survey was undertaken was 25th February 2026 between 09:00 AM and 12:30 PM. The weather was overcast and the temperature was approximately 10 degrees Celsius.

4. The survey was undertaken independently by SCP.

5. The survey report along with comments can be found in **Appendix A**.

6. The photo location plan that correlates with each item found in the survey report can be found in **Appendix B**.

2.0 CONDITIONS SCHEDULE

HINCHLEY ROAD

Area of survey	Photo Ref	Defect / comment
CARRIAGEWAY	5, 8, 11, 31, 49, 51, 59, 65, 68, 73, 83, 93, 98, 129, 133, 141	Resurfacing patches / patch repairs in carriageway
	18, 22, 38, 39, 41, 44, 45, 51, 53, 55, 56, 86, 87, 96, 97, 130, 132, 135	Potholes in carriageway / speed table
	10, 13, 17, 21, 27, 33, 46, 47, 53, 58, 60, 74, 78, 80, 88, 89, 90, 91, 92, 100, 107, 111, 116, 121, 128, 131, 134, 138	Cracking / crazing around gullies, ironworks and within carriageway surfacing
	26, 33, 73, 74	Carriageway pitting / surface wear
	36, 53, 81, 139	Trench scars / construction joints in carriageway
	9,13, 14, 57, 83, 84, 100, 106, 107	Gullies / ironworks sunken or below surrounding surface
	43	Water mains raised above carriageway surfacing
FOOTWAY & VERGE	3, 6, 7, 15, 20, 34, 35, 50, 61, 62, 66, 67, 79, 82, 104, 109, 112, 113, 115, 117, 122, 123, 125, 127, 136	Trench scars / resurfacing patches in footway
	29, 32, 48, 69, 72, 103, 108, 114, 124, 126	Footway sunken, cracked, crazed or not flush with adjacent features
	19	Garden wall collapsed at rear of footway
	20, 72, 115, 137	Vegetation growth at back of footway / within cracks
	69	Low point in footway causing flooding
KERB	2, 4, 12, 16, 24, 30, 48, 52, 54, 64, 70, 71, 75, 77, 85, 101, 102, 105, 110, 118, 119, 120, 140	Kerbs chipped, cracked, dislodged, sunken or misaligned
ROAD MARKINGS	17, 23, 26, 28, 37, 38, 39, 40, 44, 45, 63, 76, 84, 94, 132	Road markings / lining worn, including speed tables and junction approaches
SIGNS	1, 25, 42, 95, 99	Street nameplates weathered, rusted, scratched, graffitied or missing reflective finish

AINSBROOK AVENUE

Area of survey	Photo Ref	Defect / comment
CARRIAGEWAY	143, 146, 151, 156, 157, 158, 159, 160, 161, 162, 163, 167, 168, 169, 170, 171, 173, 188, 189, 191, 192, 193, 202	Resurfacing patches / trench scars in carriageway and speed table
	145, 147, 148, 151, 156, 162, 164, 165, 166, 172, 174, 178, 203	Cracking / crazing / pitting in carriageway and at construction joints
	156, 157, 158, 159, 161, 162, 163, 167, 168, 171, 173, 188, 189, 191, 192, 193, 203	Potholes in carriageway / speed table
	145	Ironworks sunken within housing
FOOTWAY & VERGE	142, 144, 149, 150, 152, 153, 179, 180, 181, 182, 184, 185, 186, 194, 199, 201	Footway trench scars / resurfacing patches
	155, 181, 182	Construction joints failed / not flush / vegetation in joints
	154, 181, 196	Vegetation growth at back of footway / pavement edge
	190, 197, 198	Verge damaged by vehicle overrun
KERB	155, 177, 183, 187, 190, 195, 197	Kerbs chipped, uneven, worn or slightly misaligned
ROAD MARKINGS	143, 175, 176, 178	Lining / surface treatment worn
SIGNS	200	Street nameplate scratched / worn, post rusted and weathered

CASPIAN ROAD

Area of survey	Photo Ref	Defect / comment
CARRIAGEWAY	205, 213, 219, 221, 222, 223, 224, 225, 227, 232, 247	Resurfacing patches, cracking / crazing and trench scars in carriageway
	209, 221	Potholes forming at carriageway edge / adjacent to kerb
	219, 222, 223, 227, 232, 247	Cracking / crazing around gullies and within carriageway
FOOTWAY & VERGE	206, 207, 208, 210, 211, 212, 214, 216, 217, 218, 228, 231, 233, 234, 235, 236, 237, 238, 242, 243, 244, 245, 246, 248, 249, 250, 251, 252	Footway trench scars, resurfacing patches and cracking
	211, 212, 218, 237, 243, 250	Failed or sunken patches / low points causing localised flooding
	214, 231, 236, 237, 244, 252	Vegetation growth within joints / at back of footway
KERB	206, 207, 215, 220, 226, 233, 251	Kerbs chipped, cracked, peeling away or dislodged
GULLIES	205, 219, 222, 232, 240	Gully surrounds cracked / patched, sediment build-up present
SIGNS	204, 229, 230, 239, 241	Nameplates in varying condition, fencing damaged / missing panel

NORTHWOLD DRIVE

Area of survey	Photo Ref	Defect / comment
CARRIAGEWAY	253, 254, 256, 258, 260, 261, 262, 263, 264, 265, 266, 270, 275, 277, 278, 280, 282, 283, 285, 286, 287, 288, 289, 294, 297, 298, 310, 315, 318, 319, 320	Cracking, crazing, trench scars, resurfacing patches and failed joints in carriageway / speed table
	263, 264, 270, 282, 283, 287, 288, 289, 294, 297	Potholes in carriageway / speed table
	258, 265, 271, 286, 291, 294, 318, 320	Sunken gullies / ironworks with surrounding cracking
	302	Low point in carriageway causing flooding
FOOTWAY & VERGE	255, 257, 259, 272, 273, 274, 276, 278, 279, 281, 290, 292, 293, 296, 299, 301, 303, 307, 308, 309, 311, 312, 313, 314, 321	Footway resurfacing patches, trench scars, cracking and failed areas
	257, 314	Low point / ponding risk on footway
	255, 272, 273, 301, 303, 309	Vegetation growth on or at back of footway
KERB	267, 269, 271, 281, 291, 295, 300, 302, 306, 308, 309, 312, 314, 316, 317	Kerbs chipped, cracked, misaligned, peeling away or dislodged
ROAD MARKINGS	283, 285, 289, 304	Road markings / lining worn
SIGNS	268, 284, 305	Missing nameplate, weathered post, bollard removed and left as hazard

TOPCLIFFE ROAD

Area of survey	Photo Ref	Defect / comment
CARRIAGEWAY	323, 324, 325, 326, 327, 329, 330, 331, 336, 337, 338, 340, 346, 349, 351, 352, 355, 358, 359	Carriageway resurfacing patches, cracking, potholes and failed joints
	324, 329, 330, 331, 338, 346, 351, 352, 358	Cracking around ironworks / gullies and within carriageway
	330, 336, 337, 340, 349	Potholes in carriageway / speed table
FOOTWAY & VERGE	328, 333, 335, 341, 342, 343, 345, 347, 348, 353, 354, 356, 357	Footway resurfacing patches, trench scars, cracking and pitting
	333	Footway patch failing and not flush
KERB	328, 332, 334, 341, 344, 355	Kerbs peeling away, chipped, misaligned or otherwise damaged
ROAD MARKINGS	327, 331, 353	Lining worn
SIGNS	322, 339, 350	Street nameplates in okay to poor condition, posts weathered / rusted

Hinchley Rd, Blackley - Dilapidation Survey

Wednesday, 25 February 2026

Miller Homes

359 Photo Identified

Benjamin Jocelyn

SCP



Photo 1

Hinchley Rd (Northbound)
Hinchley Road nameplate severely weathered and rusted.



Photo 2

Hinchley Rd
Cracked & chipped kerbs, with vegetation growth in gaps



Photo 3

Hinchley Rd
Trench scars patches in along footway.



Photo 4

Hinchley Rd
Cracked & chipped kerbs, with evidence of ponding water.



Photo 5

Hinchley Rd
Resurfacing patches across carriageway surface.



Photo 6

Hinchley Rd
Trench scars and resurfacing patches across footway surface.



Photo 7

Hinchley Rd
Trench scars and resurfacing patches around water main, on footway.



Photo 8

Hinchley Rd
Resurfacing patch surrounds gullies in carriageway. Gullies flush with existing carriageway.



Photo 9

Hinchley Rd
Water main cover damaged / overlapped by footway surface.



Photo 10

Hinchley Rd

Carriageway surfacing cracking / crazing around ironworks.



Photo 11

Hinchley Rd

Resurfacing patch on carriageway.



Photo 12

Hinchley Rd

Kerbs are chipped, sediment deposits at low point.



Photo 13

Hinchley Rd

Cracking around gully on carriageway. Gully below surface level.



Photo 14

Hinchley Rd
Gullies housing sitting below the surface course.



Photo 15

Hinchley Rd
Resurfacing patches in footway.



Photo 16

Hinchley Rd
Kerbs are chipped.



Photo 17

Hinchley Rd
Carriageway is cracked around iron works. Existing lining is worn.



Photo 18

Hinchley Rd
Pothole forming in carriageway.



Photo 19

Hinchley Rd
Garden wall at back of footway collapsed.



Photo 20

Hinchley Rd
Trench scars through footway as well as vegetation growing at back of footway.



Photo 21

Hinchley Rd
Ironworks level with carriageway, cracking starting around edges.



Photo 22

Hinchley Rd
Pothole formed in carriageway.



Photo 23

Hinchley Rd
Lining & surface dressing on / around speed bumps worn.



Photo 24

Hinchley Rd
Kerbing chipped with vegetation growing at back of kerb.



Photo 25

Hinchley Rd
Ainsbrook Avenue nameplate in poor condition, covered with graffiti and stickers. Post in good condition. Patches at base of posts.



Photo 26

Hinchley Rd

Lining is worn at junction, and carriageway pitting forming.



Photo 27

Hinchley Rd

Crazing forming along edges of gully in carriageway.



Photo 28

Hinchley Rd

Lining & surface dressing on / around speed bumps worn.



Photo 29

Hinchley Rd

Water main sunken within housing, no longer flush with footway.



Photo 30

Hinchley Rd
Kerbing chipped.



Photo 31

Patch in carriageway around gully.



Photo 32

Hinchley Rd
Water main sunken within housing, no longer flush with footway.



Photo 33

Hinchley Rd
Carriageway pitting at edges of ironworks.



Photo 34

Hinchley Rd
Trench scars in footway surface.



Photo 35

Hinchley
Trench scars & patches in footway surface.



Photo 36

Hinchley Rd
Trench scars in carriageway surface.



Photo 37

Hinchley Rd
Lining prior to speed table worn.



Photo 38

Hinchley Rd
Lining on speed table worn. Surfacing patches and potholes present along speed table.



Photo 39

Hinchley Rd
Lining on speed table worn. Surfacing patches and potholes present along speed table.



Photo 40

Hinchley Rd
Lining on speed table worn. Surfacing patches present along speed table.



Photo 41

Hinchley Rd
Pothole formed around gully.



Photo 42

Hinchley Rd
Kilmaine Avenue nameplate in good condition, post weathered and rusted.



Photo 43

Hinchley Rd
2x Water mains raised above carriageway surfacing.



Photo 44

Hinchley Rd
Lining on speed table worn. Surfacing patches and potholes present along speed table.



Photo 45

Lining on speed table worn. Surfacing patches and potholes present along speed table.



Photo 46

Hinchley Rd
Carriageway cracked along edges of ironworks.



Photo 47

Hinchley Rd
Carriageway crazing at edges of ironworks.



Photo 48

Kerbs chipped. Surface patch present along footway. Water main sunken below surface.



Photo 49

Hinchley Rd
Resurfacing patches in carriageway around gully.



Photo 50

Hinchley Rd
Resurfacing patches in footway & trench scars present.



Photo 51

Hinchley Rd
Resurfacing patches in carriageway. Potholes present on speed table.



Photo 52

Hinchley Rd
Resurfacing patches in carriageway. Potholes present on speed table. Kerbing cracked and chipped.



Photo 53

Hinchley Rd
Ironworks sunken in carriageway surrounded with crazing. Potholes and trench scars present.



Photo 54

Hinchley Rd
Cracked and chipped kerbs.



Photo 55

Hinchley Rd
Resurfacing patches and potholes present along speed table.

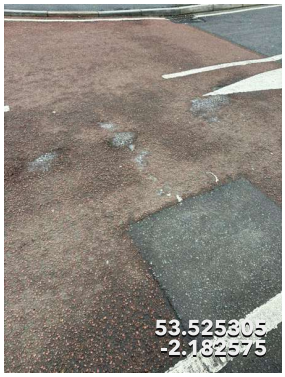


Photo 56

Hinchley Rd
Resurfacing patches and potholes present along speed table.



Photo 57

Hinchley Rd
Gully sunken below carriageway surface level.



Photo 58

Hinchley Rd
Crazing and cracking present in carriageway.



Photo 59

Hinchley Rd
Resurfacing patch along bottom of kerbs on carriageway.



Photo 60

Hinchley Rd
Cracking between resurfacing patch ironworks.



Photo 61

Resurfacing patch on footway around utility cover.



Photo 62

Resurfacing patch in footway.



Photo 63

Hinchley Rd
Lining & surface dressing on / around speed bumps worn.



Photo 64

Hinchley Rd
Kerb dislodged, chipped & cracked.



Photo 65

Hinchley Rd
Resurfacing patch level with ironworks. Cracks forming at corner of patch.



Photo 66

Hinchley Rd

Resurfacing patch in footway.



Photo 67

Hinchley Rd

Resurfacing patch in footway.



Photo 68

Hinchley Rd

Resurfacing patches in footway and carriageway.



Photo 69

Hinchley Rd

Low point in footway, causing flooding in this location.



Photo 70

Hinchley Rd
Kerbs chipped and cracked.



Photo 71

Hinchley Rd
Kerbing chipped.



Photo 72

Footway cracking at back of kerbs & vegetation growth within cracks.



Photo 73

Hinchley Rd
Resurfacing patch and pitting in carriageway.



Photo 74

Hinchley Rd

Pitting along carriageway. Cracks forming around ironworks.



Photo 75

Hinchley Rd

Kerbs chipped and misaligned, with vegetation growth at back of kerb.



Photo 76

Hinchley Rd

Lining & surface dressing on / around speed bumps worn.



Photo 77

Hinchley Rd

Kerbs chipped and misaligned.



Photo 78

Hinchley Rd

Cracking forming around edges of gully.



Photo 79

Hinchley Rd

Resurfacing patch on footway. Kerbs misaligned.



Photo 80

Hinchley Rd

Crazing in carriageway.



Photo 81

Hinchley Rd

Tench scars along carriageway.



Photo 82

Hinchley Rd
Tench scaring along back of kerbs on footway.



Photo 83

Hinchley Rd
Gully turned up away from carriageway. Resurfacing patches along speed table.



Photo 84

Hinchley Rd
Lining worn and resurface patches long speed table. Ironworks sunken below carriageway.

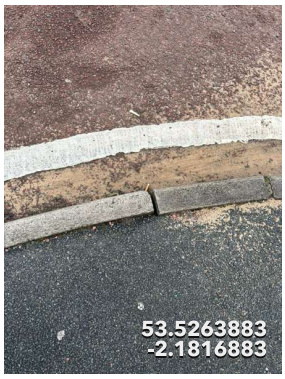


Photo 85

Hinchley Rd
Kerb dislodged & chipped.



Photo 86

Hinchley Rd
Resurfacing patches and potholes along speed table.



Photo 87

Resurfacing patches and potholes present along speed table.



Photo 88

Hinchley Rd
Cracking forming around edges of gully.



Photo 89

Hinchley Rd
Cracking forming around ironworks.



Photo 90

Hinchley Rd

Cracking forming at edges or ironworks.



Photo 91

Hinchley Rd

Cracking forming around ironworks.



Photo 92

Hinchley Rd

Cracking forming at edges or ironworks.

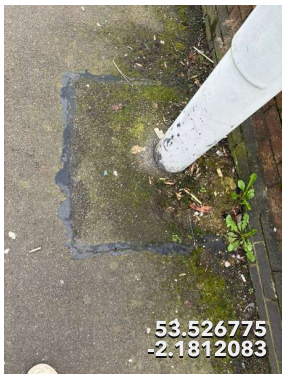


Photo 93

Hinchley Rd

Resurfacing patch at the base of lighting column.



Photo 94

Hinchley Rd
Lining & surface dressing on / around speed bumps worn.



Photo 95

Hinchley Rd
Hinchley Road nameplate in poor condition, covered in scratches and missing a reflective film. Post are in poor condition weathered and rusted.



Photo 96

Hinchley Rd
Pothole forming in carriageway.



Photo 97

Hinchley Rd
Pothole forming in carriageway.



Photo 98

Hinchley Rd
Junction with A6104 in poor condition, multiple uneven resurfacing patches and potholes along the junction.



Photo 99

Hinchley Rd (Southbound)
Hinckley Road nameplate in poor condition, scratched and missing letters (Y). Post also in poor condition, weathered and rusted.



Photo 100

Hinchley Rd
Gully in good condition, surrounding carriageway damaged with cracking on the northern side.



Photo 101

Hinchley Rd
Kerbs chipped. Footway damaged at back of kerb.



Photo 102

Hinchley Rd

Kerbs chipped. Carriageway cracked around ironworks.



Photo 103

Hinchley Rd

Footway cracked at back of kerbs.



Photo 104

Hinchley Rd

Trench scar along footway.



Photo 105

Hinchley Rd

Kerbs chipped.



Photo 106

Hinchley Rd
Water main housing damaged / covered by footway surface course.



Photo 107

Hinchley Rd
Gully sunken into carriageway, cracks forming either side of gully.



Photo 108

Hinchley Rd
Footway severely cracked at back of kerb.



Photo 109

Hinchley Rd
Trench scars along footway.



Photo 110

Hinchley Rd
Kerbing is chipped.



Photo 111

Hinchley Rd
Surfacing around gully is extremely damaged.



Photo 112

Hinchley Rd
Trench scars along footway.



Photo 113

Hinchley Rd
Resurfacing patch in footway.



Photo 114

Hinchley Rd
Footway crazing at back of kerb.

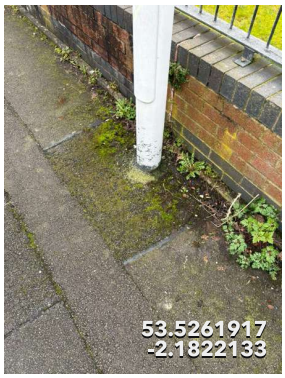


Photo 115

Hinchley Rd
Trench scar & resurfacing patch in footway around lighting column. Vegetation growth at back of footway.



Photo 116

Hinchley Rd
Carriageway cracked at top of gully. Footway in severely damaged at back of kerb.



Photo 117

Hinchley Rd
Resurfacing patch and trench scars around water main.



Photo 118

Hinchley Rd
Kerb dislodged and resurfacing patch around rodding eye.



Photo 119

Hinchley Rd
Kerb sunken below footway / carriageway and covered in sediment.



Photo 120

Hinchley Rd
Kerbs chipped and misaligned.



Photo 121

Hinchley Rd
Crazing at top right of gully on carriageway.



Photo 122

Hinchley Rd
Resurfacing patch on footway.



Photo 123

Hinchley Rd
Resurfacing patches on footway and carriageway either side of the kerb.



Photo 124

Hinchley Rd
Major cracking along footway.



Photo 125

Hinchley Rd
Footway patch.



Photo 126

Hinchley Rd
Cracking along footway at back of kerb



Photo 127

Hinchley Rd
Resurfacing patch on footway surrounding water main.



Photo 128

Hinchley Rd
Crazing on carriageway



Photo 129

Hinchley Rd
Resurfacing patch around gully.



Photo 130

Hinchley Rd

Pothole and resurfacing patches along speed table



Photo 131

Hinchley Rd

Crazing on carriageway around gully

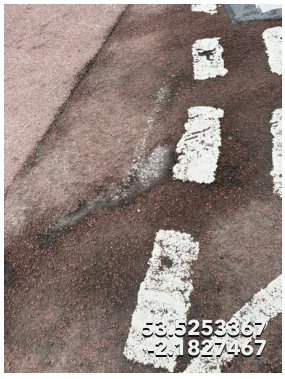


Photo 132

Hinchley Rd

Pothole and worn lining along speed table.



Photo 133

Hinchley Rd

Resurfacing patch sunken below carriageway.



Photo 134

Hinchley Rd

Cracks formed on carriageway either side of ironworks.



Photo 135

Hinchley Rd

Resurfacing patches and potholes present along speed table



Photo 136

Hinchley Rd

Cracks running along footway, leading to a failed resurfacing patch.



Photo 137

Hinchley Rd

Vegetation growth over back of footway.



Photo 138

Hinchley Rd
Cracks forming around gully.



Photo 139

Hinchley Rd
Construction joint running through carriageway.



Photo 140

Hinchley Rd
Edging kerbs misaligned, with vegetation growth over lapping. Resurfacing patches present in the area.



Photo 141

Hinchley Rd
Carriageway resurfacing patch, crack formed at top of bottom gully.



Photo 142

Ainsbrook Avenue (Southeast)
Resurfacing patch in footway, water main sunken within housing no long flush with surrounding surface.



Photo 143

Ainsbrook Ave
Trench scars present across carriageway. Lining is worn on carriageway. Resurfacing patches present.



Photo 144

Ainsbrook Ave
Trench scars present on footwear at back of kerb.



Photo 145

Ainsbrook Ave
Crack formed in carriageway surface. Ironworks sunken within housing, no long flush with surrounding surface.



Photo 146

Ainsbrook Avenue

Resurfacing Patch in carriageway around ironworks.



Photo 147

Ainsbrook Avenue

Cracks along carriageway leading to construction joint.



Photo 148

Ainsbrook Avenue

Pitting along the construction joint of the junction.



Photo 149

Ainsbrook Avenue

Trench scars present on footway along utility cover.



Photo 150

Ainsbrook Avenue
Trench scars & resurfacing patch along footway.



Photo 151

Ainsbrook Avenue
Cracking on carriageway between gully and kerb. Resurfacing patch in footway.



Photo 152

Ainsbrook Avenue
Trench scar long footway.



Photo 153

Ainsbrook Avenue
Resurfacing patch & trench scars along footway.



Photo 154

Ainsbrook Avenue
Vegetation growth at back of footway.



Photo 155

Ainsbrook Avenue
Cracking into construction joint along footway. Kerbs chipped & uneven.



Photo 156

Ainsbrook Avenue
Pothole forming around gully. Resurfacing patch in carriageway with wide crack along construction joint of carriageway and speed table.



Photo 157

Ainsbrook Avenue
Resurfacing patches and potholes along surface of speed table.



Photo 158

Ainsbrook Avenue

Resurfacing patches and potholes along surface of speed table.



Photo 159

Ainsbrook Avenue

Resurfacing patches and potholes along surface of speed table.



Photo 160

Ainsbrook Avenue

Resurfacing patches along surface of speed table.



Photo 161

Ainsbrook Avenue

Resurfacing patches and potholes along surface of speed table.



Photo 162

Ainsbrook Avenue
Resurfacing patches and potholes along surface of speed table. Cracks formed at construction joint of carriageway and resurfacing patch.

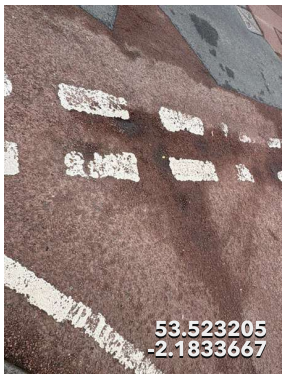


Photo 163

Ainsbrook Avenue
Resurfacing patches and potholes along surface of speed table.



Photo 164

Ainsbrook Avenue
Cracking & crazing formed around manhole.



Photo 165

Ainsbrook Avenue
Resurfacing patch failed, cracks formed across.



Photo 166

Ainsbrook Avenue
Cracking & crazing formed around manhole.



Photo 167

Ainsbrook Avenue
Resurfacing patches and potholes along surface of speed table.



Photo 168

Ainsbrook Avenue
Resurfacing patches and potholes along surface of speed table.



Photo 169

Ainsbrook Avenue
Resurfacing patches along surface of speed table.



Photo 170

Ainsbrook Avenue
Resurfacing patches along surface of speed table.



Photo 171

Ainsbrook Avenue
Resurfacing patches and potholes along surface of speed table.



Photo 172

Cracks formed from top of gully to construction joint.



Photo 173

Ainsbrook Avenue
Resurfacing patches and pothole along surface of the carriageway.



Photo 174

Ainsbrook Avenue
Crazing along the construction joint.



Photo 175

Ainsbrook Avenue
Surface treatment and lining worn.



Photo 176

Lining on carriageway worn, carriageway wearing at base of gully.



Photo 177

Ainsbrook Avenue
Tactiles worn flat in centre of crossing. Kerbs chipped.



Photo 178

Ainsbrook Avenue (Northwest)
Carriageway surface treatment has worn around gully, and lining on carriageway is worn.



Photo 179

Ainsbrook Avenue
Resurfacing patch on footway.



Photo 180

Ainsbrook Avenue
Trench scars along footway.

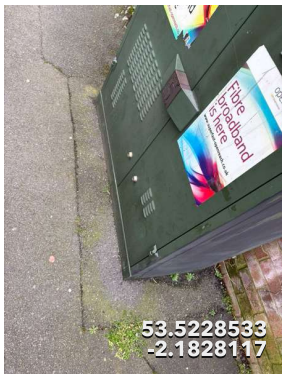


Photo 181

Ainsbrook Avenue
Trench scars with vegetation growth within the construction joints.



Photo 182

Ainsbrook Avenue
Footway resurfacing patches have failed. They are not flush with surrounding footway.



Photo 183

Ainsbrook Avenue
Back of kerbs are chipped.



Photo 184

Ainsbrook Avenue
Footway resurfacing patch.



Photo 185

Ainsbrook Avenue
Resurfacing patch along footway.



Photo 186

Ainsbrook Avenue
Resurfacing latch along footway.



Photo 187

Ainsbrook Avenue
Kerbs chipped. Carriageway surface treatment has worn around gully.



Photo 188

Ainsbrook Avenue
Resurfacing patches and potholes along surface of speed table.



Photo 189

Ainsbrook Avenue
Resurfacing patches and potholes along surface of speed table.



Photo 190

Ainsbrook Avenue
Verge destroyed by vehicles overrunning kerbs. Kerbs chipped and slight misalignment at radii.



Photo 191

Ainsbrook Avenue
Resurfacing patches and potholes along surface of speed table.



Photo 192

Ainsbrook Avenue
Resurfacing patches and potholes along surface of speed table.



Photo 193

Ainsbrook Avenue
Resurfacing patches and potholes along surface of speed table.



Photo 194

Ainsbrook Avenue
Trench scar along footway, edging along scar is misaligned.



Photo 195

Ainsbrook Avenue
Kerbing chipped.



Photo 196

Ainsbrook Avenue
Edging raised above footway, vegetation growth at edge of pavement.



Photo 197

Ainsbrook Avenue
Verge destroyed by vehicles overrunning kerbs. Kerbs chipped.

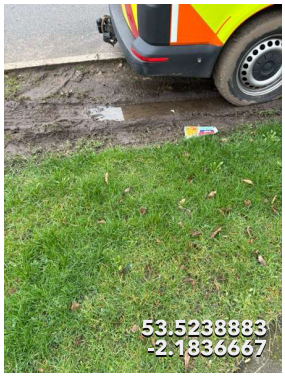


Photo 198

Ainsbrook Avenue
Verge destroyed by vehicles overrunning kerbs. Kerbs chipped.



Photo 199

Ainsbrook Avenue
Trench scar along footway.



Photo 200

Ainsbrook Avenue
Lowbrook Avenue name plate in ok condition, slight scratches and ware. Post in poor condition, rusted and weathered with scratches along the front the posts.



Photo 201

Ainsbrook Avenue
Trench scar long the footway.



Photo 202

Ainsbrook Avenue
Trench scaring across carriageway.



Photo 203

Ainsbrook Avenue
Carriageway cracking and forming pothole around gully.



Photo 204

Caspian Rd (Northwest)
Caspian Road nameplate in good condition. Post (lighting column) in good condition.



Photo 205

Caspian Rd
Resurfacing patch surrounding gully.



Photo 206

Caspian Rd

Trench scars and resurfacing patch along footway. Back of kerbs chipped.



Photo 207

Caspian Rd

Trench scar at back of kerb. Kerb slightly chipped.



Photo 208

Caspian Rd

Trench scar at back of footway, edging kerbs chipped.



Photo 209

Caspian Rd

Potholes forming at edge of carriageway.



Photo 210

Caspian Rd

Footway resurface patch surrounding water main.



Photo 211

Caspian Rd

Footway resurface patch failed surrounding water main. Patch is no longer flush with surface.



Photo 212

Caspian Rd

Resurfacing patch failed and repaired along footway.



Photo 213

Caspian Rd

Carriageway resurfacing patch.



Photo 214

Caspian Rd
Footway resurfacing patch, vegetation growth at all construction joints.



Photo 215

Caspian Rd
Kerb dislodged from surrounding area.



Photo 216

Caspian Rd
Resurfacing patch in footway.



Photo 217

Caspian Rd
Resurfacing patch in footway.



Photo 218

Caspian Rd

Low point in footway causing localised flooding.

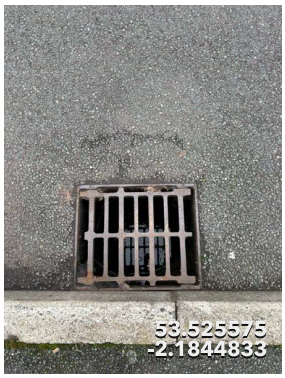


Photo 219

Caspian Rd

Slight cracking formed at top of gully in carriageway.



Photo 220

Caspian Rd

Kerbs cracked and peeling away from footway with vegetation growth in gap.



Photo 221

Caspian Rd

Resurfacing patch at back of kerb, along with pothole forming in front of kerb.



Photo 222

Caspian Rd

Carriageway cracking surrounding gully.



Photo 223

Caspian Rd

Serious cracking along carriageway in line with construction join from footway resurfacing patch.



Photo 224

Caspian Rd

Carriageway resurfacing patch.



Photo 225

Caspian Rd

Carriageway resurfacing patch.



Photo 226

Caspian Rd
Kerb dislodged from surrounding kerbs.



Photo 227

Caspian Rd
Crazing forming in centre of carriageway.



Photo 228

Caspian Rd
Footway resurfacing patch.



Photo 229

Caspian Rd
Caspian Road nameplate in ok condition, few scratches along front. Post in okay condition, slight weathering and rust, throughout posts.



Photo 230

Caspian Rd (Southeast)
Caspian Road nameplate in poor condition, multiple stains, and lack of reflective film. Posts in poor condition, extremely weathered, with large vegetation growth at base of posts.



Photo 231

Caspian Rd
Footway resurfacing patch with vegetation growth at back of footway.



Photo 232

Caspian Rd
Carriageway resurfacing patch & trench scars surrounding gully.



Photo 233

Caspian Rd
Kerbing peeling away from footway. Cracks formed along footway.



Photo 234

Caspian Rd
Cracks formed along footway.



Photo 235

Caspian Rd
Cracks formed along footway.



Photo 236

Caspian Rd
Large vegetation growth along footway. Scratches along footway at back of kerbs.

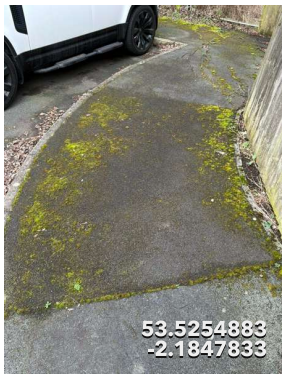


Photo 237

Caspian Rd
Large vegetation growth along resurfacing patch. Major cracking along footway after patch.



Photo 238

Caspian Rd
Major cracking along footway & sediment build up at back of footway.



Photo 239

Caspian Rd
Fencing damaged at back of footway.

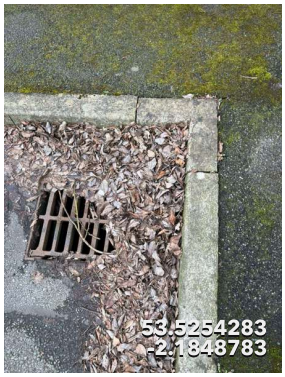


Photo 240

Caspian Rd
Large sediment build up along gully.



Photo 241

Caspian Rd
Fence panel missing.



Photo 242

Caspian Rd
Major cracking along footway.



Photo 243

Caspian Rd
Major cracking along footway and rear of resurfacing patch.



Photo 244

Caspian Rd
Footway at base of lighting column has failed with cracking and large vegetation growth.



Photo 245

Caspian Rd
Major cracking along footway.



Photo 246

Caspian Rd
Major cracking along footway.



Photo 247

Caspian Rd
Carriageway resurfacing patch failed with cracking at front of kerbs.



Photo 248

Caspian Rd
Footway resurfacing patch at back of kerb.



Photo 249

Caspian Rd
Footway resurfacing patch surrounding water main.



Photo 250

Caspian Rd
Footway resurfacing patch. Footway failed at back of kerb, pot hole forming.



Photo 251

Caspian Rd
Footway resurfacing patch. Edging kerbs chipped at back of footway.



Photo 252

Caspian Rd
Footway resurfacing patch with vegetation growth at back of footway.



Photo 253

Northwold Drive (Northeast)
Carriageway cracking around ironworks on speed table.



Photo 254

Northwold Drive
Carriageway cracking & crazing around gully on speed table & carriageway.



Photo 255

Northwold Drive
Vegetation growth across footway, resurfacing patch and trench scar going across carriageway.



Photo 256

Northwold Drive
Carriageway cracking around ironworks.



Photo 257

Northwold Drive
Low point on Northwold Drive where footway resurfacing patch has failed, risk of flooding.



Photo 258

Northwold Drive
Ironwood sunken below surface level.



Photo 259

Northwold Drive
Footway resurfacing patch as base of lighting column. Lighting column in ok condition, scratches along base of post.



Photo 260

Northwold Drive
Carriageway resurfacing patch around ironworks.



Photo 261

Northwold Drive
Construction joint in between carriageway and speed table.



Photo 262

Northwold Drive

Resurfacing patch around ironworks on speed table.



Photo 263

Northwold Drive

Resurfacing patches and potholes along speed table.



Photo 264

Northwold Drive

Resurfacing patches and potholes along speed table.



Photo 265

Northwold Drive

Carriageway cracking around sunken gully.



Photo 266

Northwold Drive
Carriageway resurfacing patch around gully.



Photo 267

Northwold Drive
Kerb dislodged from surrounding area.



Photo 268

Northwold Drive
Road sign with missing nameplate. Post in poor condition, weathered, rusted with scratches along front of posts.



Photo 269

Northwold Drive
Kerbs chipped & uneven.



Photo 270

Northwold Drive
Potholes along the speed table.



Photo 271

Northwold Drive
Gully sunken with housing due to cracking in carriageway. Kerbs misaligned and chipped.



Photo 272

Northwold Drive
Footway resurfacing patches, with vegetation growth at back of footway.



Photo 273

Northwold Drive
Footway crazing with vegetation growth in cracks. Kerbs cracked.



Photo 274

Northwold Drive
Footway resurfacing patches with cracking.



Photo 275

Northwold Drive
Carriageway trench scars failing along construction joint.



Photo 276

Northwold Drive
Footway cracking.



Photo 277

Northwold Drive
Carriageway trench scars.



Photo 278

Northwold Drive
Carriageway and footway trench scars.



Photo 279

Northwold Drive
Footway resurfacing patch failing with cracking along edges and through centre of patch.



Photo 280

Northwold Drive
Carriageway resurfacing patch and trench scars.



Photo 281

Northwold Drive
Footway trench scars. Misaligned kerbs peeling away from footway.



Photo 282

Northwold Drive
Pothole at construction joint between carriageway and speed table.



Photo 283

Northwold Drive
Resurfacing patches and potholes along the speed table. Lining worn along junction.



Photo 284

Northwold Drive
Carville Road nameplate in okay condition, slight scratches long front of sign. Post are in okay condition slightly weathered and rusted.



Photo 285

Northwold Drive
Construction joint between speed table and carriageway. Lining is worn.



Photo 286

Northwold Drive
Carriageway failed by cracking around gully.



Photo 287

Northwold Drive
Potholes forming on construction joint of carriageway resurfacing patch.



Photo 288

Northwold Drive
Potholes forming on construction joint of carriageway resurfacing patch.



Photo 289

Northwold Drive
Potholes forming on construction joint of carriageway resurfacing patch and joint of junction. Lining is worn.



Photo 290

Northwold Drive
Cracking along joints of utility cover in footway, resurfacing patch in footway.



Photo 291

Northwold Drive
Gully sunken within carriageway, cracking along all sides of gully. Cracking along footway at back of kerb. Kerbs chipped.



Photo 292

Northwold Drive
Footway resurfacing patch.



Photo 293

Trench scars across footway.



Photo 294

Northwold Drive
Carriageway cracking around gully. Pothole in carriageway to right of gully.



Photo 295

Northwold Drive
Heavy sediment build up covering gully grates. Kerbs cracked & chipped.



Photo 296

Northwold Drive
Footway resurfacing hatch, around lighting column base. Edging kerbs at back of footway chipped and cracked. Kerbs chipped.



Photo 297

Northwold Drive
Trench scars present across carriageway along with cracking. Resurfacing patch failed with cracking along edge. Pothole forming on edge of patch.



Photo 298

Northwold Drive
Serious cracking along carriageway & edge of resurfacing patch on junction line.



Photo 299

Northwold Drive (Southwest)
Trenching scars leading onto footway from carriageway.



Photo 300

Northwold Drive
Kerbing chipped at junction radii.



Photo 301

Northwold Drive
Footway cracking at back of kerb, vegetation growth in cracks.



Photo 302

Northwold Drive
Kerbs mid aligned & chipped. Low point in carriageway causing flooding, slight cracking in carriageway.



Photo 303

Northwold Drive
Footway cracking cause by roots under pavement. Vegetation growth onto footway.



Photo 304

Northwold Drive
Lining at junction worn.



Photo 305

Northwold Drive
Concrete bollard removed out of ground and left on footway as hazard. Footway cracking around incident area.



Photo 306

Northwold Drive
Kerbing chipped.



Photo 307

Northwold Drive
Footway surface treatment overlapping gully grates.



Photo 308

Northwold Drive
Footway resurfacing patch. Kerbs chipped.



Photo 309

Northwold Drive
Trench scars and cracking along footway, with vegetation growth at back of footway. Kerbs chipped.



Photo 310

Northwold Drive
Carriageway pitting along speed table.



Photo 311

Northwold Drive
Footway resurfacing patch failed by cracking.



Photo 312

Northwold Drive
Footway resurfacing patch, with minor cracking along edges.
Kerbs chipped, cracked and misaligned.



Photo 313

Northwold Drive
Footway resurfacing patch. Kerbs chipped.



Photo 314

Northwold Drive
Footwear trench scars & resurfacing patch with low point and potential to cause flooding. Kerbs chipped.



Photo 315

Northwold Drive
Carriageway trench scar failing by cracking.



Photo 316

Northwold Drive
Kerb completely dislodged from surrounding area.



Photo 317

Northwold Drive
Kerb chipped & peeling off from footway.



Photo 318

Northwold Drive
Carriageway resurfacing patch failing due to cracking surrounding gully.



Photo 319

Northwold Drive
Construction joint of speed table and carriageway. Carriageway resurfacing patch, covered by sediments.



Photo 320

Northwold Drive
Carriageway cracking at side of gully.



Photo 321

Northwold Drive
Footway resurfacing patch around water main.



Photo 322

Topcliffe Rd (Eastbound)
Topcliffe Road nameplate in okay condition, few scratches. Post in good condition. Small vegetation growth at base of posts.



Photo 323

Topcliffe Rd
Carriageway resurfacing patch.



Photo 324

Topcliffe Rd
Carriageway cracking around ironworks.



Photo 325

Topcliffe Rd
Carriageway resurfacing patch around gully.



Photo 326

Carriageway resurfacing patch.



Photo 327

Topcliffe Rd
Carriageway joint between speed table. Lining worn.



Photo 328

Topcliffe Rd
Carriageway surface treatment worn away. Footway pitting at back of kerb. Tar staining top of kerbs.



Photo 329

Topcliffe Rd
Carriageway cracks along speed table.



Photo 330

Topcliffe Rd
Carriageway resurfacing patch. Cracking surrounding ironworks. Potholes forming along top of speed table.



Photo 331

Topcliffe Rd
Construction joint between carriageway and speed table. Cracking forming from joint. Lining worn.



Photo 332

Topcliffe Rd
Cracking forming at top of gullies. Kerbs peeling away from footway.



Photo 333

Topcliffe Rd
Footway resurfacing patch failing, not flush with kerbs.



Photo 334

Topcliffe Rd
Kerbs peeling away from footway, kerbs chipped.



Photo 335

Topcliffe Rd
Footway resurfacing patch.



Photo 336

Topcliffe Rd
Construction joint between carriageway and speed table.
Carriageway pitting along joint.
Pothole on speed table.



Photo 337

Pothole and resurfacing patch along speed table.



Photo 338

Topcliffe Rd (Westbound)
Cracking forming around gully. Kerb loose from surroundings.



Photo 339

Topcliffe Rd
Topcliffe Road nameplate in poor condition, scratches along sign face & letters partially missing. Posts in poor condition, weathered and rusted.



Photo 340

Topcliffe Rd
Pothole formed in carriageway.



Photo 341

Topcliffe Rd
Footway cracking around water main housing. Edging kerbs chipped.



Photo 342

Topcliffe Rd
Footway resurfacing patch.



Photo 343

Topcliffe Rd
Footway resurfacing patch around water main.



Photo 344

Topcliffe Rd
Kerbing chipped & misaligned. Sediment build up at front of kerb.



Photo 345

Topcliffe Rd
Footway resurfacing patch.



Photo 346

Topcliffe Rd
Carriageway cracking around gully. Footway cracking at back of kerb.



Photo 347

Footway trench scar at back of kerb.



Photo 348

Topcliffe Rd
Footway trench scar & pothole in footway at back of kerb.



Photo 349

Topcliffe Rd
Pothole in speed table at junction.



Photo 350

Topcliffe Rd
Chendre Road nameplate in good condition. Posts in good condition. Vegetation growth at base of posts.



Photo 351

Topcliffe Rd
Cracking along carriageway.



Photo 352

Topcliffe Rd
Cracking along carriageway.



Photo 353

Topcliffe Rd
Trench scars along footway. Lining worn.



Photo 354

Topcliffe Rd
Footway trench scars at back of kerb.



Photo 355

Topcliffe Rd
Carriageway resurfacing patch around gully. Kerbing damaged and patched with concrete. Concrete patch in footway.



Photo 356

Topcliffe Rd
Footway trench scar at back of kerb.



Photo 357

Topcliffe Rd
Concrete patch in footway.



Photo 358

Topcliffe Rd

Carriageway cracking around ironworks.



Photo 359

Topcliffe Rd

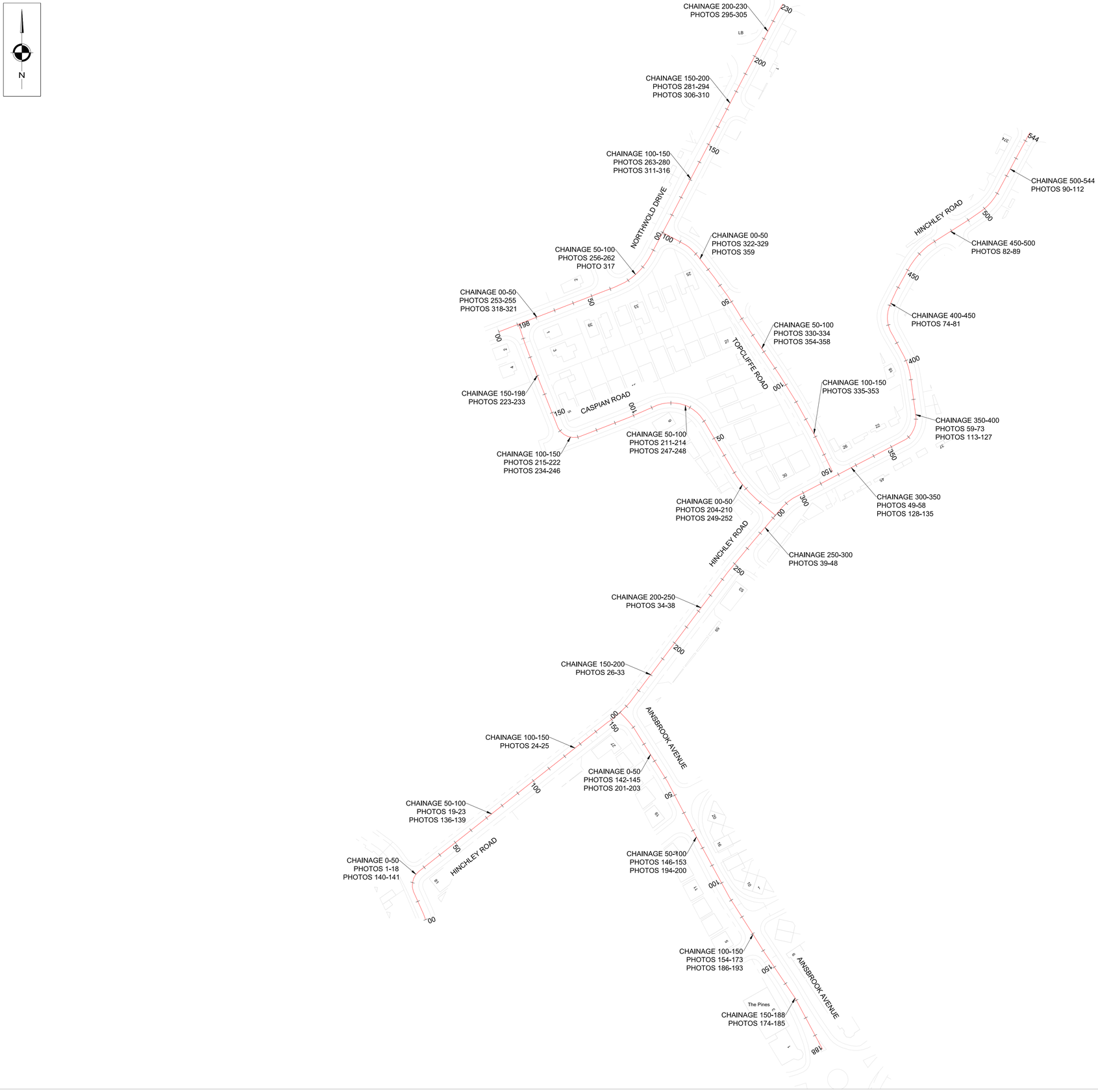
Carriageway resurfacing patch at base of speed table.

S|C|P

APPENDIX A

S|C|P

APPENDIX B



NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED BY SCP.
2. ANY DISCREPANCIES ON THIS DRAWING SHALL BE BROUGHT TO THE ATTENTION OF SCP.

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P01	FIRST ISSUE	09/03/2026	BJW	KMG	NC

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MILLER HOMES

Project Title:
HINCHLEY RD, BLACKLEY
DILAPIDATION SURVEY

Drawing Title:
DILAPIDATION SURVEY
PHOTO LOCATION PLAN

Drawn By:	Date:
BWJ	09/03/2026
Checked: KMG	Scale@A1: 1:1000
Approved: NC	Status: S2 - FOR COORDINATION

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260251-SCP-GEN-ZZ-DR-C-0000-001	P01

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