

Technical Note

250452 – Westgate, Cleckheaton

Dilapidation Survey

Our reference: AI/250452/DS01 – Rev00

Author: Aqib Imran

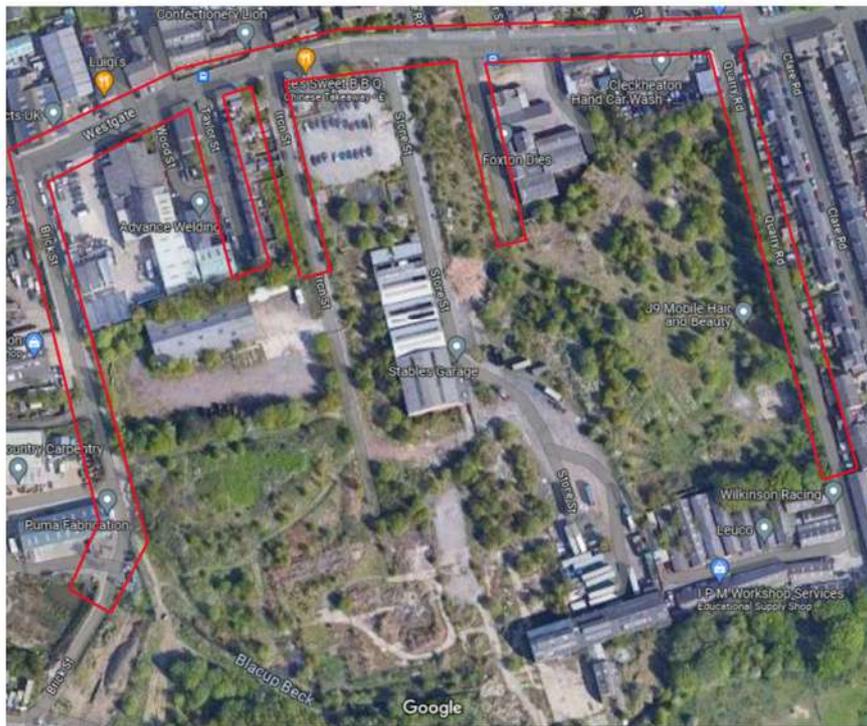
Date: 23 June 2025

Reviewed: Niccolo Conti

Date: 23 June 2026

1.0 INTRODUCTION

1. This report has been prepared to present the findings of the dilapidation survey undertaken on sections of Brick Street, Taylor Street, Iron Street, Quarry Road, Robert's Street and Westgate, Cleckheaton on 19th June 2025 between 10 AM and 3 PM.
2. The survey was undertaken while the temperature was 24 degrees without clouds. It was not raining at the time of arrival, or during the survey.
3. The findings can be found in the following pages of this document and are split into a report for each street with an accompanying location plan.
4. An outline plan of the area covered can be seen in the extract below.



Iron Street Dilapidation Survey

250452

Thursday, 19 June 2025

Prepared For Strata Homes

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Issue 1

Trench scars across the junction with Westgate. Road markings beginning to fade. Tactile paving cracked.



Issue 2

Stone kerbs damaged, out of line and have vegetation overgrowth between them.



Issue 3

Carriageway surface changes to block paving. Cracking share surface changes.



Issue 4

Overview of Iron Street from top of street. Uneven carriageway surface with localised low points. Surface cracked at various points.



Issue 5

Severe damage to carriageway surface, localised low point.



Issue 6

Pot holes in carriageway surface.



Issue 7

Vegetation overgrown, debris deposits in carriageway.



Issue 8

Vegetation overgrown, kerbs, surface and block pavers are cracked/damaged.



Issue 9

Kerbs and block pavers damaged, vegetation overgrown. Carriageway surface in bad state of wear.



Issue 10

Carriageway surface is severely damaged.



Issue 11

Block paved footway has been repaired. Vegetation overgrown. Carriageway surface severely cracked.



Issue 12

Stone kerbs out of place, vegetation overgrown. Footway and carriageway surface severely damaged.



Issue 13

Carriageway surface severely damaged.



Issue 14

Carriageway surface severely damaged, vegetation overgrown



Issue 15

Carriageway surface severely damaged.



Issue 16

Vegetation overgrown



Issue 17

Vegetation overgrown and debris along fence line



Issue 18

Lighting column in good condition.



Issue 19

Vegetation overgrown , debris at fence line.



Issue 20

Carriageway surface overview.



Issue 21

Carriageway surface severely damaged. Vegetation overgrown



Issue 22

Carriageway surface severely damaged.



Issue 23

Overview of Iron street from bottom of road, Carriageway surface severely damaged.



Issue 24

Barriers fallen, debris and open excavation at bottom of Iron Street (New defect identified during June 2025 visit)



Issue 25

Fence line damaged (New defect identified during June 2025 visit)

Taylor Street Dilapidation Survey

250452

Thursday, 19 June 2025

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Issue 1

Trench scars and resurfacing patches on carriageways surface. Road markings are faded.



Issue 2

Footway surface damaged and has trench scarring. Tactile cracked and kerbs chipped.



Issue 3

Scars on footway, kerbs chipped.



Issue 4

Carriageway surface severely damaged. Trench scars in footway.



Issue 5

Carriageway surface severely damaged. Road markings are worn.



Issue 6

Kerbs are chipped. Footway surface damaged. Vegetation around kerblines.



Issue 7

Trench scars through the carriageway and footway surface.



Issue 8

Carriageway surface severely damaged. Cover is in good condition.



Issue 9

Footway and carriageway surface damaged. Kerbs are chipped. Trench scars in both footway and carriageway.



Issue 10

Resurfacing patch in centre of carriageway. Carriageway surface is uneven.



Issue 11

Carriageway surface severely damaged, trench scars damaged.



Issue 12

Carriageway surface severely damaged. Kerbs are chipped and out of line at ramp location.



Issue 13

Carriageway surface severely damaged.



Issue 14

Gully blocked.



Issue 15

Debris build up at channel. Kerbs are damaged and out of line.



Issue 16

Debris build up at channel. Kerbs are damaged and out of line.



Issue 17

Vegetation grown around kerb and gully



Issue 18

Overgrown vegetation



Issue 19

Carriageway surface damaged around chamber. (New defect identified during June 2025 visit)



Issue 20

Visible trench scars across footway and carriageway. Carriageway surface and footway severely damaged. Vegetation growth near kerb. (New defect identified during June 2025 visit)

Brick Street Dilapidation Survey

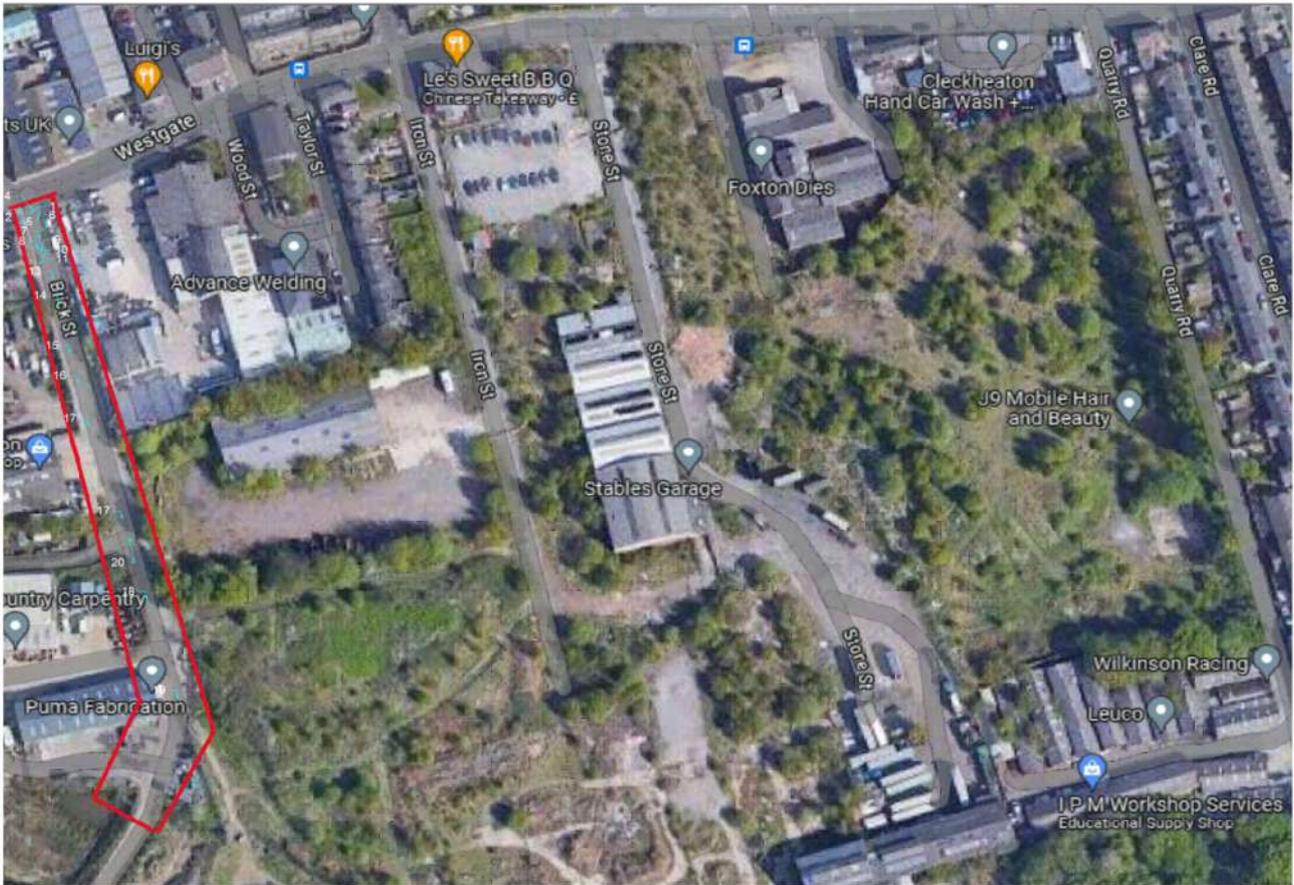
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Issue 1

Street name plate vandalised. Vegetation overgrowth and footway surface is severely damaged. Kerbs are damaged and some are missing.



Issue 2

Footway cracked and visible trench lines.



Issue 3

Kerbing is not level and chipped. There is damaged to the footway and carriageway surface, as well as the chamber surface. Visible trench scars also.



Issue 4

Resurfacing patch and clear changes in surface material.



Issue 5

Public footway sign is slanted. fencing damaged.



Issue 6

Edging kerbs are worn.



Issue 7

Carriageway and footway surface severely damaged and has some resurfacing patches.



Issue 8

Gully grate depressed but clear, black staining on carriageway surface.



Issue 9

Resurfacing patches in centre of carriageway. Slight cracking on edge of carriageway.



Issue 10

General wear of iron cover. Cracking of carriageway surface. Black staining on carriageway surface.



Issue 11

Vegetation area badly maintained, utility cover raised however considered to be an existing issue.



Issue 12

Generally wear of carriageway surface. Clear surfacing change midway down.



Issue 13

General wear of carriageway surface.



Issue 14

General wear of carriageway surface.



Issue 15

General wear of carriageway surface.



Issue 16

General wear of carriageway surface.



Issue 17

General wear of carriageway surface.



Issue 18

Water ponding at end of vegetation.



Issue 19

General wear of carriageway surface, Water flow path across road.



Issue 20

General wear of carriageway surface. Vegetation overgrowth on channel of carriageway

Quarry Road Dilapidation Survey

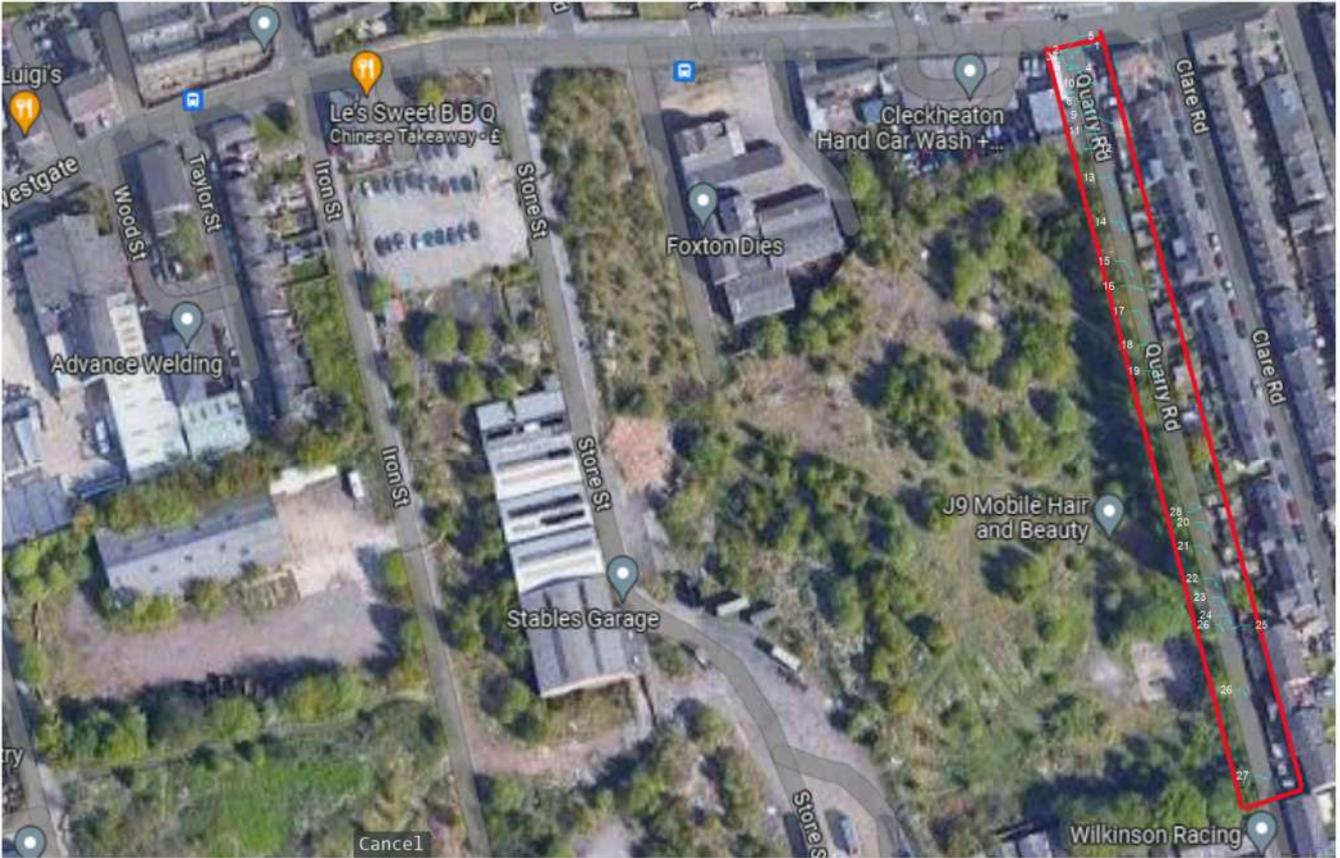
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Issue 1

Road markings faded. Trench scar across junction. Tactiles cracked.



Issue 2

Carriageway surface severely cracked. Trench scars through carriageway surface.



Issue 3

Kerbs are chipped and out of line and excessive vegetation growth on footway.



Issue 4

Wall in bad condition. Vegetation overgrown on footway.



Issue 5

Vegetation overgrown on footway. Wall is in bad condition.



Issue 6

Kerbs are out of line. Vegetation overgrown on to the footway.



Issue 7

Trench scars in centre of carriageway.



Issue 8

Longitudinal trench scars along the carriageway. Debris on side of carriageway, vegetation overgrown.



Issue 9

Severely damaged footway surfacing, vegetation overgrown and kerbs are chipped.



Issue 10

Damaged footway surfacing, overgrown vegetation.



Issue 11

Carriageway and footway surface damaged. Vegetation overgrown.



Issue 12

Lighting column is slanted.



Issue 13

Cracked surfacing and overgrown vegetation.



Issue 14

Cracked surfacing and overgrown vegetation.



Issue 15

Cracked surfacing and overgrown vegetation.



Issue 16

Lighting column is in good condition. Vegetation overgrown.



Issue 17

Carriageway surface damaged with potholes formed.



Issue 18

Gully clear. Kerbs and footway surface severely damaged.



Issue 19

Cracked surfacing and overgrown vegetation.



Issue 20

Sediment deposit at kerb line. Kerbing damaged and out of line and some are missing. Vegetation is overgrown.



Issue 21

Cracked surfacing and overgrown vegetation. Trench scars through footway.



Issue 22

Cracked surfacing and overgrown vegetation. Carriageway and footway is in bad state of wear. Trench scars in footway and carriageway.



Issue 23

Kerbs are cracked and out of line. Trench scars in footway and carriageway. Vegetation overgrown. Carriageway and footway is in bad state of wear.



Issue 24

Gully blocked by vegetation.



Issue 25

Carriageway severely damaged. Vegetation overgrown along channel. Kerbs are chipped and in bad condition.



Issue 26

Kerbs are damaged and uneven. Carriageway surface is severely damaged. Vegetation grown along kerblines and back of footway.



Issue 27

Sediment deposits on footway and channel, vegetation overgrown. Trench scars in carriageway.



Issue 28

Kerbs and footway damaged around gully. Vegetation overgrown along channel edge.

Westgate Dilapidation Survey

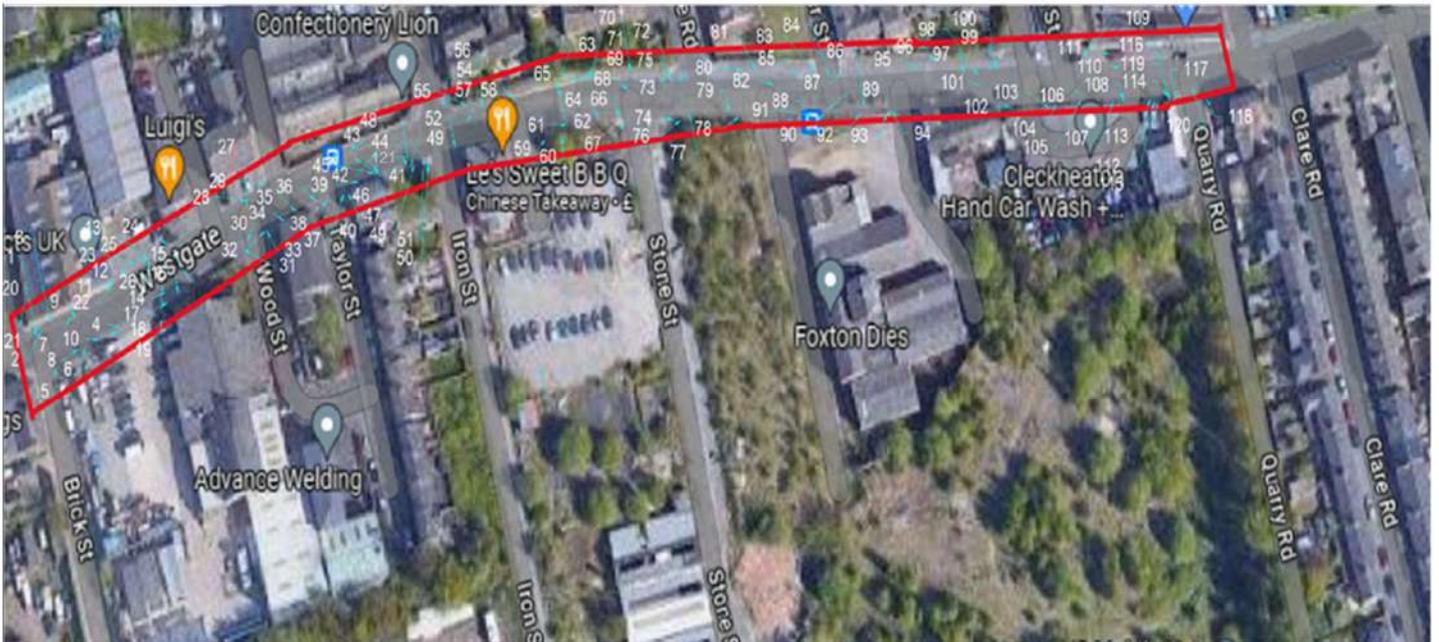
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Issue 1

Cover slightly sunk into carriageway but in ok condition.



Issue 2

Beany blocks are partially blocked by vegetation. Trench scars in carriageway and footway.



Issue 3

Slight cracking around gully, sections of gully grating blocked. Vegetation overgrown.



Issue 4

Cracked and out of line kerbs. Trench scars across footway and carriageway. Carriageway surface is pitted.



Issue 5

Beany blocks are partially blocked by vegetation.



Issue 6

Gully clear, vegetation partially blocking Beany blocks.



Issue 7

Trench scars along doorway and carriageway. Vegetation partially blocking beanie blocks. Cracking around valve cover.



Issue 8

Kerbing is chipped.



Issue 9

Carriageway surfacing failing around cover.



Issue 10

Kerbing at dropped crossing is damaged.



Issue 11

Sediment build up at linear drain which is out of line and uneven. Drain also has vegetation blocking some inlets.



Issue 12

Trench scars across length of carriageway ahead of drainage channel. Black stains across the footway. Pitting on carriageway surface.



Issue 13

Gully clear.



Issue 14

Vegetation growth around kerbs. Gully clear, signs of carriageway failing around gully.



Issue 15

Beany blocks are partially blocked by vegetation overgrowth.



Issue 16

Damaged and vandalised box on footway.



Issue 17

Trench scars along footway. Resurfacing patches on carriageway.



Issue 18

Uneven footway surfacing causing low point behind kerb on footway.



Issue 19

General wear of carriageway with some resurfacing patches.



Issue 20

Tactiles cracked, kerbs chipped. Footway in bad condition.



Issue 21

Trench scars along footway.



Issue 22

Cracked kerbs, trench scars in footway. Vegetation growth at channel.



Issue 23

Trench scars in footway and carriageway. Growth of vegetation at back of footway.



Issue 24

Trench scars in footway and carriageway. Cracking of surface around drain and cracked kerb edging



Issue 25

Trench scars in carriageway.



Issue 26

Carriageway cracking around linear drain, gully clear.



Issue 27

Resurfacing patches in carriageway.



Issue 28

Faded bus stop road marking. Centre line missing from resurfacing patch. Trench scars visible.



Issue 29

Faded road markings. Trench scars.



Issue 30

Trench scar in footway. Uneven kerbs.



Issue 31

Trench scars in footway. Black stains in footway.



Issue 32

Cracked kerbs. Trench scars in footway.



Issue 33

Resurfacing patches in carriageway , road markings faded / missing.



Issue 34

Sediment build up at back of kerb. Damaged kerbs. Trench scars in footway.



Issue 35

Lighting column has black stains at base. Footway pavement in bad condition.



Issue 36

Damaged footway surface, carriageway pavement in bad condition. Cracked Tactiles.



Issue 37

Cracked kerbs and footway surface. Visible trench scars.



Issue 38

Resurfacing patch in carriageway. Faded road markings



Issue 39

Carriageway cracking around gully. Surfacing worn. Kerbs cracked.



Issue 40

Cracked kerbs, sediment build up behind kerb. Resurfacing patch in carriageway.



Issue 41

Road markings faded, bus shelter in good condition, trench scar on footway.



Issue 42

Surfacing worn. Trench scars in footway.



Issue 43

Road marking faded. Carriageway failing around cover.



Issue 44

Bus stop shelter in good condition. Road marking faded.
Trench scar on footway.



Issue 45

Trench scars in footway. Box vandalised.



Issue 46

Black stains on footway and carriageway. Surfacing is worn. Resurfacing patches visible.



Issue 47

Trench scar in carriageway.



Issue 48

Vegetation growth at base of post and back of footway.



Issue 49

Sign arrangement misaligned.



Issue 50

Cracked Tactiles, Chipped kerbing along dropped crossing.



Issue 51

Resurfacing patches in carriageway.



Issue 52

Tactile cracked. Kerbs in bad condition, trench scar along footway. Overgrown vegetation at back of footway and crossing.



Issue 53

Tactiles cracked. Trench scars visible in footway.



Issue 54

Surfacing worn. Road markings faded. Black stain in carriageway.



Issue 55

Carriageway surfacing worn.



Issue 56

Uneven kerbing



Issue 57

Chipped kerbs.



Issue 58

Footway cracked as well as visible trench scars. Overgrown vegetation at back of footway and crossing.



Issue 59

Pedestrian guard rail in good condition.



Issue 60

Zebra crossing fading.



Issue 61

Beacon in good condition. Vegetation grown at the base of belisha beacon.



Issue 62

Surfacing faded. Beacon in good condition.



Issue 63

Gully covered in debris. Vegetation overgrowth.



Issue 64

Trench scars in footway. Road markings faded. Vegetation overgrowth. Kerbs chipped and vegetation growing at the back of kerb.



Issue 65

Trench scars in footway.



Issue 66

Surfacing worn. Vegetation growth. Gully has sediment within. Kerbs in bad condition.



Issue 67

Trench scars through footway and junction. Missing Tactiles.



Issue 68

Surfacing faded. Resurfacing patches with missing road markings.



Issue 69

Trench scars in footway. Lighting column has vegetation growing around base.



Issue 70

Trench scars in footway, vegetation growth in back of footway. Road markings faded.



Issue 71

Surfacing worn on half the carriageway. Road markings faded.



Issue 72

Surfacing cracked in centre of carriageway. Surfacing worn.



Issue 73

Uneven / misaligned Tactiles and kerbs.



Issue 74

Trench scars visible in footway. Surfacing worn. Overgrown vegetation.



Issue 75

Surfacing worn on half the carriageway. Cover in good condition.



Issue 76

Surfacing and road markings worn. Kerbs are uneven.



Issue 77

Trench scar in footway. Rest of carriageway surface is worn.



Issue 78

Trench scars in footway. Vegetation overgrown at back of footway. Road markings worn.



Issue 79

Gully blocked.



Issue 80

Trench scars in footway.



Issue 81

Road markings faded. Kerb line misaligned. Carriageway cracking on joint of the centreline of carriageway. Resurfacing patch in carriageway.



Issue 82

Road markings faded. Resurfacing patch in carriageway. Trench scar on footway.



Issue 83

Carriageway cracking at junction.



Issue 84

Road markings faded, carriageway cracking at junction.



Issue 85

Gully clear



Issue 86

Resurfacing patch around cover, road marking faded.
Vegetation growth on footway.



Issue 87

Trench scars in footway.



Issue 88

Bus stop flag in good condition.



Issue 89

Trench scars in footway. Road marking faded.



Issue 90

Trench scars in footway. Road marking faded.



Issue 91

Trench scars in footway.

Issue 92

Road markings faded. Kerbs cracked. Trench scars in footway.



Issue 93

Carriageway worn and road markings faded.



Issue 94

Road markings faded. Kerbs slightly misaligned.



Issue 95

Road markings faded. Carriageway cracked, trench scar in centre of footway.





Issue 96

Trench scars in footway. Vegetation growth at back of footway.
Carriageway surface worn.



Issue 97

Carriageway surface damaged.



Issue 98

Carriageway surface cracked.



Issue 99

Trench scar in carriageway. Road marking faded.



Issue 100

Carriageway surface damaged.



Issue 101

Resurfacing patch around chamber cover.



Issue 102

Trench scars in footway and carriageway.



Issue 103

Kerbs cracked. Trench scars in footway and carriageway. Black stains on footway.



Issue 104

Centre line of carriageway cracking.



Issue 105

Potholes in carriageway. Road markings faded.



Issue 106

Potholes in carriageway surface.



Issue 107

Misaligned kerbs. Trench scars in footway. Footway surface damaged at back of footway. Vegetation growth at back of footway.



Issue 108
Gully clear.



Issue 109
Kerbs are cracked around radius. Tactiles are in good condition but insufficient width.



Issue 110
Road markings faded. Carriageway surfacing is worn.



Issue 111

Trench scars in footway, carriageway worn. Evidence of vehicles parking partially on the footway.



Issue 112

Kerbs are misaligned. Trench scars in footway.



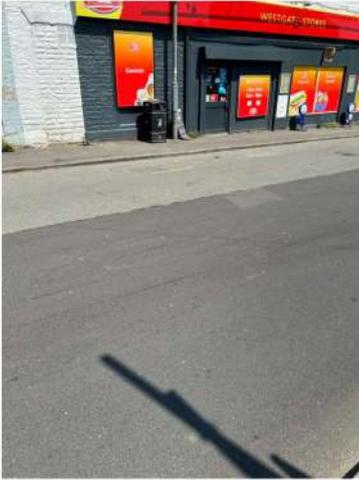
Issue 113

Majority of carriageway section has been resurfaced, no centreline.



Issue 114

Kerbs are misaligned. Road marking centre line is missing.



Issue 115

Majority of carriageway section has been resurfaced, no centreline.



Issue 116

Kerbing damaged. Black stains on carriageway and footway surface. Carriageway surface is worn and trench scars visible on both footway and carriageway.



Issue 117

Missing kerbs and tactiles. footway surfaces in bad conditions and scarred. Vegetation growth at the back of footway, missing carriageway centreline. Brick wall damaged.



Issue 118

Tactiles in good condition.



Issue 119

Sign face is facing wrong direction.



Issue 120

Majority of carriageway section has been resurfaced, no centreline.



Issue 121

Retaining wall damaged. (New defect identified during June 2025 visit)

Robert Street Dilapidation Survey

250452

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Issue 1

Damaged bollards at entry. Footway surfacing in bad conditions and scarred.



Issue 2

Vegetation over grown, covering road name sign.



Issue 3

Surface of carriageway is in bad state of wear.



Issue 4

Surface of carriageway is in bad state of wear, vegetation overgrown.



Issue 5

Surface of carriageway is in bad state of wear, vegetation overgrown.



Issue 6

Surface of carriageway is in bad state of wear, vegetation overgrown.



Issue 7

Surface of carriageway is in bad state of wear, vegetation overgrown.



Issue 8

Surface of carriageway is in bad state of wear, vegetation overgrown.



Issue 9

Surface of carriageway is in bad state of wear, vegetation overgrown.



Issue 10

Hole dug out, barriers have fallen and hole is unprotected from access. (New defect identified during June 2025 visit)



Issue 11

Vegetation overgrown. Footway is uneven and cracked. (New defect identified during June 2025 visit)



Issue 12

Cracked, uneven paving. Overgrown vegetation. (New defect identified during June 2025 visit)



Issue 13

Footway uneven and vegetation is overgrown. (New defect identified during June 2025 visit)