

Summary Information

Surveyor:	U985-0001		Title: Mrs.	Tel Number: 07901229278
Name:	Saskia Ratcliff		My Reference:	KCK Test
Survey Reference:	000565			
Current SAP rating:	F 29	Potential SAP rating:	F 33	Emissions (t/year): 5.368 tonnes
Current EI rating:	C 76	Potential EI rating:	C 78	Fuel Bill: £8440

Property Details:

RdSAP version:	RdSAP10
Reference Number:	U985-0001-000565
My Reference:	KCK Test
Lodgement Required:	No
Regs Region:	England
EPC Language:	English
UPRN:	
Postcode:	W6 9BF
Region:	Thames Valley
House Name:	
House No:	KCK Test
Street:	KCK Test
Locality:	KCK Test
Town:	KCK Test
County:	KCK Test
Property Tenure:	Rented (social)
Transaction Type:	Rental
Inspection Date:	26/06/2025
Process date:	22/05/2026
Check for the existence of an EPC:	No
Does an EPC exist at the point of carrying out this energy assessment:	No
Reason why another energy assessment needs to be undertaken:	

RdSAP Inputs

Property Description:

1.0 Property type:	H House EE Enclosed End-Terrace			
2.0 Number of Storeys:	3			
Habitable Rooms:	7			
Heated Habitable Rooms:	4			
3.0 Date Built:	Main Property	A before 1900	Main Prop. Room(s) in Roof	H 1991-1995
	1st Extension	E 1967-1975	1st Ext. Room(s) in Roof	I 1996-2002
	2nd Extension	H 1991-1995	2nd Ext. Room(s) in Roof	J 2003-2006
	3rd Extension	I 1996-2002	3rd Ext. Room(s) in Roof	I 1996-2002
	4th Extension	J 2003-2006	4th Ext. Room(s) in Roof	M 2023 onwards

4.0 Dimensions:

Dimension type:	Internal				
Main Property	Floor Area [m ²]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]	
Room(s) in Roof:	45.00				
1st Floor:	20.00	2.35	16.55	6.65	
Lowest Floor:	32.91	2.35	16.55	6.65	No
1st Extension					
Room(s) in Roof:	34.00				
1st Floor:	34.00	3.00	15.00	15.00	
Lowest Floor:	34.00	3.00	15.00	15.00	No

Summary Information

2nd Extension

	Floor Area [m ²]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]	
Room(s) in Roof:	5.00				
1st Floor:	30.00	2.00	33.00	23.00	
Lowest Floor:	30.00	2.00	33.00	23.00	No

3rd Extension

Room(s) in Roof:	32.00				
1st Floor:	0.00	0.00	3.00	3.00	
Lowest Floor:	12.00	4.00	12.00	1.00	Yes

4th Extension

Room(s) in Roof:	2.00				
1st Floor:	4.00	2.00	2.00	4.00	
Lowest Floor:	5.00	1.00	88.00	6.00	Yes

5.0 Conservatory:

Is there a conservatory?	Yes
Is it thermally separated?	Yes
Does it have fixed heaters?	Yes

7.0 Walls:

Main Property

Type	SO Solid Brick
Insulation	E External
Insulation Thickness	75 mm
Conductivity Known	No
Thermal Conductivity	Lambda = 0.04 W/m*K
Wall Thickness Unknown	No
Wall Thickness	300 mm
U-value Known	No
Alternative Wall 1 Area	23.00 m ²
Alternative Wall 1 Type	SG Stone: granite or whinstone
Alternative Wall 1 Insulation	A As Built
Alternative Wall 1 Dry-lining	Yes
Alternative Wall 1 Thickness Unknown	No
Alternative Wall 1 Thickness	120 mm
Alternative Wall 1 U-value Known	No
Party Wall Type	CU Cavity masonry unfilled

1st Extension

As Main Wall	No
Type	SG Stone: granite or whinstone
Insulation	U Unknown
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	50 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	CF Cavity masonry filled

2nd Extension

As Main Wall	No
Type	CW Curtain Wall
Curtain Wall Age	Post 2023
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	U Unable to determine

Summary Information

3rd Extension

As Main Wall	No
Type	B Basement wall
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	S Solid masonry / timber / system build

4th Extension

As Main Wall	No
Type	B Basement wall
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	U Unable to determine

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	300 mm
U-value Known	No

1st Extension

As Main	No
Type	S Same dwelling above

2nd Extension

As Main	No
Type	NR Non-residential space above

3rd Extension

As Main	No
Type	PA Pitched (slates/tiles), access to loft
Insulation	R Rafters
Insulation Thickness	250 mm
U-value Known	No

4th Extension

As Main	No
Type	A Another dwelling above

8.1 Rooms in Roof:

Main Property

Type	Room in roof type 1 Simplified							
Assessment	Length	Height	Insulation	Insulation Type	Gable Type	Default U-value	U-value known	U-value
Flat Ceiling 1	0.00	0.00				0.00	No	0.00
Flat Ceiling 2	0.00	0.00				0.00	No	0.00
Stud Wall 1	0.00	0.00				0.00	No	0.00
Stud Wall 2	0.00	0.00				0.00	No	0.00
Slope 1	0.00	0.00				0.00	No	0.00
Slope 2	0.00	0.00				0.00	No	0.00
Gable Wall 1	4.00	2.45			Exposed	0.35	No	0.00
Gable Wall 2	6.00	2.45			Sheltered	0.30	No	0.00
Common Wall 1	0.00	0.00				0.00	No	0.00
Common Wall 2	0.00	0.00				0.00	No	0.00

1st Extension

Type	Room in roof type 2
Assessment	Simplified

Summary Information

	Length	Height	Insulation	Insulation Type	Gable Type	Default U-value	U-value known	U-value
Flat Ceiling 1	0.00	0.00				0.00	No	0.00
Flat Ceiling 2	0.00	0.00				0.00	No	0.00
Stud Wall 1	0.00	0.00				0.00	No	0.00
Stud Wall 2	0.00	0.00				0.00	No	0.00
Slope 1	0.00	0.00				0.00	No	0.00
Slope 2	0.00	0.00				0.00	No	0.00
Gable Wall 1	4.00	6.00			Connected	0.00	No	0.00
Gable Wall 2	8.00	9.00			Exposed	1.70	No	0.00
Common Wall 1	9.00	1.00				1.70	No	0.00
Common Wall 2	5.00	1.80				1.70	No	0.00
2nd Extension								
Type	Room in roof type 1							
Assessment	Detailed							
Flat Ceiling 1	0.00	0.00				0.26	No	0.00
Flat Ceiling 2	0.00	3.00				0.26	No	0.00
Stud Wall 1	4.00	6.00	125 mm	Mineral or EPS		0.31	No	0.00
Stud Wall 2	2.00	2.00	400+ mm	PUR or PIR		0.10	No	0.00
Slope 1	0.00	0.00				0.26	No	0.00
Slope 2	0.00	0.00				0.26	No	0.00
Gable Wall 1	6.00	8.00			Connected	0.00	No	0.00
Gable Wall 2	3.00	8.00			Exposed	1.40	No	0.00
Common Wall 1	0.00	0.00				0.00	No	0.00
Common Wall 2	0.00	0.00				0.00	No	0.00
3rd Extension								
Type	Room in roof type 2							
Assessment	Simplified							
Flat Ceiling 1	0.00	0.00				0.00	No	0.00
Flat Ceiling 2	0.00	0.00				0.00	No	0.00
Stud Wall 1	0.00	0.00				0.00	No	0.00
Stud Wall 2	0.00	0.00				0.00	No	0.00
Slope 1	0.00	0.00				0.00	No	0.00
Slope 2	0.00	0.00				0.00	No	0.00
Gable Wall 1	9.00	7.00			Exposed	0.45	No	0.00
Gable Wall 2	4.00	0.00				0.00	No	0.00
Common Wall 1	5.00	1.50				0.45	No	0.00
Common Wall 2	7.50	0.30				0.45	No	0.00
4th Extension								
Type	Room in roof type 2							
Assessment	Detailed							
Flat Ceiling 1	5.00	1.00	Unknown	PUR or PIR		0.15	No	0.00
Flat Ceiling 2	5.00	3.00	200 mm	Unknown		0.29	No	0.00
Stud Wall 1	0.00	0.00				0.00	No	0.00
Stud Wall 2	0.00	0.00				0.00	No	0.00
Slope 1	5.00	0.30	None			2.30	No	0.00
Slope 2	0.00	0.00				0.15	No	0.00
Gable Wall 1	7.00	0.99			Party	0.25	No	0.00
Gable Wall 2	0.00	5.00				0.00	No	0.00
Common Wall 1	4.00	1.00				0.35	No	0.00
Common Wall 2	3.50	0.60				0.35	No	0.00

9.0 Floors:

Main Property

Location	G Ground floor
Type	T Suspended timber
Insulation	A As built
Default U-value	0.73
U-value Known	No

Summary Information

1st Extension

As Main	No
Location	P Above partially heated space
Default U-value	0.70

2nd Extension

As Main	No
Location	U Above unheated space
Type	N Suspended, not timber
Insulation	R Retro-fitted
Insulation Thickness	200 mm
Default U-value	0.22
U-value Known	No

3rd Extension

As Main	No
Type	B Basement floor
Default U-value	0.50
U-value Known	No

4th Extension

As Main	Yes
Type	B Basement floor
Default U-value	0.25
U-value Known	No

10.0 Doors:

Total Number of Doors	2
Number of Insulated Doors	0

11.0 Windows:

W	H	Area	Glazing Type	Frame Type	Frame Factor	Glazing Gap	Building Part	Location	Orient.	Data-Source	U value	g value	Draught Proofed	Permanent Shutters
1.20	1.00	1.20	Double between 2002 and 2021	PVC	0.70		Main	External wall	North West	Manufacturer	2.00	0.72	Yes	None
1.20	1.00	1.20	Triple between 2002 and 2021	PVC	0.70		2nd Extension	External wall	North West	Manufacturer	2.00	0.72	Yes	None
1.60	1.20	1.92	Double between 2002 and 2021	Metal	0.80		1st Extension	External wall	North West	Manufacturer	1.74	0.72	Yes	Insulated
1.70	1.00	1.70	Single glazing	Wood	0.70		Main	External wall	North West	Manufacturer	3.35	0.85	No	Uninsulated
0.50	1.00	0.50	Double between 2002 and 2021	Wood	0.70		4th Extension	External wall	West	Manufacturer	2.00	0.72	Yes	None
0.60	1.00	0.60	Double glazing, known data		0.70		Main	External wall	North West	Manufacturer	2.00	0.72	Yes	None

Draught Proofing	63 %
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12.0 Ventilation & Cooling

No. of open chimneys	2
No. of open flues	4
No. of open chimneys/open flues attached to closed fire	3
No. of flues attached to solid fuel boiler	8
No. of open flues attached to other heater	5
No. of blocked chimneys	7
No. of intermittent extract fans	2
No. of passive vents	29
No. of flueless gas fires	5
Fixed Space Cooling	Yes
Draught Lobby	Present

Summary Information

12.1 Mechanical Ventilation

Mechanical Ventilation	Yes
MV PCDF Reference Number	500755
Mechanical Ventilation Type	Mechanical extract, decentralised (MEV dc)
Wet Rooms	2
Duct Type	Flexible
Approved Installation	No

12.2 Air Pressure Test

Test Method	Pulse
Pressure Test Result (AP4)	2.00

13.0 Lighting

Total number of bulbs	27
Number of LED and CFL Known	No
Total number of Low Energy	7
Total number of incandescents	20

14.0 Main Heating1

PCDF boiler Reference	0
Main Heating EES Code	PET
Main Heating SAP Code	224
Heat Emitter	Radiators
Heat pump age	2013 or later
MCS installation certificate	No
Design flow temperature	<= 35°C
PCDF Heating Controls	0
Main Heating Controls EES	CHD
Main Heating Controls Sap	SAP code 2207, Time and temperature zone control by arrangement
Percentage of Heat	100 %

14.1 Main Heating2

PCDF boiler Reference	15100 Vaillant, Ecotec plus 415, 88.00%
Fuel Type	Mains gas
Flue Type	Balanced
Fan Assisted Flue	Yes
PCDF Heating Controls	0
PCDF Compensator	0
Percentage of Heat	0 %

14.1 Community Heating/Heat Network

Heating Type	None
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14.2 Meters

Electricity meter type	Dual
Main gas	Yes
Electricity Smart Meter Present	Yes
Gas Smart Meter Present	Yes

15.0 Water Heating

Water Heating Code	HWP2
Water Heating SapCode	914

15.1 Hot Water Cylinder

Hot Water Cylinder Present	Yes
Cylinder Size	Medium
Insulated	Foam
Insulation Thickness	25 mm
Cylinder Thermostat	No

15.2 Community Hot Water

PCDF boiler Reference	0
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16.0 Solar water heating

Solar Water Heating	Yes
Are details known?	Yes
Collector elevation	30°
Collector orientation	West
Overshading	Modest
Solar pump	electrically powered
Type of showers in property	Both electric and non-electric
Solar collector details known	No

Summary Information

17.0 Waste Water Heat Recovery System

Is WWHRS present in the property? No / Unknown

1x.0 Baths and Showers

Total Number of Baths 2
Number of Baths Connected 0

Description	Type	Connected
1	Electric shower	None

18.0 Flue Gas Heat Recovery System

Present Yes
Index Number 60063
Brand Model Zenex, SuperFlow

18.1.1 Photovoltaic Panel

PV Cells kW Peak Zenex, SuperFlow
Orientation South-West
Elevation 30°
Overshading Modest

19.0 Photovoltaic Panel

Photovoltaic Panel None
Export capable meter Yes

20.0 Wind Turbine

Terrain Type Suburban
Wind turbine present? No

22.0 Special Features

21.0 Small-Scale Hydro

Electricity generated [kWh/year] 0.00

Summary Information

Recommendations

- Loft insulation (Already installed)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (SAP increase too small)
- Cavity wall insulation (Not applicable)
- ✔ Solid wall insulation (Recommended)
- Floor insulation (suspended floor) (SAP increase too small)
- Hot water cylinder insulation (SAP increase too small)
- Draught proofing (SAP increase too small)
- Low energy lighting (Recommended)
- Cylinder thermostat (SAP increase too small)
- Heating controls for wet central heating system (Already installed)
- Biomass boiler (Not applicable)
- Change heating to condensing gas condensing boiler (fuel switch) (Not applicable)
- Flue gas heat recovery in conjunction with new boiler (Not applicable)
- Solar water heating (Already installed)
- Heat recovery system for mixer showers (SAP increase too small)
- Double glazed windows (SAP increase too small)
- Insulated doors (SAP increase too small)
- ✔ Solar photovoltaic panels (Recommended)
- Wind turbine (Not applicable)
- PV diverter (Not applicable)
- PV battery (Not applicable)
- Water heating controls (SAP increase too small)

Alternative Recommendations

- External wall insulation with cavity insulation (Not applicable)
- Biomass boiler (alternative) (Not applicable)
- Micro CHP (alternative) (Not applicable)

Related Party Disclosure

No related party

Addenda

--- Any Wall Insulation Issues ---

Has the property any 'Access Issues' for potential wall insulation?	No
Is the property in a 'high exposure' location?	No