RdSAP
elmhurst energy

elmhurst energy

Summary Information

Surveyor:	P960-0001				
Name:	Richard Matthew Ratcliff		**Title:** Mr.	**Tel Number:** 07760 443 469	
Survey Reference:	001431		**My Reference:**	Khalim-test	
Current SAP rating:	C 72	**Potential SAP rating:**	C 79	**Emissions (t/year):**	4.895 tonnes
Current EI rating:	D 67	**Potential EI rating:**	C 70	**Fuel Bill:**	£1296

Property Details:

RdSAP version:	RdSAP10
Reference Number:	P960-0001-001431
My Reference:	Khalim-test
Lodgement Required:	No
Regs Region:	England
EPC Language:	English
UPRN:	
Postcode:	W6 9BF
Region:	Thames Valley
House Name:	28 Distillery Wharf
House No:	28
Street:	Distillery Wharf
Locality:	
Town:	London
County:	
Property Tenure:	Owner-occupied
Transaction Type:	Marketed sale
Inspection Date:	25/06/2025
Process date:	03/06/2026
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 D Detached		
2.0 Number of	**Storeys:**	2		
	Habitable Rooms:	6		
	Heated Habitable Rooms:	6		
3.0 Date Built:	**Main Property**	J 2003-2006	**Main Prop. Room(s) in Roof**	J 2003-2006
	1st Extension	J 2003-2006		

4.0 Dimensions:

Dimension type: **Internal**

	Floor Area [m²]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]	
Main Property					
Room(s) in Roof:	83.20				
Lowest Floor:	97.72	2.28	36.45	0.00	No
1st Extension					
1st Floor:	7.21	2.82	8.31	0.00	
Lowest Floor:	7.21	2.82	8.31	0.00	No

Summary Information

5.0 Conservatory:

Is there a conservatory?	No

7.0 Walls:

Main Property

Type	SS Stone: sandstone or limestone
Insulation	A As Built
Wall Thickness Unknown	No
Wall Thickness	340 mm
U-value Known	No
Party Wall Type	CU Cavity masonry unfilled

1st Extension

As Main Wall	No
Type	SO Solid Brick
Insulation	A As Built
Wall Thickness Unknown	No
Wall Thickness	240 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	400+ mm
U-value Known	No

1st Extension

As Main	Yes
Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	400+ mm
U-value Known	No

8.1 Rooms in Roof:

Main Property

Type	Room in roof type 1
Assessment	Simplified

	Length	Height	Insulation	Insulation Type	Gable Type	Default U-value	U-value known	U-value
Flat Ceiling 1	4.00	40.00				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	32.00	32.00				0.00	No	0.00
Slope 2	0.00	0.00				0.00	No	0.00
Gable Wall 1	6.40	2.45			Exposed	0.35	No	0.00
Gable Wall 2	6.40	2.45			Party	0.25	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

9.0 Floors:

Main Property

Location	G Ground floor
Type	S Solid
Insulation	A As built
Default U-value	0.24
U-value Known	No

Summary Information

1st Extension

As Main	Yes
Location	G Ground floor
Type	S Solid
Insulation	A As built
Default U-value	0.33
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
1.40	1.30	1.82	Double between 2002 and 2021	PVC	0.70		Main	External wall	North	Manufacturer	2.00	0.72	Yes	None
1.20	1.30	1.56	Double between 2002 and 2021	PVC	0.70		Main	External wall	North	Manufacturer	2.00	0.72	Yes	None
1.60	1.30	2.08	Double between 2002 and 2021	PVC	0.70		Main	External wall	East	Manufacturer	2.00	0.72	Yes	None
2.50	2.00	5.00	Double between 2002 and 2021	PVC	0.70		Main	External wall	East	Manufacturer	2.00	0.72	Yes	None
1.00	1.00	1.00	Double between 2002 and 2021	PVC	0.70		Main	Roof of Room in Roof	North	Manufacturer	2.30	0.72	Yes	None
1.00	1.00	1.00	Double between 2002 and 2021	PVC	0.70		Main	Roof of Room in Roof	North	Manufacturer	2.30	0.72	Yes	None
1.00	1.00	1.00	Double between 2002 and 2021	PVC	0.70		Main	Roof of Room in Roof	North	Manufacturer	2.30	0.72	Yes	None
1.00	1.19	1.19	Double between 2002 and 2021	PVC	0.70		Main	Roof of Room in Roof	South	Manufacturer	2.30	0.72	Yes	None
1.00	1.00	1.00	Double between 2002 and 2021	PVC	0.70		Main	Roof of Room in Roof	South	Manufacturer	2.30	0.72	Yes	None
1.00	1.00	1.00	Double between 2002 and 2021	PVC	0.70		Main	Roof of Room in Roof	South	Manufacturer	2.30	0.72	Yes	None
1.40	1.30	1.82	Double between 2002 and 2021	PVC	0.70		1st Extension	External wall	South	Manufacturer	2.00	0.72	Yes	None

Draught Proofing	100 %

12.0 Ventilation & Cooling

No. of open chimneys	0
No. of open flues	0
No. of open chimneys/open flues attached to closed fire	0
No. of flues attached to solid fuel boiler	0
No. of open flues attached to other heater	0
No. of blocked chimneys	0
No. of intermittent extract fans	0
No. of passive vents	0
No. of flueless gas fires	0
Fixed Space Cooling	No
Draught Lobby	Unable to determine

12.1 Mechanical Ventilation

Mechanical Ventilation	No

12.2 Air Pressure Test

Test Method	Not available

13.0 Lighting

Total number of bulbs	20
Number of LED and CFL Known	Yes
Number of LED lights	20
Number of CFL lights	0
Total number of Low Energy	20
Total number of incandescents	0

Summary Information

14.0 Main Heating1

PCDF boiler Reference	0
Main Heating EES Code	BOD
Main Heating SAP Code	127
Heat Emitter	Radiators
Heat pump age	2013 or later
Flue Type	Open
Fan Assisted Flue	No
Design flow temperature	Unknown
PCDF Heating Controls	0
Main Heating Controls EES	CBE
Main Heating Controls Sap	SAP code 2106, Programmer, room thermostat and TRVs
PCDF Compensator	0
Percentage of Heat	51 %

14.1 Main Heating2

PCDF boiler Reference	0
Main Heating EES Code	BOD
Main Heating SAP Code	127
Heat Emitter	Underfloor Heating
Heat pump age	Unknown
Flue Type	Balanced
Fan Assisted Flue	No
Design flow temperature	Unknown
PCDF Heating Controls	0
Main Heating Controls EES	CBI
Main Heating Controls Sap	SAP code 2110, Time and temperature zone control by arrangement
PCDF Compensator	0
Percentage of Heat	49 %

14.1 Community Heating/Heat Network

Heating Type	None

14.2 Meters

Electricity meter type	Single
Main gas	Yes
Electricity Smart Meter Present	No
Gas Smart Meter Present	No

15.0 Water Heating

Water Heating Code	HWP
Water Heating SapCode	901
Water Heating Fuel Type	Heating oil

15.1 Hot Water Cylinder

Hot Water Cylinder Present	Yes
Cylinder Size	Normal
Insulated	Foam
Insulation Thickness	120 mm
Cylinder Thermostat	No

15.2 Community Hot Water

PCDF boiler Reference	0

16.0 Solar water heating

Solar Water Heating	No

17.0 Waste Water Heat Recovery System

Is WWHRS present in the property?	No / Unknown

1x.0 Baths and Showers

Total Number of Baths	0
Number of Baths Connected	0

18.0 Flue Gas Heat Recovery System

Present	No

Summary Information

19.0 Photovoltaic Panel

Photovoltaic Panel	None
Export capable meter	Yes

20.0 Wind Turbine

Terrain Type	Urban
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 (Not applicable)
Cavity wall insulation (Not applicable)
Solid wall insulation (Already installed)
Floor insulation (solid floor) (Already installed)
Hot water cylinder insulation (Already installed)
Draught proofing (Already installed)
Low energy lighting (Already installed)
Cylinder thermostat (Recommended)
Heating controls for wet central heating system (Already installed)
Upgrade boiler, same fuel (Already installed)
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 (SAP increase too small)
Heat recovery system for mixer showers (Not applicable)
Double glazed windows (Already installed)
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

When considering the PV installation consider installing PV battery and a PV diverter for water heating