

Summary Information

| | | | | |
|----------------------------|--------------------------|------------------------------|----------------------|---|
| Surveyor: | P960-0001 | | Title: Mr. | Tel Number: 07760 443 469 |
| Name: | Richard Matthew Ratcliff | | My Reference: | Khalim-test |
| Survey Reference: | 001431 | | | |
| Current SAP rating: | C 69 | Potential SAP rating: | B 81 | Emissions (t/year): 3.839 tonnes |
| Current EI rating: | D 65 | Potential EI rating: | C 72 | Fuel Bill: £1545 |

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 | | | |
| | E End-Terrace | | | |
| 2.0 Number of Storeys: | 3 | | | |
| Habitable Rooms: | 6 | | | |
| Heated Habitable Rooms: | 6 | | | |
| 3.0 Date Built: | Main Property | A before 1900 | Main Prop. Room(s) in Roof | A before 1900 |
| | 1st Extension | A before 1900 | | |

4.0 Dimensions:

| Dimension type: | Internal | | | | |
|-------------------------|------------------------------|-----------------|------------------------------|-----------------------|----|
| | Floor Area [m ²] | Room Height [m] | Heat Loss Wall Perimeter [m] | Party Wall Length [m] | |
| Main Property | | | | | |
| Room(s) in Roof: | 29.75 | | | | |
| 1st Floor: | 41.73 | 2.78 | 15.99 | 7.92 | |
| Lowest Floor: | 41.73 | 2.78 | 8.32 | 15.84 | No |
| 1st Extension | | | | | |
| 2nd Floor: | 0.00 | 0.00 | 0.00 | 0.00 | |
| 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 | SO Solid Brick |
| Insulation | I Internal |
| Insulation Thickness | 100 mm |
| Conductivity Known | No |
| Thermal Conductivity | Lambda = 0.04 W/m*K |
| 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 |
| Dry-lining | No |
| 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 | 300 mm |
| U-value Known | No |

1st Extension

| | |
|----------------------|---|
| As Main | Yes |
| Type | PA Pitched (slates/tiles), access to loft |
| Insulation | J Joists |
| Insulation Thickness | 300 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 | 4.65 | 2.45 | | | Exposed | 0.29 | No | 0.00 |
| Gable Wall 2 | 4.65 | 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 | T Suspended timber |
| Insulation | A As built |
| Default U-value | 0.43 |
| U-value Known | No |

Summary Information

1st Extension

| | |
|-----------------|--------------------|
| As Main | Yes |
| Location | G Ground floor |
| Type | T Suspended timber |
| Insulation | A As built |
| Default U-value | 1.03 |
| 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 |
|------|------|------|------------------------------|------------|--------------|-------------|---------------|---------------|------------|--------------|---------|---------|-----------------|--------------------|
| 0.97 | 1.00 | 0.97 | Double between 2002 and 2021 | PVC | 0.70 | | Main | External wall | North West | Manufacturer | 2.00 | 0.72 | Yes | None |
| 2.66 | 1.00 | 2.66 | Double between 2002 and 2021 | PVC | 0.70 | | Main | External wall | South East | Manufacturer | 2.00 | 0.72 | Yes | None |
| 2.00 | 2.00 | 4.00 | Double between 2002 and 2021 | PVC | 0.70 | | Main | External wall | South West | Manufacturer | 2.00 | 0.72 | Yes | None |
| 1.00 | 1.00 | 1.00 | Double between 2002 and 2021 | Wood | 0.70 | | Main | External wall | North East | Manufacturer | 2.00 | 0.72 | Yes | None |
| 0.30 | 0.30 | 0.09 | Double between 2002 and 2021 | PVC | 0.70 | | Main | External wall | North East | Manufacturer | 2.00 | 0.72 | Yes | None |
| 1.00 | 1.00 | 1.00 | Double between 2002 and 2021 | PVC | 0.70 | | Main | External wall | North | 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 |

14.0 Main Heating1

| | |
|---------------------------|---|
| PCDF boiler Reference | 0 |
| Main Heating EES Code | BGW |
| Main Heating SAP Code | 104 |
| Heat Emitter | Radiators |
| Heat pump age | 2013 or later |
| Flue Type | Balanced |
| Fan Assisted Flue | Yes |
| 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 | 100 % |

Summary Information

14.1 Main Heating2

| | |
|-----------------------|-----|
| PCDF boiler Reference | 0 |
| Main Heating EES Code | COM |
| Main Heating SAP Code | 0 |
| Percentage of Heat | 0 % |

14.1 Community Heating/Heat Network

| | |
|--------------|------|
| Heating Type | None |
|--------------|------|

14.2 Meters

| | |
|---------------------------------|------|
| Electricity meter type | Dual |
| 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 | Mains gas |

15.1 Hot Water Cylinder

| | |
|----------------------------|----|
| Hot Water Cylinder Present | 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 |
|---------|----|

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 (Recommended)
- ✔ Floor insulation (suspended floor) (Recommended)
- Hot water cylinder insulation (Not applicable)
- Draught proofing (Already installed)
- Low energy lighting (Already installed)
- Cylinder thermostat (Not applicable)
- 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 (Not applicable)

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