

Summary Information

Surveyor:	U985-0001		
Name:	Saskia Ratcliff	Title: Mrs.	Tel Number: 07901229278
Survey Reference:	000565	My Reference:	KCK Test
Current SAP rating:	D 57	Potential SAP rating:	C 78
Current EI rating:	D 59	Potential EI rating:	C 74
		Emissions (t/year):	3.264 tonnes
		Fuel Bill:	£1572

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:	24/06/2026
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
	S Semi-Detached
2.0 Number of Storeys:	2
Habitable Rooms:	5
Heated Habitable Rooms:	5
3.0 Date Built: Main Property	F 1976-1982

4.0 Dimensions:

Dimension type:	Internal				
Main Property	Floor Area [m ²]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]	
1st Floor:	40.00	2.61	20.58	9.63	
Lowest Floor:	40.00	2.39	20.58	9.63	No

5.0 Conservatory:

Is there a conservatory?	No
--------------------------	----

7.0 Walls:

Main Property	
Type	CA Cavity
Insulation	A As Built
Wall Thickness Unknown	No
Wall Thickness	280 mm
U-value Known	No
Party Wall Type	CU Cavity masonry unfilled

Summary Information

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	100 mm
U-value Known	No

8.1 Rooms in Roof:

9.0 Floors:

Main Property

Location	G Ground floor
Type	S Solid
Insulation	A As built
Default U-value	0.72
U-value Known	No

10.0 Doors:

Total Number of Doors	1
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
15.14	1.00	15.14	Double between 2002 and 2021	PVC	0.70		Main	External wall	North	Manufacturer	2.00	0.72	Yes	None

Draught Proofing	50 %
------------------	------

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	Not present

12.1 Mechanical Ventilation

Mechanical Ventilation	Yes
MV PCDF Reference Number	500140
Mechanical Ventilation Type	Mechanical ventilation with heat recovery (MVHR)
Wet Rooms	2
Duct Placement	Inside heated envelope
Duct Type	Rigid
Duct Insulation Level	Level 1
SFP from Installer Commissioning Certificate	No
Approved Installation	No

12.2 Air Pressure Test

Test Method	Not available
-------------	---------------

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

Summary Information

14.0 Main Heating1

PCDF boiler Reference	0
Main Heating EES Code	BGB
Main Heating SAP Code	102
Heat Emitter	Radiators
Heat pump age	2013 or later
Flue Type	Balanced
Fan Assisted Flue	Yes
Design flow temperature	<= 35°C
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 %

14.1 Main Heating2

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

14.1 Community Heating/Heat Network

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

14.2 Meters

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

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	Yes
Cylinder Size	Value known
Cylinder Volume (l)	160.00
Insulated	Foam
Insulation Thickness	38 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	2
Number of Baths Connected	0

Description	Type	Connected
1	Electric shower	None

18.0 Flue Gas Heat Recovery System

Present	No
---------	----

19.0 Photovoltaic Panel

Photovoltaic Panel	None
Export capable meter	Yes

Summary Information

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 (SAP increase too small)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (Not applicable)
- ✔ Cavity wall insulation (Recommended)
- Solid wall insulation (SAP increase too small)
- ✔ Floor insulation (solid floor) (Recommended)
- Hot water cylinder insulation (Already installed)
- ✔ Draught proofing (Recommended)
- Low energy lighting (Recommended)
- ✔ 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 (SAP increase too small)
- 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 (Alternative measure)
- 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

--- Any Wall Insulation Issues ---

Cavity wall insulation recommended (Main)

Has the property any 'Access Issues' for potential wall insulation?

No

Has the property any 'narrow cavity(s)' (<50mm)?

No

Is the property in a 'high exposure' location?

No