RdSAP
elmhurst energy

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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:	D 61	**Potential SAP rating:**	C 73	**Emissions (t/year):**	0.627 tonnes
Current EI rating:	B 90	**Potential EI rating:**	A 93	**Fuel Bill:**	£1179

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:	18/06/2026
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:		F Flat
2.0 Number of	**Storeys:**	1
	Habitable Rooms:	3
	Heated Habitable Rooms:	3
3.0 Date Built:	**Main Property**	G 1983-1990

4.0 Dimensions:

Dimension type: **Internal**

Main Property

	Floor Area [m²]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]	
Lowest Floor:	47.00	2.40	15.80	0.00	No

5.0 Conservatory:

Is there a conservatory?	No

6.0 Flats:

Corridor	None
Position of flat in block of flats	Ground Floor
Which Floor?	0
Storeys in block	16

Summary Information

7.0 Walls:

Main Property

Type	CA Cavity
Insulation	F Filled Cavity
Wall Thickness Unknown	No
Wall Thickness	280 mm
U-value Known	No

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	0.54
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
9.18	1.00	9.18	Single glazing	PVC	0.70		Main	External wall	North	Manufacturer	4.80	0.85	No	None

Draught Proofing	67 %

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	9
Number of LED and CFL Known	Yes
Number of LED lights	0
Number of CFL lights	2
Total number of Low Energy	2
Total number of incandescents	7

Summary Information

14.0 Main Heating1

PCDF boiler Reference	100053 Mitsubishi, ECODAN 5kW, 0.00%
Heat Emitter	Radiators
Heat pump age	2013 or later
Fuel Type	Electricity
MCS installation certificate	No
Design flow temperature	<= 35°C
PCDF Heating Controls	0
Main Heating Controls EES	CHJ
Main Heating Controls Sap	SAP code 2210, Programmer, room thermostat and TRVs
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	Single
Main gas	Yes
Electricity Smart Meter Present	No
Gas Smart Meter Present	No

15.0 Water Heating

Water Heating Code	HEI
Water Heating SapCode	903
Water Heating Fuel Type	Electricity

15.1 Hot Water Cylinder

Hot Water Cylinder Present	Yes
Cylinder Size	Normal
Insulated	Foam
Insulation Thickness	25 mm
Immersion Heater	Dual

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	Non-electric shower	None

18.0 Flue Gas Heat Recovery System

Present	No

19.0 Photovoltaic Panel

Photovoltaic Panel	None
Export capable meter	No

20.0 Wind Turbine

Terrain Type	Urban
Wind turbine present?	No

Summary Information

22.0 Special Features

21.0 Small-Scale Hydro

Electricity generated [kWh/year]	0.00

Summary Information

Recommendations

- Loft insulation (Recommended)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (Not applicable)
- Cavity wall insulation (Already installed)
- Solid wall insulation (Already installed)
- Floor insulation (solid floor) (Recommended)
- Hot water cylinder insulation (Recommended)
- Draught proofing (SAP increase too small)
- Low energy lighting (Recommended)
- Cylinder thermostat (Already installed)
- Heating controls for wet central heating system (SAP increase too small)
- 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 (Not applicable)
- Heat recovery system for mixer showers (Recommended)
- Double glazed windows (Recommended)
- Insulated doors (SAP increase too small)
- Solar photovoltaic panels (Not applicable)
- 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