

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:	E 44	Potential SAP rating: B 83	Emissions (t/year): 3.253 tonnes
Current EI rating:	C 73	Potential EI rating: B 81	Fuel Bill: £3562

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:	06/06/2026
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:	7		
Heated Habitable Rooms:	7		
3.0 Date Built:	Main Property	C 1930-1949	Main Prop. Room(s) in Roof C 1930-1949
	1st Extension	E 1967-1975	

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:	83.20				
Lowest Floor:	30.00	2.24	25.00	0.00	No
1st Extension					
1st Floor:	0.00	0.00	0.00	0.00	
Lowest Floor:	30.00	2.50	20.00	4.00	No

Summary Information

5.0 Conservatory:

Is there a conservatory? No

7.0 Walls:

Main Property

Type	SO Solid Brick
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	Yes
Wall Thickness	220 mm
U-value Known	No

1st Extension

As Main Wall	No
Type	SO Solid Brick
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	Yes
Wall Thickness	240 mm
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	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 2							
Assessment	Detailed							
	Length	Height	Insulation	Insulation Type	Gable Type	Default U-value	U-value known	U-value
Flat Ceiling 1	4.00	2.00	50 mm	Mineral or EPS		0.88	No	0.00
Flat Ceiling 2	4.00	2.00	50 mm	Mineral or EPS		0.88	No	0.00
Stud Wall 1	2.00	2.00	50 mm	Mineral or EPS		0.00	No	0.00
Stud Wall 2	2.00	2.00	50 mm	Mineral or EPS		0.00	No	0.00
Slope 1	2.00	2.00	50 mm	Mineral or EPS		0.68	No	0.00
Slope 2	2.00	2.00	50 mm	Mineral or EPS		0.68	No	0.00
Gable Wall 1	6.40	2.45			Sheltered	0.92	No	0.00
Gable Wall 2	6.40	2.45			Connected	0.00	No	0.00
Common Wall 1	2.00	1.00				1.70	No	0.00
Common Wall 2	2.00	1.00				1.70	No	0.00

9.0 Floors:

Main Property

Location	G Ground floor
Type	T Suspended timber
Insulation	A As built
Default U-value	0.92
U-value Known	No

Summary Information

1st Extension

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

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
1.80	2.10	3.78	Double between 2002 and 2021	PVC	0.70		Main	External wall	North	Manufacturer	2.00	0.72	Yes	None
5.79	2.00	11.58	Double between 2002 and 2021	PVC	0.70		Main	External wall	South	Manufacturer	2.00	0.72	Yes	None
1.08	1.50	1.62	Double between 2002 and 2021	PVC	0.70		Main	External wall	West	Manufacturer	2.00	0.72	Yes	None
4.53	3.00	13.59	Double between 2002 and 2021	PVC	0.70		Main	External wall	North	Manufacturer	2.00	0.72	Yes	None
0.90	2.10	1.89	Double between 2002 and 2021	PVC	0.70		Main	External wall	West	Manufacturer	2.00	0.72	Yes	None

Draught Proofing	100 %
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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
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12.2 Air Pressure Test

Test Method	Not available
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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	SEB
Main Heating SAP Code	402
Main Heating Controls EES	CSB
Main Heating Controls Sap	SAP code 2402, Automatic charge control
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
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Summary Information

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	HGB
Water Heating SapCode	911
Water Heating Fuel Type	Mains gas

15.1 Hot Water Cylinder

Hot Water Cylinder Present	Yes
Cylinder Size	Large
Insulated	Jacket
Insulation Thickness	80 mm
Cylinder Thermostat	Yes

15.2 Community Hot Water

PCDF boiler Reference	0
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16.0 Solar water heating

Solar Water Heating	No
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17.0 Waste Water Heat Recovery System

Is WWHRS present in the property?	No / Unknown
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1x.0 Baths and Showers

Total Number of Baths	1
Number of Baths Connected	0

Description	Type	Connected
1	Electric shower	None

18.0 Flue Gas Heat Recovery System

Present	No
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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
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Summary Information

Recommendations

- Loft insulation (Already installed)
- Flat roof insulation (Not applicable)
- ✔ Room-in-roof insulation (Recommended)
- Cavity wall insulation (Not applicable)
- ✔ Solid wall insulation (Recommended)
- ✔ Floor insulation (suspended floor) (Recommended)
- Hot water cylinder insulation (Already installed)
- Draught proofing (Already installed)
- Low energy lighting (Already installed)
- Cylinder thermostat (Already installed)
- Heating controls for wet central heating system (Not applicable)
- Biomass boiler (Not applicable)
- ✔ Change heating to condensing gas condensing boiler (fuel switch) (Recommended)
- Flue gas heat recovery in conjunction with new boiler (SAP increase too small)
- 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 (Already installed)

Alternative Recommendations

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

Related Party Disclosure

No related party

Addenda