

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:	B 84
Current EI rating:	C 73	Potential EI rating:	C 80
		Emissions (t/year):	2.730 tonnes
		Fuel Bill:	£1321

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		
	M Mid-Terrace		
2.0 Number of Storeys:	3		
Habitable Rooms:	7		
Heated Habitable Rooms:	7		
3.0 Date Built: Main Property	B 1900-1929	Main Prop. Room(s) in Roof	C 1930-1949

4.0 Dimensions:

Dimension type:	Internal			
Main Property				
	Floor Area [m²]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]
Room(s) in Roof:	34.55			
1st Floor:	45.00	2.68	9.64	9.64
Lowest Floor:	45.00	2.68	9.64	9.64
				No

5.0 Conservatory:

Is there a conservatory?	No
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7.0 Walls:

Main Property	
Type	SO Solid Brick
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	440 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	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	7.17	2.45			Sheltered	0.71	No	0.00
Gable Wall 2	7.17	2.45			Connected	0.00	No	0.00
Common Wall 1	2.00	1.00				1.10	No	0.00
Common Wall 2	2.00	1.00				1.10	No	0.00

9.0 Floors:

Main Property

Location	G Ground floor
Type	T Suspended timber
Insulation	A As built
Default U-value	0.44
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
1.80	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

Summary Information

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 %

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 Dual
 Main gas Yes
 Electricity Smart Meter Present No
 Gas Smart Meter Present No

15.0 Water Heating

Water Heating Code HGM
 Water Heating SapCode 908
 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 1
 Number of Baths Connected 0

Description	Type	Connected
1	Electric shower	None

Summary Information

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 (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