

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:	D 61	Potential SAP rating: B 85	Emissions (t/year): 4.896 tonnes
Current EI rating:	E 54	Potential EI rating: B 81	Fuel Bill: £1883

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:	15/06/2026
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:	2
Habitable Rooms:	6
Heated Habitable Rooms:	6
3.0 Date Built: Main Property	C 1930-1949

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:	61.00	2.50	10.00	10.00	
Lowest Floor:	61.00	2.50	10.00	10.00	No

5.0 Conservatory:

Is there a conservatory?	No
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7.0 Walls:

Summary Information

Main Property

Type	CA Cavity
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	230 mm
U-value Known	No
Alternative Wall 1 Area	12.50 m ²
Alternative Wall 1 Type	CA Cavity
Alternative Wall 1 Insulation	A As Built
Alternative Wall 1 Dry-lining	No
Alternative Wall 1 Thickness Unknown	No
Alternative Wall 1 Thickness	250 mm
Alternative Wall 1 U-value Known	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

8.1 Rooms in Roof:

9.0 Floors:

Main Property

Location	G Ground floor
Type	T Suspended timber
Insulation	A As built
Default U-value	0.39
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 Glazing Factor	Glazing Gap	Building Part	Location	Orient.	Data-Source	U value	g value	Draught Proofed	Permanent Shutters
1.32	0.95	1.25	Single glazing	PVC	0.70		Main	External wall	North	Manufacturer	4.80	0.85	Yes	None
1.14	1.01	1.15	Single glazing	PVC	0.70		Main	External wall	West	Manufacturer	4.80	0.85	No	None
1.40	1.26	1.76	Single glazing	PVC	0.70		Main	External wall	South	Manufacturer	4.80	0.85	Yes	None
1.48	1.34	1.98	Single glazing	PVC	0.70		Main	External wall	North	Manufacturer	4.80	0.85	No	None
0.87	0.81	0.70	Single glazing	PVC	0.70		Main	Alternative wall 1	South	Manufacturer	4.80	0.85	Yes	None
1.44	1.13	1.63	Single glazing	PVC	0.70		Main	External wall	North	Manufacturer	4.80	0.85	No	None
1.39	0.81	1.13	Single glazing	PVC	0.70		Main	External wall	West	Manufacturer	4.80	0.85	No	None
1.48	1.18	1.75	Single glazing	PVC	0.70		Main	Alternative wall 1	North	Manufacturer	4.80	0.85	No	None
1.00	1.18	1.18	Single glazing	PVC	0.70		Main	Alternative wall 1	East	Manufacturer	4.80	0.85	No	None
0.90	1.11	1.00	Single glazing	PVC	0.70		Main	Alternative wall 1	South	Manufacturer	4.80	0.85	No	None
Draught Proofing				42 %										

Summary Information

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	22
Number of LED and CFL Known	Yes
Number of LED lights	22
Number of CFL lights	0
Total number of Low Energy	22
Total number of incandescents	0

14.0 Main Heating1

PCDF boiler Reference	0
Main Heating EES Code	BGN
Main Heating SAP Code	117
Heat Emitter	Radiators
Heat pump age	2013 or later
Flue Type	Balanced
PCDF Heating Controls	0
Main Heating Controls EES	CBT
Main Heating Controls Sap	SAP code 2102, Programmer, no room thermostat
PCDF Compensator	0
Percentage of Heat	100 %

14.1 Main Heating2

PCDF boiler Reference	0
Main Heating EES Code	COM
Main Heating SAP Code	0
Percentage of Heat	0 %
Secondary Heating Code	SAP code 611, Condensing gas fire
Secondary Heating SapCode	611

14.1 Community Heating/Heat Network

Heating Type	None
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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	HWP
Water Heating SapCode	901
Water Heating Fuel Type	Mains gas

15.1 Hot Water Cylinder

Hot Water Cylinder Present	Yes
Cylinder Size	Medium
Insulated	Jacket
Insulation Thickness	80 mm
Cylinder Thermostat	No

Summary Information

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? Yes - Instantaneous Type

17.1 Waste water heat recovery system - Instantaneous 1

WWHR index Number from PCDF database 80003

17.2 Waste water heat recovery system - Instantaneous 1

WWHR index Number from PCDF database 0

1x.0 Baths and Showers

Total Number of Baths 0

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 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 (Recommended)
- Solid wall insulation (Not applicable)
- ✔ Floor insulation (suspended floor) (Recommended)
- Hot water cylinder insulation (Already installed)
- ✔ Draught proofing (Recommended)
- Low energy lighting (Already installed)
- ✔ Cylinder thermostat (Recommended)
- ✔ Heating controls for wet central heating system (Recommended)
- ✔ Upgrade boiler, same fuel (Recommended)
- Change heating to condensing gas condensing boiler (fuel switch) (Not applicable)
- 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 (Already installed)
- ✔ Double glazed windows (Recommended)
- 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 (Alternative measure)
- Biomass boiler (alternative) (Alternative measure)
- Micro CHP (alternative) (Alternative measure)

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