

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:	F 37	Potential SAP rating:	C 69
Current EI rating:	B 83	Potential EI rating:	B 85
		Emissions (t/year):	1.803 tonnes
		Fuel Bill:	£3312

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:	16/06/2026
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:	5
Heated Habitable Rooms:	1
3.0 Date Built:	Main Property
	A before 1900

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:	59.50	2.50	13.86	13.86	
Lowest Floor:	59.50	2.40	13.86	13.86	No

5.0 Conservatory:

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

7.0 Walls:

Summary Information

Main Property

Type	TI Timber Frame
Insulation	A As Built
Wall Thickness Unknown	No
Wall Thickness	400 mm
U-value Known	No
Alternative Wall 1 Area	3.40 m ²
Alternative Wall 1 Type	SO Solid Brick
Alternative Wall 1 Insulation	A As Built
Alternative Wall 1 Dry-lining	No
Alternative Wall 1 Thickness Unknown	No
Alternative Wall 1 Thickness	300 mm
Alternative Wall 1 U-value Known	No
Party Wall Type	S Solid masonry / timber / system build

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	U Unknown
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	0.40
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
1.44	1.00	1.44	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North	Manufacturer	2.80	0.76	Yes	None
1.44	1.00	1.44	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	East	Manufacturer	2.80	0.76	Yes	None
1.44	1.00	1.44	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	South	Manufacturer	2.80	0.76	Yes	None
1.44	1.00	1.44	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	West	Manufacturer	2.80	0.76	Yes	None

Draught Proofing	100 %
------------------	-------

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 6
 Number of LED and CFL Known Yes
 Number of LED lights 6
 Number of CFL lights 0
 Total number of Low Energy 6
 Total number of incandescents 0

14.0 Main Heating1

PCDF boiler Reference 0
 Main Heating EES Code REA
 Main Heating SAP Code 691
 Main Heating Controls EES CRB
 Main Heating Controls Sap SAP code 2602, Appliance thermostats
 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 %
 Secondary Heating Code SAP code 691, Electric Panel, convector or radiant heaters
 Secondary Heating SapCode 691

14.1 Community Heating/Heat Network

Heating Type None

14.2 Meters

Electricity meter type Single
 Main gas No
 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 Value known
 Cylinder Volume (l) 117.00
 Insulated Foam
 Insulation Thickness 38 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

Summary Information

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

22.0 Special Features

21.0 Small-Scale Hydro

Electricity generated [kWh/year]	0.00
----------------------------------	------

Summary Information

Recommendations

- Loft insulation (Not applicable)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (Not applicable)
- Cavity wall insulation (Not applicable)
- Solid wall insulation (SAP increase too small)
- ✔ Floor insulation (solid 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)
- ✔ High heat retention storage heaters (Recommended)
- 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 (Not applicable)

Alternative Recommendations

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