

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 29	Potential SAP rating:	D 66	Emissions (t/year):	2.795 tonnes
Current EI rating:	C 80	Potential EI rating:	B 84	Fuel Bill:	£5104

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:	A before 1900
1st Extension	C 1930-1949
2nd Extension	E 1967-1975
3rd Extension	F 1976-1982

4.0 Dimensions:

Dimension type:	Internal				
Main Property	Floor Area [m²]	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
1st Extension					
1st Floor:	10.00	2.00	5.00	5.00	
Lowest Floor:	10.00	2.00	5.00	5.00	No
2nd Extension					
1st Floor:	10.00	2.00	10.00	10.00	
Lowest Floor:	10.00	2.00	10.00	10.00	No
3rd Extension					
1st Floor:	8.00	2.00	7.00	4.00	
Lowest Floor:	8.00	2.00	7.00	4.00	No

Summary Information

5.0 Conservatory:

Is there a conservatory? No

7.0 Walls:

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

1st Extension

As Main Wall	No
Type	CA Cavity
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	Yes
Wall Thickness	250 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	S Solid masonry / timber / system build

2nd Extension

As Main Wall	No
Type	SO Solid Brick
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	310 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	CU Cavity masonry unfilled

3rd Extension

As Main Wall	No
Type	SY System Build
Insulation	A As Built
Wall Thickness Unknown	No
Wall Thickness	285 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	CF Cavity masonry filled

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	200 mm
U-value Known	No

Summary Information

1st Extension

As Main	No
Type	PA Pitched (slates/tiles), access to loft
Insulation	R Rafters
Insulation Thickness	200 mm
U-value Known	No

2nd Extension

As Main	No
Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	Unknown
U-value Known	No

3rd Extension

As Main	No
Type	PA Pitched (slates/tiles), access to loft
Insulation	R Rafters
Insulation Thickness	As Built
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

1st Extension

As Main	No
Location	G Ground floor
Type	S Solid
Insulation	A As built
Default U-value	0.72
U-value Known	No

2nd Extension

As Main	No
Location	G Ground floor
Type	N Suspended, not timber
Insulation	R Retro-fitted
Insulation Thickness	100 mm
Default U-value	0.26
U-value Known	No

3rd Extension

As Main	No
Location	A Another dwelling below
Default U-value	0.00

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 %										

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	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
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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

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? 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

22.0 Special Features

21.0 Small-Scale Hydro

Electricity generated [kWh/year] 0.00

Summary Information

Recommendations

- Loft insulation (SAP increase too small)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (Not applicable)
- ✓ Cavity wall insulation (Recommended)
- ✓ Solid wall insulation (Recommended)
- ✗ 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 (Alternative measure)
- 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

--- Any Wall Insulation Issues ---

, Cavity wall insulation recommended (Ext1)System build walls are present (Ext3)

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