

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 73	Potential SAP rating:	C 80
Current EI rating:	C 69	Potential EI rating:	C 74
		Emissions (t/year):	3.076 tonnes
		Fuel Bill:	£1202

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	B 1900-1929	Main Prop. Room(s) in Roof	C 1930-1949
	1st Extension	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:	40.00				
Lowest Floor:	59.50	2.40	13.86	13.86	No
1st Extension					
1st Floor:	0.00	0.00	0.00	0.00	
Lowest Floor:	10.00	2.00	5.00	5.00	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	SO Solid Brick
Insulation	A As Built
Dry-lining	Yes
Wall Thickness Unknown	Yes
Wall Thickness	220 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	270 mm
U-value Known	No

1st Extension

As Main	No
Type	PA Pitched (slates/tiles), access to loft
Insulation	N None
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	100 mm	Mineral or EPS		0.54	No	0.00
Flat Ceiling 2	3.00	1.00	Unknown			2.30	No	0.00
Stud Wall 1	2.00	2.00	As Built			0.00	No	0.00
Stud Wall 2	2.00	1.00	None			0.00	No	0.00
Slope 1	1.50	1.00	50 mm	Mineral or EPS		0.68	No	0.00
Slope 2	1.60	0.80	250 mm	PUR or PIR		0.11	No	0.00
Gable Wall 1	2.00	1.00			Party	0.25	No	0.00
Gable Wall 2	2.00	2.00			Exposed	1.90	No	0.00
Common Wall 1	3.00	1.00				1.90	No	0.00
Common Wall 2	2.00	1.20				1.90	No	0.00

Summary Information

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	0.73
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 %
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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	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	BGB
Main Heating SAP Code	102
Heat Emitter	Radiators
Heat pump age	2013 or later
Flue Type	Open
Fan Assisted Flue	Yes
Design flow temperature	<= 35°C
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 %
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Summary Information

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 633, Solid fuel Closed room heater
Secondary Heating SapCode	633

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	Large
Insulated	Foam
Insulation Thickness	120 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	2
Number of Baths Connected	0

Description	Type	Connected
1	Non-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	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
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Summary Information

Recommendations

- ✔ Loft insulation (Recommended)
 - Flat roof insulation (Not applicable)
 - Room-in-roof insulation (SAP increase too small)
 - Cavity wall insulation (Not applicable)
 - Solid wall insulation (SAP increase too small)
 - Floor insulation (solid floor) (SAP increase too small)
 - 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 (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 (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) (Not applicable)
- 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