RdSAP
elmhurst energy

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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 77	**Emissions (t/year):**	2.764 tonnes
Current EI rating:	C 69	**Potential EI rating:**	C 70	**Fuel Bill:**	£1069

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
		S Semi-Detached
2.0 Number of	**Storeys:**	2
	Habitable Rooms:	3
	Heated Habitable Rooms:	3
3.0 Date Built:	**Main Property**	L 2012-2022

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:	36.70	2.60	28.03	4.08	
Lowest Floor:	46.68	2.60	28.03	4.08	No

5.0 Conservatory:

Is there a conservatory?	Yes
Is it thermally separated?	No
Floor Area [m²]	12.00
Double Glazed	Yes
Glazed Perimeter [m]	9.00
Room Height	1 Storey

Summary Information

7.0 Walls:

Main Property

Type	CA Cavity
Insulation	A As Built
Wall Thickness Unknown	No
Wall Thickness	400 mm
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	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	0.23
U-value Known	No

10.0 Doors:

Total Number of Doors	1
Number of Insulated Doors	1
Average U-value	1.60

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
23.82	1.00	23.82	Double post or during 2022		0.70		Main	External wall	East	Manufacturer	1.40	0.72	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	3
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

12.2 Air Pressure Test

Test Method	Blower Door
Pressure Test Result (AP50)	4.50

13.0 Lighting

Total number of bulbs	10
Number of LED and CFL Known	Yes
Number of LED lights	10
Number of CFL lights	0
Total number of Low Energy	10
Total number of incandescents	0

Summary Information

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	<= 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 %

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	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	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	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

Summary Information

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 (Already installed)
Solid wall insulation (Already installed)
Floor insulation (solid floor) (Already installed)
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 (SAP increase too small)
Double glazed windows (Already installed)
Insulated doors (Already installed)
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

When considering the PV installation consider installing PV battery and a PV diverter for water heating