

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:	G 1	Potential SAP rating:	D 62	Emissions (t/year):	6.841 tonnes
Current EI rating:	F 33	Potential EI rating:	D 56	Fuel Bill:	£3544
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:	09/06/2026				
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:	F Flat
2.0 Number of Storeys:	1
Habitable Rooms:	4
Heated Habitable Rooms:	4
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]	
Lowest Floor:	91.00	2.50	34.50	6.50	No

5.0 Conservatory:

Is there a conservatory?	No
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6.0 Flats:

Corridor	None
Position of flat in block of flats	Top Floor
Which Floor?	2
Storeys in block	16

Summary Information

7.0 Walls:

Main Property

Type	CA Cavity
Insulation	F Filled Cavity
Wall Thickness Unknown	No
Wall Thickness	300 mm
U-value Known	No
Party Wall Type	U Unable to determine

8.0 Roofs:

Main Property

Type	PS Pitched, sloping ceiling
Insulation	S Sloping ceiling insulation
Insulation Thickness	Unknown
U-value Known	No

8.1 Rooms in Roof:

9.0 Floors:

Main Property

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
1.54	1.45	2.23	Double between 2002 and 2021	PVC	0.70		Main	External wall	South	Manufacturer	2.00	0.72	Yes	None
1.54	1.45	2.23	Double between 2002 and 2021	PVC	0.70		Main	External wall	East	Manufacturer	2.00	0.72	Yes	None
1.45	1.30	1.89	Double between 2002 and 2021	PVC	0.70		Main	External wall	East	Manufacturer	2.00	0.72	Yes	None
1.45	1.30	1.89	Double between 2002 and 2021	PVC	0.70		Main	External wall	East	Manufacturer	2.00	0.72	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	14
Number of LED and CFL Known	Yes
Number of LED lights	0
Number of CFL lights	0
Total number of Low Energy	0
Total number of incandescents	14

Summary Information

14.0 Main Heating1

PCDF boiler Reference	0
Main Heating EES Code	BBL
Main Heating SAP Code	115
Heat Emitter	Radiators
Heat pump age	2013 or later
Flue Type	Balanced
PCDF Heating Controls	0
Main Heating Controls EES	CBB
Main Heating Controls Sap	SAP code 2113, 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
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14.2 Meters

Electricity meter type	Dual
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	Bottled gas

15.1 Hot Water Cylinder

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

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?	Yes - Instantaneous Type
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17.1 Waste water heat recovery system - Instantaneous 1

WWHR index Number from PCDF database	80003
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17.2 Waste water heat recovery system - Instantaneous 1

WWHR index Number from PCDF database	0
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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
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Summary Information

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
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Summary Information

Recommendations

- Loft insulation (Not applicable)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (Not applicable)
- Cavity wall insulation (Already installed)
- Solid wall insulation (Not applicable)
- Floor insulation (suspended floor) (Not applicable)
- Hot water cylinder insulation (Already installed)
- Draught proofing (Already installed)
- Low energy lighting (Recommended)
- ✓ Cylinder thermostat (Recommended)
- Heating controls for wet central heating system (SAP increase too small)
- Biomass boiler (Not applicable)
- ✓ Change heating to condensing gas condensing boiler (fuel switch) (Recommended)
- Flue gas heat recovery in conjunction with new boiler (SAP increase too small)
- Solar water heating (Not applicable)
- Heat recovery system for mixer showers (Already installed)
- Double glazed windows (Already installed)
- Insulated doors (SAP increase too small)
- Solar photovoltaic panels (Not applicable)
- Wind turbine (Not applicable)
- PV diverter (Not applicable)
- PV battery (Not applicable)
- Water heating controls (SAP increase too small)

Alternative Recommendations

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

Related Party Disclosure

No related party

Addenda