

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:	E 53	Potential SAP rating:	B 90
Current EI rating:	C 69	Potential EI rating:	A 96
		Emissions (t/year):	2.635 tonnes
		Fuel Bill:	£1177

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:	01/06/2026
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	D 1950-1966

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:	45.00	2.40	17.10	10.30	
Lowest Floor:	45.00	2.40	17.10	10.30	No

5.0 Conservatory:

Is there a conservatory?	No
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7.0 Walls:

Main Property	
Type	SY System Build
Insulation	E External
Insulation Thickness	100 mm
Wall Thickness Unknown	No
Wall Thickness	250 mm
U-value Known	No
Party Wall Type	CU Cavity masonry unfilled

Summary Information

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	300 mm
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	0.60
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
0.97	1.00	0.97	Double between 2002 and 2021	PVC	0.70		Main	External wall	North West	Manufacturer	2.00	0.72	Yes	None
2.66	1.00	2.66	Double between 2002 and 2021	PVC	0.70		Main	External wall	South East	Manufacturer	2.00	0.72	Yes	None
2.66	1.00	2.66	Double between 2002 and 2021	PVC	0.70		Main	External wall	South 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	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	8262 Vokera, Linea, 83.10%
Heat Emitter	Radiators
Heat pump age	2013 or later
Fuel Type	Bulk LPG
Flue Type	Balanced
Fan Assisted Flue	Yes
PCDF Heating Controls	0
Main Heating Controls EES	CBV
Main Heating Controls Sap	SAP code 2105, Programmer and at least two room thermostats
PCDF Compensator	0
Percentage of Heat	100 %

Summary Information

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	18 Hour
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	Bulk LPG

15.1 Hot Water Cylinder

Hot Water Cylinder Present	No
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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	0
Number of Baths Connected	0

18.0 Flue Gas Heat Recovery System

Present	No
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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 (Already installed)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (Not applicable)
- Cavity wall insulation (Not applicable)
- Solid wall insulation (Already installed)
- ✔ Floor insulation (solid floor) (Recommended)
- 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 (Recommended)
- ✔ Air or ground source heat pump (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 (Not applicable)
- 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) (Alternative measure)

Related Party Disclosure

No related party

Addenda

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