

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:	D 63	Potential SAP rating:	B 89	Emissions (t/year): 1.347 tonnes
Current EI rating:	B 82	Potential EI rating:	B 81	Fuel Bill: £1466

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:	04/06/2026
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
	D Detached
2.0 Number of Storeys:	3
Habitable Rooms:	7
Heated Habitable Rooms:	7
3.0 Date Built:	C 1930-1949
1st Extension	F 1976-1982

4.0 Dimensions:

Dimension type:	Internal				
Main Property	Floor Area [m ²]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]	
2nd Floor:	4.00	2.31	6.00	0.00	
1st Floor:	30.00	2.40	10.00	0.00	
Lowest Floor:	30.00	2.24	10.00	0.00	No
1st Extension					
2nd Floor:	0.00	0.00	0.00	0.00	
1st Floor:	10.00	2.00	10.00	0.00	
Lowest Floor:	10.00	2.00	10.00	0.00	No

Summary Information

5.0 Conservatory:

Is there a conservatory? No

7.0 Walls:

Main Property

Type	CA Cavity
Insulation	F Filled Cavity
Wall Thickness Unknown	Yes
Wall Thickness	250 mm
U-value Known	No
Alternative Wall 1 Area	10.00 m ²
Alternative Wall 1 Type	SO Solid Brick
Alternative Wall 1 Insulation	I Internal
Alternative Wall 1 Insulation Thickness	50 mm
Alternative Wall 1 Conductivity Known	No
Alternative Wall 1 Thermal Conductivity	Lambda = 0.04 W/m*K
Alternative Wall 1 Thickness Unknown	No
Alternative Wall 1 Thickness	300 mm
Alternative Wall 1 U-value Known	No

1st Extension

As Main Wall	No
Type	CA Cavity
Insulation	F Filled Cavity
Wall Thickness Unknown	No
Wall Thickness	250 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No

8.0 Roofs:

Main Property

Type	PS Pitched, sloping ceiling
Insulation	S Sloping ceiling insulation
Insulation Thickness	100 mm
U-value Known	No

1st Extension

As Main	No
Type	PN Pitched (slates/tiles), no access
Insulation	U Unknown
U-value Known	No

8.1 Rooms in Roof:

9.0 Floors:

Main Property

Location	G Ground floor
Type	T Suspended timber
Insulation	A As built
Default U-value	0.60
U-value Known	No

1st Extension

As Main	No
Location	P Above partially heated space
Default U-value	0.70

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
1.80	2.10	3.78	Double between 2002 and 2021	PVC	0.70		Main	External wall	North	Manufacturer	2.00	0.72	Yes	None
5.79	2.00	11.58	Double between 2002 and 2021	PVC	0.70		Main	External wall	South	Manufacturer	2.00	0.72	Yes	None

Summary Information

1.08	1.50	1.62	Double between 2002 and 2021	PVC	0.70	Main	External wall	West	Manufacturer	2.00	0.72	Yes	None
4.53	3.00	13.59	Double between 2002 and 2021	PVC	0.70	Main	External wall	North	Manufacturer	2.00	0.72	Yes	None
0.90	2.10	1.89	Double between 2002 and 2021	PVC	0.70	Main	External wall	West	Manufacturer	2.00	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	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

12.2 Air Pressure Test

Test Method Not available

13.0 Lighting

Total number of bulbs	20
Number of LED and CFL Known	Yes
Number of LED lights	20
Number of CFL lights	0
Total number of Low Energy	20
Total number of incandescents	0

14.0 Main Heating1

PCDF boiler Reference	0
Main Heating EES Code	SEB
Main Heating SAP Code	402
Main Heating Controls EES	CSB
Main Heating Controls Sap	SAP code 2402, Automatic charge control
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	Dual
Main gas	Yes
Electricity Smart Meter Present	No
Gas Smart Meter Present	No

15.0 Water Heating

Water Heating Code	HGB
Water Heating SapCode	911
Water Heating Fuel Type	Mains gas

15.1 Hot Water Cylinder

Hot Water Cylinder Present	Yes
Cylinder Size	Large
Insulated	Foam
Insulation Thickness	50 mm
Cylinder Thermostat	Yes

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 1

Number of Baths Connected 0

Description	Type	Connected
1	Electric shower	None

18.0 Flue Gas Heat Recovery System

Present No

19.0 Photovoltaic Panel

Photovoltaic Panel Panel details

Photovoltaic panel details

PV Cells kW Peak	Orientation	Elevation	Overshading
2.04	South-East	30°	None Or Little
2.04	North-West	30°	Modest
Export capable meter	Yes		
Connected to the dwelling's meter	Yes		
Diverter present	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

Summary Information

Recommendations

- Loft insulation (Not applicable)
- ✓ Flat roof insulation (Recommended)
 - Room-in-roof insulation (Not applicable)
 - Cavity wall insulation (Already installed)
 - Solid wall insulation (Already installed)
- ✓ Floor insulation (suspended 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)
 - 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 (Recommended)
 - Heat recovery system for mixer showers (SAP increase too small)
 - Double glazed windows (Already installed)
 - Insulated doors (SAP increase too small)
 - Solar photovoltaic panels (Already installed)
 - Wind turbine (Not applicable)
 - PV diverter (Already installed)
 - PV battery (SAP increase too small)
 - Water heating controls (Already installed)

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

The assessment does not include any feed-in tariffs that may be applicable to this property.