

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 51	Potential SAP rating:	D 64	Emissions (t/year):	5.800 tonnes
Current EI rating:	E 47	Potential EI rating:	D 58	Fuel Bill:	£2392

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:	07/06/2026
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
	E End-Terrace
2.0 Number of Storeys:	2
Habitable Rooms:	4
Heated Habitable Rooms:	4
3.0 Date Built:	D 1950-1966
1st Extension	E 1967-1975

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:	53.33	2.48	20.68	9.84	
Lowest Floor:	53.33	2.39	18.94	9.84	No
1st Extension					
1st Floor:	3.72	2.81	4.00	10.00	
Lowest Floor:	3.72	2.81	4.00	10.00	No

Summary Information

5.0 Conservatory:

Is there a conservatory? No

7.0 Walls:

Main Property

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

1st Extension

As Main Wall	No
Type	CA Cavity
Insulation	U Unknown
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	300 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	PT Pitched (thatch)
Insulation	J Joists
Insulation Thickness	270 mm
U-value Known	No

1st Extension

As Main	No
Type	F Flat
Insulation	F Flat roof insulation
Insulation Thickness	As Built
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	0.56
U-value Known	No

1st Extension

As Main	No
Location	G Ground floor
Type	S Solid
Insulation	A As built
Default U-value	1.09
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
1.54	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

Summary Information

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 %

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 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

14.0 Main Heating1

PCDF boiler Reference 0
 Main Heating EES Code WGK
 Main Heating SAP Code 502
 Flue Type Balanced
 Main Heating Controls EES CWC
 Main Heating Controls Sap SAP code 2504, Programmer and room thermostat
 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 Yes
 Cylinder Size Medium
 Insulated No Insulation
 Cylinder Thermostat No

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? Yes - Instantaneous Type

17.1 Waste water heat recovery system - Instantaneous 1

WWHR index Number from PCDF database 80003

17.2 Waste water heat recovery system - Instantaneous 1

WWHR index Number from PCDF database 0

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

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

Summary Information

Recommendations

- Loft insulation (Not applicable)
- Flat roof insulation (SAP increase too small)
- Room-in-roof insulation (Not applicable)
- Cavity wall insulation (Not applicable)
- Solid wall insulation (Not applicable)
- ✔ Floor insulation (solid floor) (Recommended)
- ✔ Hot water cylinder insulation (Recommended)
- Draught proofing (Already installed)
- Low energy lighting (Recommended)
- Cylinder thermostat (SAP increase too small)
- Heating controls for warm air system (Already installed)
- ✔ Replacement warm-air unit (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 (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) (Alternative measure)
- Micro CHP (alternative) (Alternative measure)

Related Party Disclosure

No related party

Addenda