

Energy performance certificate (EPC)

Kiamo Ko Castle, Beach Road, SWANSEA SA51 9FT	Energy rating G
Valid until 31 August 2034	Certificate number: OZ-001-KKC-2025

Property type

Detached Stone Castle

Total floor area

690 square metres

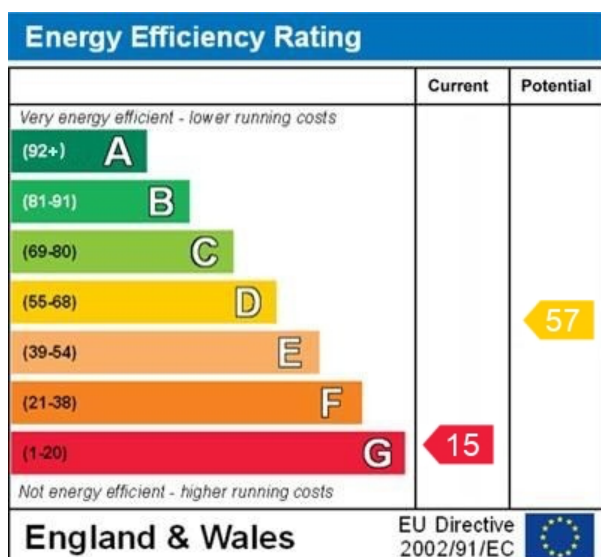
Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is G. It has the potential to be D.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Thick stone walls offering excellent insulation but high thermal mass.	Very poor
Roof	Slate roof with significant heat loss due to age and lack of insulation. The large towers contain turrets with poor air circulation.	Very poor
Window	Single-glazed stained-glass windows contributing to draughts and heat loss.	Very poor
Main heating	Conventional boiler with mains gas central heating system	Poor
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Poor
Lighting	Low energy lighting in 23% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Open fireplaces	Very poor

Primary energy use

The primary energy use for this property per year is 312-kilowatt hours per square metre (kWh/m²).

About primary energy use

How this affects your energy bills

An average household would need to spend **£8310 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £2129 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 31,342 kWh per year for heating
- 3,395 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is G. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

34.9 tonnes of CO₂

This property's potential production

13.3 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Do I need to follow these steps in order?

Yes. Each step builds on the one before it so you can save the most energy.

For example, it's more energy efficient to insulate your home before you buy a new boiler. A well-insulated home will lose less heat so you do not have to run your boiler as often.

Step 1: Internal or external wall insulation
Estimated cost: £8,000 – 16,000
Typical yearly saving: £300
Potential rating after completing step 1: 21 F
Step 2: Install secondary glazing: Retain the aesthetic of stained-glass windows while improving insulation.
Estimated cost: £8,000
Typical yearly saving: £290
Potential rating after completing steps 1 to 2: 26 F

Step 3: Add roof insulation Estimated cost: £890 Typical yearly saving: £140 Potential rating after completing steps 1 to 3: 32 F
Step 4: Upgrade heating systems Upgrade conventional central heating with combination boiler Estimated cost: £5,000 Typical yearly saving: £200 Potential rating after completing steps 1 to 4: 39 E
Step 5: Seal draughts Address gaps around doors, windows, and turret connections. Estimated cost: £3,000 Typical yearly saving: £90 Potential rating after completing steps 1 to 5: 42 E
Step 6: Floor insulation (solid floor) Typical installation cost: £5,000 - £8,000 Typical yearly saving: £400 Potential rating after completing steps 1 to 6: 48 E
Step 7: Low energy lighting Typical installation cost: £5,000 - £8,000 Typical yearly saving: £299 Potential rating after completing steps 1 to 7: 49 E
Step 8: Solar water heating, 2.5 kWp Typical installation cost: £4,000 - £6,000 Typical yearly saving: £50 Potential rating after completing steps 1 to 8: 51 E

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost: £5,000 - £8,000

Typical yearly saving: £320

Potential rating after completing steps 1 to 9: 57 D

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest](#)
- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Richard Ozwald

Telephone

(01792) 313401

Email

richard@ozwaldenergy.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Assessor Accreditors

Assessor's ID

AA3801840

Telephone

01942 390 098

Email

enquiries@emeraldenergy.com

About this assessment

Assessor's declaration

No related party

Date of assessment

1 September 2024

Date of certificate

1 September 2024

Type of assessment

RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.