

Energy performance certificate (EPC)

2 Birdwood Avenue
DARTFORD
DA1 5GB

Energy rating

C

Valid until: 28 October 2032

Certificate
number: 2380-1112-6510-7068-
7368

Property type

Mid-terrace house

Total floor area

64 square metres

Rules on letting this property

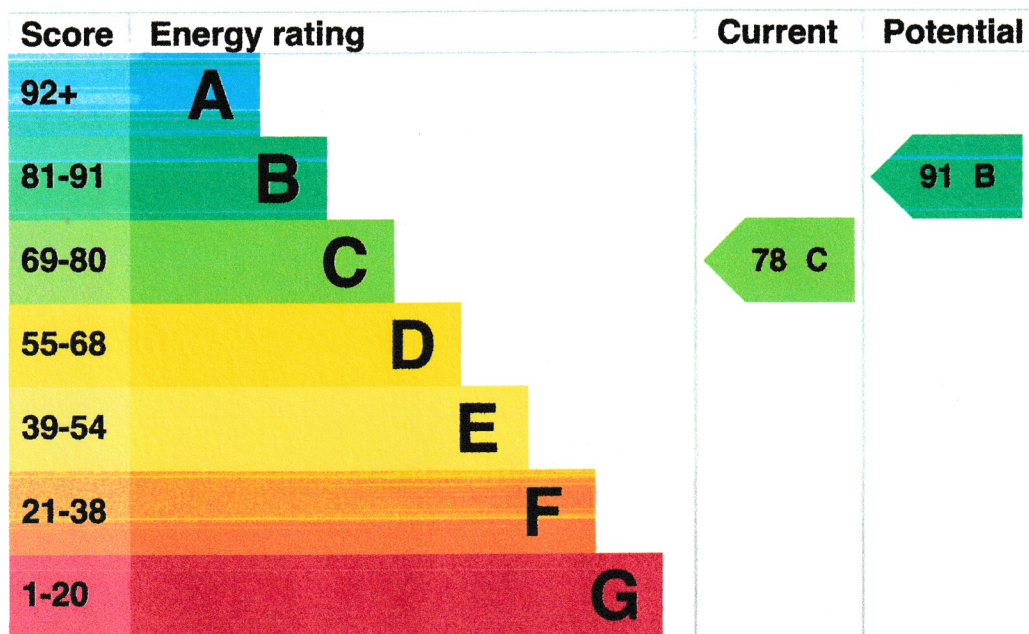
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)
(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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	System built, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 135 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£405 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 £24 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 3,616 kWh per year for heating
 - 1,929 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. It has the potential to be A.

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 CO ₂
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This property produces	1.5 tonnes of CO ₂
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This property's potential production	0.4 tonnes of CO ₂
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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

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£24
2. Solar photovoltaic panels	£3,500 - £5,500	£377

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)

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	David Chandler
Telephone	07535544470
Email	chandler2063@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK304092
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	29 October 2022
Date of certificate	29 October 2022
Type of assessment	RdSAP

DARTFORD

BOROUGH COUNCIL

COUNCIL TAX BILL

 www.dartford.gov.uk/counciltax
 Civic Centre, Home Gardens, Dartford, Kent DA1 1DR

25374-UK 1-KHPVFN00 11276414825374KHPVFN

365

MS HELEN MADGWICK
 MR SHANE JOHNSON
 2 BIRDWOOD AVENUE
 DARTFORD
 KENT
 DA1 5GB

Account Ref: 6218817X
 Date of Issue: 11.03.2025
 Charge Year: 2025/2026
 Bill No: 15/0
 Property Details:

This property is Band D.

Annual Charge Calculation:

		Annual % change
KENT COUNTY COUNCIL	£1691.19	5.0%
POLICE AND CRIME COMMISSIONER FOR KENT	£270.15	5.5%
KENT & MEDWAY FIRE & RESCUE AUTHORITY	£94.86	5.5%
DARTFORD BOROUGH COUNCIL	£188.64	2.0%
Annual Charge for your property	£2244.84	4.8%

Charge Details:

Council Tax due for period 01.04.2025 to 31.03.2026	£2244.84
Total charge for period	£2244.84
Total amount due for period 01.04.2025 to 31.03.2026	£2244.84

Payment Details:

Please make the following payments or call us to switch to Direct Debit.

Date Due	Amount Due	Date Due	Amount Due
✓ 01.04.2025	£228.84 ✓	✓ 01.09.2025	£224.00 ✓
✓ 01.05.2025	£224.00 ✓	✓ 01.10.2025	£224.00 ✓
✓ 01.06.2025	£224.00 ✓	✓ 01.11.2025	£224.00 ✓
✓ 01.07.2025	£224.00 ✓	✓ 01.12.2025	£224.00 ✓
✓ 01.08.2025	£224.00 ✓	01.01.2026	£224.00

The council tax attributable to Kent County Council is inclusive of adult social care funding. Adult social care funding is no longer a separate precept. For more information please visit www.dartford.gov.uk/counciltax.

UK DRIVING LICENCE 


13.08.2022
AUG32

1. JOHNSON
2. MR SHANE JOSEPH
3. 01.07.1974 GREAT BRITAIN
4a. 14.08.2022 4c. DVLA
4b. 13.08.2032
5. JOHNS707014SJ9FW 36
7. 
8. 2 BIRDWOOD AVENUE, DARTFORD, DA1 5GB
9. AM/A/B1/B/BE/f/k/l/n/p/q

 **DRIVING LICENCE** 


06.03.2028
EUROPEAN UNION MODEL

1. MADGWICK
2. MRS HELEN ANN
3. 17.12.1961 ENGLAND
4a. 18.09.2020 4c. DVLA
4b. 06.03.2028
5. MADGW662171HA9EX 35
7. 
8. 2 BIRDWOOD AVENUE, DARTFORD, DA1 5GB
9. AM/A/B1/B/C1/D1/BE/C1E/D1E/f/k/l/n/p/q

Mr S Johnson and Ms H Madgwick
2 Birdwood Avenue
Dartford
Kent
DA1 5GB



NAT / 000044 / (03370862)

Customer reference: 6003000

Statement of account for: 2 Birdwood Avenue,
Dartford, Kent DA1 5GB

Your total current Monthly
charge

£630.77

Statement of your account

To make sure you've the most up-to-date information, we've detailed below payments and adjustments to your account up until 01/05/2025 Please note that recent payments made shortly before 01/05/2025 may not be included.

If you receive Housing Benefit or the housing portion of your Universal Credit is paid directly to us (these are typically paid in arrears), your statement balance might not include all expected payments. For the most accurate account balance, please log into your MyMoat account or call us on 0300 323 0011.

Date	Description	Charged	Paid	Balance	Credit or Debit
01/02/2025	Charge for period 1 February 2025 to 28 February 2025	618.78		618.78	Debit
03/02/2025	Allpay Debit Card Payment 31/01/2025		618.78	0.00	Credit
01/03/2025	Charge for period 1 March 2025 to 31 March 2025	618.78		618.78	Debit
03/03/2025	Allpay Debit Card Payment 28/02/2025		618.78	0.00	Credit
01/04/2025	Charge for period 1 April 2025 to 30 April 2025	630.77		630.77	Debit
01/04/2025	Allpay Debit Card Payment 31/03/2025		618.78	11.99	Debit

Your closing balance as at 01/05/2025

11.99 Arrears

For a full breakdown of your current charges, please refer to your annual rent and/or service charge review notice, we sent to you last February.

Continues over the page

We're committed to providing accessible information to all our customers. If you require information in a different language or format, such as large print, audio, Braille, or electronic text, please get in touch with us and we'll be happy to assist you.

SHARED OWNERSHIP SALES INSTRUCTION

Property address: 2 Birdwood Avenue, Dartford, Kent, DA1 5GB	Shared owner(s): Shane Johnson Helen Madgwick Tenant reference: 6003000
Property type: 2 bedroom House	Share owned: 25.00%
Contact details: <i>(Please tick those to be included on your property details)</i> Home: <u>07791 288121</u> <input checked="" type="checkbox"/> Mobile: <u>075313 88941</u> <input checked="" type="checkbox"/> Email: <u>Helenmadgwick@aol.com</u> <input checked="" type="checkbox"/> Preferred method of contact – Phone / Email / Post (please circle)	Correspondence address: <i>(if different from the above)</i> Names of any third parties involved in the sale: Mortgage lender: <u>HALIFAX</u> Amount outstanding: <u>£15,116.85</u> <u>£13,913.67</u>
Reason(s) for selling: <u>Relocation</u> <i>(e.g. Financial, separation, downsizing/upgrading, job relocation, open market purchase, health reasons etc)</i>	Moat's selling fee: 1% of the Share Value + VAT
Moat's nomination period: Eight weeks	

Declaration to sign

- ☒ we confirm that ☒ we have kept the property clean and maintained as per ☒ our fully repairing lease and will continue to do so up to completion
- ☒ we understand the importance of undertaking annual gas safety inspections and will provide a copy of this year's certificate to a potential buyer (where applicable)
- ☒ we confirm my/our agreement to the nomination/marketing period and selling fee as outlined above
- ☒ we undertake to continue to pay rent, insurance and service charges (if applicable) up to and including the day of completion
- ☒ we agree that the contact numbers ticked above may be displayed on the property details and provided to potential buyers to arrange a viewing
- ☒ we have read Moat's Privacy Statement and agree to its content

Signed (Seller 1) <u>Shane Johnson</u>	Date
Print Name (Seller 1) <u>SHANE JOHNSON</u>	
Signed (Seller 2) <u>Helen Madgwick</u>	Date
Print Name (Seller 2) <u>Helen madgwick</u>	