

	MGT Sash Windows	ESTIMATE
	Marco Thompson	EST0194
	Belvedere Avenue	DATE
	Lancing	09/05/2026
	BN15 9QN	TOTAL
	07947 165983	GBP £7,656.00
	https://www.mgtsashwindows.co.uk	
	mgtsashwindows@gmail.com	

TO

Rony chan

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DESCRIPTION	RATE	QTY	AMOUNT
Thank you for asking us to provide a quotation for repair works to the 2x timber sash bay windows at your property.	£6,380.00	1	£6,380.00
As the building is Grade II listed, all works will be carried out carefully and sympathetically, with the aim of retaining the original character, appearance and traditional construction of the windows wherever possible. All repair, draught-proofing and decoration works will be completed with the intention of keeping the bay windows looking as close as possible to how they are now. Works Included This quotation includes repair works to the timber bay window frames only, based on the areas that were visible and accessible at the time of inspection. Works to include: Careful inspection of the accessible areas of the existing timber bay window frames. Removal of rotten, loose or failed timber back to sound timber. Timber repairs to sills, outer linings, lower frame sections and other affected frame areas where required. Resin repairs using the Repair Care system where suitable. Application of timber stabiliser before resin repairs to ensure a strong and long-lasting repair. Minor timber splice repairs where required, using suitable timber to match the existing frame as closely as possible. Draught-proofing included where accessible and suitable. New staff beads and parting beads installed with integrated weather pile where required. Weather seals installed where suitable to help reduce draughts, rattling and heat loss while retaining the traditional appearance. Preparation and full decoration to the timber frames only. Repairs and decoration carried out sympathetically to retain the existing style, profiles and traditional appearance of the sash bay windows. Repair Care Resin System Where resin repairs are suitable, we will use the Repair Care system. This involves cutting back any rotten or damaged timber to sound timber, applying a stabilising primer, and then rebuilding the affected area with specialist timber repair resin. This method allows as much of the original timber frame as possible to be retained while creating a strong and durable repair. Decoration Full decoration is included to the timber frames only. This includes preparation, filling where required, sanding down, priming/undercoating bare or repaired areas, and applying finishing coats to the window frames.			

Decoration to the sash windows themselves is not included in this quotation.

Sash Windows Excluded

Any works to the sash windows themselves are excluded from this quotation, as their condition is currently unknown. Access was limited at the time of inspection, and the first-floor flat was partly blocked by the tenant's belongings, meaning a full assessment of the windows could not be carried out.

From the ground level outside, there were visible signs of rotten sash windows. Due to this, it is likely that some sash windows may require replacement, if not all of them. However, this cannot be fully confirmed until proper access is available and a closer inspection can be carried out.

If further defects or works to the sash windows are found once full access is available, these will be discussed with the customer and quoted separately before any additional work is carried out.

Replacement Sash Window Guide Prices

If replacement sash windows are required, these will be quoted separately. A guide price per pair of replacement sash windows is listed below:

First Floor

Replacement pair of sash windows: £2175 per pair

Second Floor

Replacement pair of sash windows: £2075 per pair

New replacement sash windows will be made in hardwood timber and designed to match the existing windows as closely as possible, keeping with the traditional appearance of the Grade II listed building.

Replacement sash windows will include:

Made in hardwood timber.

Traditional putty glazing.

Fully decorated finish.

Designed to match the existing style and profiles as closely as possible.

Installed sympathetically to retain the existing appearance of the building.

Please note, any sash window replacement works will be subject to confirmation following full access and inspection. Listed Building Consent or approval from the local conservation officer may be required before replacement works are carried out.

Listed Building Note

Due to the property being Grade II listed, the aim of the works is to repair and preserve the existing timber bay window frames rather than replace them.

Any replacement timber sections will be matched as closely as possible to the existing profiles and details. No changes to the overall design, character, layout or appearance of the windows are included unless agreed in writing beforehand.

It is the customer's responsibility to check whether Listed Building Consent or approval from the local conservation officer is required before works begin.

Exclusions

This quotation does not include:

Any works to the sash windows themselves.

Decoration to the sash windows themselves.

Full replacement of the windows, unless quoted separately.

Major structural repairs to the bay or surrounding masonry.

Glass replacement, unless agreed separately.

Listed Building Consent applications or planning paperwork.

Any hidden rot or defects not visible at the time of quoting.

Important Note

All repair works have been quoted for as seen and are based on the visible and accessible areas at the time of inspection.

Due to the nature of older timber sash windows, especially in listed buildings, further rot or

hidden damage may be found once works begin or once better access is available.

Any additional repairs not included in this quotation will be discussed and agreed with the customer before being carried out.

SUBTOTAL	£6,380.00
VAT (20%)	£1,276.00
TOTAL	GBP £7,656.00

MGT Sash Windows LTD – Terms & Conditions

Please review the following terms and conditions, which apply to all quotations and works provided by MGT Sash Windows LTD:

1. Acceptance of Quotation

By accepting this quotation, you agree to the terms and conditions outlined below. All quoted prices remain valid for 30 days from the date of quotation unless otherwise specified.

2. Deposit & Payment

Payment terms are as follows:

- A 50% deposit is required to confirm your order and secure a fitting date.
- The remaining 50% balance is due immediately upon completion of the installation, unless otherwise agreed in writing.
- Payment can be made by bank transfer, cheque, or other agreed methods.
- All goods remain the property of MGT Sash Windows LTD until full payment has been received.

3. Cancellation & Cooling-Off Period

- Residential customers have the right to cancel their order within 14 days of signing the contract, without providing a reason.
- To exercise this right, please notify us in writing or by email within the 14-day period.
- If you request that work begins before the end of the cooling-off period and subsequently cancel, you may be charged for the value of any work carried out or materials ordered up to the date of cancellation.

4. Scheduling & Completion

- Installation dates will be agreed upon in advance and confirmed in writing.
- Dates may be subject to change due to weather conditions, supplier delays, or other unforeseen circumstances. We will notify you promptly if a change is necessary.
- Completion dates are provided in good faith but are not guaranteed.

5. Workmanship & Materials

- All work will be executed to a high standard by skilled tradespeople using quality materials.
- Any applicable guarantees or warranties will be confirmed in your final documentation.
- MGT Sash Windows LTD is not responsible for damage or defects resulting from pre-existing property issues, structural movement, or misuse after installation.

6. Customer Responsibilities

- The customer must ensure that access to the property and a clear working area are provided during installation.
- Any delays, additional visits, or costs arising from restricted access or site conditions may be chargeable.
- It is the customer's responsibility to remove any valuables, furnishings, or obstacles near the work area prior to installation.

7. Liability

- MGT Sash Windows LTD shall not be liable for any indirect or consequential loss.
- Our total liability is limited to the value of the contract.
- This does not affect your statutory rights as a consumer.

8. Governing Law

These terms and conditions are governed by the laws of England and Wales.

If you have any questions regarding these terms or require further clarification, please contact MGT Sash Windows LTD at 07947 165983 or

mgtsashwindows@gmail.com. Thank you for choosing MGT Sash Windows LTD.