MGT SASH WINDOWS LTD

Condition report for sash windows 2A and 2B

40A High Street, Worthing, West Sussex BN11 1LL

Second floor • Grade II listed building
Prepared for MGT Sash Windows Ltd review • Report date 7 October 2026
Inspection date and safe close access method: to be confirmed by Marco Thompson

Purpose and proposed works

This draft records the reported condition of second-floor windows 2A and 2B and supports consideration of replacing the upper and lower sashes in both openings, comprising four sashes in total. The proposal is limited to the movable sashes; replacement of the complete box frames is not proposed in this report.

MGT Sash Windows Ltd reports dry, flaky timber which crumbles in the hand, loose glass and loose joints. Together with the photographed timber loss, these findings support the need for substantial remedial work. MGT proposes sash replacement, subject to the Local Planning Authority accepting the justification and giving written approval.

Basis of assessment

The report has been drafted from Marco Thompson's supplied inspection findings and photographs. Photographic observations are distinguished from physical findings reported by the contractor. The information supplied does not yet identify the depth and extent of decay separately in all four sashes or establish which individual members can be retained. "Dry and flaky" describes the timber's observed condition and is not a diagnosis of dry rot.

Window 2A

Photographs 4 and 5 show deterioration to the photographed rail, including an exposed cavity, longitudinal splitting, splintered edges and timber loss. Paint is extensively cracked and missing in places. The contractor reports crumbling timber, loose glazing and loose joints in the windows under assessment.

Proposed treatment: replace the upper and lower sashes to match the approved details. Before issue, identify which sash each photograph depicts and record the condition of the remaining rails, stiles, glazing bars and their joints. The present close-ups do not by themselves demonstrate that both complete sashes are beyond practical repair.

Window 2B

Photographs 1, 3 and 6 show pronounced deterioration and missing timber along the photographed rails, with splitting and damage close to a glazing-bar junction. The contractor's reported loose joints and loose glass raise concerns about the integrity of the sash assembly and secure glazing retention.

Proposed treatment: replace the upper and lower sashes to match the approved details. Confirm the extent of deterioration separately in each sash and the amount of sound timber available for reconstruction of the affected members and joints.

Repair assessment and replacement rationale

Redecoration and surface filling alone would not address missing timber, loose joints or insecure glazing. These defects require joinery and glazing repairs or replacement of the affected elements.

Timber splicing, renewal of individual rails and joint reconstruction must be considered before complete sash replacement. Loose glass can require reglazing without necessitating replacement of the whole sash. Rail deterioration alone does not establish that the stiles, other rails and glazing bars cannot be retained.

MGT's replacement recommendation is based on the combination of crumbling timber, visible loss of material and reported joint instability. To substantiate that all four sashes are beyond practical repair, the final assessment must explain, for each sash, why removal of defective timber and renewal of individual members would leave insufficient sound material or would otherwise fail to provide a sound, durable assembly. This requires confirmation from the close-access inspection before submission.

Retention and replacement schedule

Element	Proposed action	Assessment status
2A upper and lower sashes	Replace both sashes	Individual member condition and repair feasibility to be confirmed.
2B upper and lower sashes	Replace both sashes	Individual member condition and repair feasibility to be confirmed.
Box frames and cills	Retain and repair where practicable	Condition and required repairs not yet recorded.
Existing glass and ironmongery	Assess for retention and reuse	Loose glass reported; suitability for reuse to be confirmed.

Photograph 1 Window 2B

Original upload numbering retained • Upper or lower sash identification to be confirmed



Photographic annotation: Across the centre of the image, the horizontal sash rail has extensive exposed, split and missing timber beneath the glass. At the glazing-bar junction left of centre, the timber is visibly disrupted.

Assessment note: The remaining sound section and the condition of the concealed joints require confirmation.

Source: IMG_3390.jpeg

Photograph 3 Window 2B

Original upload numbering retained • Upper or lower sash identification to be confirmed



Photographic annotation: Along the diagonal timber face, a pronounced open cavity and longitudinal splits are visible beneath failed paint. Exposed timber and detached surface material are present.

Assessment note: This photograph records local timber loss; it does not measure the depth of deterioration through the member.

Source: IMG_3387.jpeg

Photograph 4 Window 2A

Original upload numbering retained • Upper or lower sash identification to be confirmed



Photographic annotation: On the face of the diagonal rail near the centre of the image, paint loss exposes a local cavity and deteriorated timber. Adjacent coatings are cracked.

Assessment note: Read with Photograph 5, which shows more extensive damage along a rail edge.

Source: IMG_3386.jpeg

Photograph 5 Window 2A

Original upload numbering retained • Upper or lower sash identification to be confirmed



Photographic annotation: Along the left edge of the prominent diagonal rail, a substantial length of timber is exposed, splintered and missing. Longitudinal splitting is visible beside the damaged edge.

Assessment note: The contractor reports timber which crumbles in the hand; this physical finding is not measurable from the photograph alone.

Source: IMG_3385.jpeg

Photograph 6 Window 2B

Original upload numbering retained • Upper or lower sash identification to be confirmed



Photographic annotation: Along the exposed edge of the prominent rail, timber is missing and splintered. At the lower end, the surface is darkened near the connection with the adjacent sash member.

Assessment note: Discolouration alone does not establish the cause or extent of decay. Joint looseness is a contractor-reported finding.

Source: IMG_3384.jpeg