

Preferred Joinery Ltd

*Quality Joinery Manufactures Hardwood softwood Windows Specialist
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To whom it may concern

re: Bridgewater windows; Manchester

The cost of refurbishment of any historic window is a difficult thing to ascertain accurately and will vary markedly dependent on the exact nature of repair, the number of splices, etc etc. Moreover, we would note that a true assessment could only be taken once the window was actually removed and a full 360° assessment of each individual window takes place

As a general starting point and based on a visual inspection of the sample window at Bridgewater a budget figure for refurbishment and repair would be in the region of the following:

£350 To remove paintwork [based on two days @ £175 /day] [paint removal by others]
£700 To carefully remove, get back to workshop, undertake 2 splice repairs and re prime
£150 new cill [assumed all cills rotted]
£500 to take back to site, install re-cord, [inclusive of new draft strips & ironmongery]

Above is assumed work on sash windows; to note exact price will vary dependent on exact repair required and number [more than two splice repairs will cost more] – also note that when you take glass out [glass is usually puttied in position in old windows then it's not uncommon for glazing bars to break] – if glazing bars break then this will result in extra cost

Approx. £1875 [hardwood]. plus, reglazing [by others] plus glazing bar repairs

compare this to say a new window [which based on 6 panes over 6 as illustrated on architect's sample drawing] would be

Approx. £1400 [hardwood]

softwood [which we wouldn't recommend] would be about £200 cheaper

This includes slimline glazing, factory primed but not fitted

please note that prices noted as approx. as in current economic climate price of hardwood is varying delivery to delivery so exact price would need to be calculated at time of order

all prices plus VAT

[we have at this point not assessed shutters as they are all painted in and unable to access; however, we would suggest [based on previous experience that any competent joiner should be able to remove shutters and refurbish.

We trust the above assists in your consideration as to whether refurbishment or new windows work better for your forth coming project

Kind Regards

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