www.trcwindows.co.uk

Knoll House
Union Wharf
Market Harborough
Leicestershire
LE16 7UW

Date : 13.04.26

FOA Cat Norris
John Turner Construction
2 Preston Road
Grimsargh
Preston
PR2 5SD

RE: William Kay Building

Our Ref: T25183

Dear Cat

Further to your recent enquiry and our subsequent site visit, we now have pleasure in enclosing our quotation for the window / door restoration for the above-named project, *As itemised in the schedule and generally in accordance with the drawings and window survey carried out dated 10.04.26*

The quotation consists of the following and all should be considered

- This letter
- The pricing document

Overhaul & Draft exclusion

We have allowed to fully overhaul and draftproof the exsisting timber windows as follows:

1. Remove all staff beads.
2. Remove both sashes.
3. Remove parting bead.
4. Remove all excess paint from around sashes, pulley styles, etc.
5. Pack, shoot sashes as necessary to ensure mid rails meet.
6. Rehang sashes on new cords, balance sashes and ensure windows work correctly.
7. Prime all bare timber surfaces.
8. Renew staff bead
10. Rebate top sash, bottom sash and meeting rails to accept a draught exclusion strip.
11. Renew parting beads with an easily removable UPVC or Timber one incorporating a draught exclusion brush.
12. Renew staff bead with one incorporating a brush.

DRAFT

Repairs

The windows are in various states but all can be repaired using the www.repair-care.co.uk system, we would recommend that the following be carried out to each window:

1. Strip paint from sills and approximately 300mm up to the mullions and all bottom rails of the sashes.
2. Remove all rot and reform using Repaircare Dry Flex (an elastic repair compound).
3. Renew sills or splice where necessary with H/W timber
4. Seal all sill/mullion junctions and open joints to the bottom of the sashes by means of a conservation joint.
5. Seal any open end grains.
6. Round of sharp arises.
7. Renew back putties on bottom rail of bottom sash.
8. Sand down and prepare for painting our areas of our repair.

We have given a lump sum budget cost for the restoration works as identified within the schedule along with an pc sums for the replacement ironmongery (Hinges, Lock & Handle) to the Pivot windows - as that would need to be firmed up once the items are removed for further inspection – please note the existing hinges are obsolete – we would propose to fit concealed friction hinges were these can't be replaced as the existing as detailed within the enclosed.

Painting & Mastic

We have allowed for any painting to the items being refurbished along with the full paint removal to the external face of the sash windows, for the timber windows and doors we would propose to utilise the Dulux Weathersheild paint externally and Dulux Satin Wood internally.

The existing mastic requires removal and replacement – we would propose for TRC to remove the existing mastic prior to the decorations in order for the area to be prepped and finished correctly following the final decorations – please note we have not allowed to re mastic the windows on completion – this element of the works would need to be carried out by others.

Exclusions

We have not allowed for items with no values indicated on the attendance schedule, which is to be considered part of the quotation. We have also not allowed for:

- Removal or refitting of any blinds, curtains, cables or anything else affixed to the window
- Paint stripping 100%
- Mastic replacement
- Removal of waste
- Protection
- Timber reveals, architrave, shutters, louvres or window boards
- External timber surrounds, facia boards or soffit.

The client will need to make provisions for testing the existing paint surfaces for lead content :

The HSE Control of Lead at Work Regulations, 2002, Section 65, classes lead content of less than 1% Pb as being in a category where working with lead is not liable to result in significant exposure. Samples with lead content equal or great than 1mg/kg, or 1%, are considered as lead containing and having potential of creating high risk from exposure.

For lead levels exceeding 1% Pb, the client will need to arrange an appropriate risk assessment, and control measures as detailed in Section 54 of the above publication to be carried out with costs, borne by the client.

This quotation allows for no lead control measures and we reserve the right to adjust the price should the lead levels be proven to be higher than 1% Pb.

Please note we will be preparing the surfaces internally – we would recommend that surface testing is carried out on the completion of the works to ensure the areas a contamination free.

Our window restoration services can be viewed by clicking on this link below

http://www.trccontracts.com/windows/window-restoration

The costs are as follows and are fully detailed on the enclosed spreadsheet

- Window / door refurbishment £74,955.90
- PC sum (ironmongery Pivot windows) £2,750.00
- Preliminaries £4,662.35
- **Total** **£82,368.25 plus vat**

We trust that we have interpreted your requirements correctly and look forward to discussing with you in due course.

Yours Sincerely

Paul Walker