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Estimate

ADDRESS

Matt Glynn
M Glynn Builders Ltd
25 High St
High Wycombe
HP11 2AG

ESTIMATE NO.	DATE	
2503-2360 Revised	20/03/2025	

ACTIVITY	QTY	RATE	VAT	AMOUNT
Bird Place Henley on Thames RG9 2LN				
Entrance Hall Sash window service to include draught insulation system. (See email for full details) Please Note: For just a lower sash window service where the upper sash is sealed shut the cost would be £330.00 per window.	6	430.00	5.0% R	2,580.00
Front Door Service to include removing door from frame and machining all around spine to fit draught insulation system then return door to frame.	1	270.00	5.0% R	270.00
Front Door Supply and fit 7 x new 4mm clear glass panes. 7 x £45.00 = £315.00	1	370.00	20.0% S	370.00

OPTIONAL EXTRAS:

Sash Furniture:

Fasteners (polished brass, polished chrome or satin chrome finish) £25.00 each

Security stops £30.00 per set

Sash lifts £20.00 per pair

Sash wheel pulleys £30.00 each

Casement Furniture:

Fasteners £25.00 each

Stay arms £25.00 each

Locking pins £8.00 each

(All other finishes + £10.00)

See "Sash Window Furniture" on website home page to view styles & finishes

ACTIVITY	QTY	RATE	VAT	AMOUNT
Supply and fit 1 x new clear laminate glass pane. 1 x £55.00				
Drawing Room Casement window service to include draught insulation system. 6 x £250.00 = £1320.00 Door service to include removing door from frame and machining all around spine to fit draught insulation system then return door to frame. £270.00 Curved Venetian sash window service to include draught insulation system and removing side static windows to gain access to the pockets, cords and weights then returning static side windows once service completed. £590.00	1	2,360.00	5.0% R	2,360.00
Stairway Supply and fit 2 x new clear laminate glass panes.	2	55.00	20.0% S	110.00
Master Bedroom Curved Venetian sash window service to include draught insulation system and removing side static windows to gain access to the pockets, cords and weights then returning static side windows once service completed. £590.00 Sash window service to include draught insulation system. £430.00	1	1,020.00	5.0% R	1,020.00
Master Bedroom Supply and fit 2 x new 4mm clear glass panes.	2	45.00	20.0% S	90.00
Master Ensuite Sash window service to include draught insulation system.	2	430.00	5.0% R	860.00
Master Ensuite Supply and fit 2 x new 4mm clear glass panes.	2	45.00	20.0% S	90.00
Bedroom 1 Sash window service to include draught insulation system.	1	430.00	5.0% R	430.00
Bedroom 1 Supply and fit 1 x new 4mm clear glass pane.	2	45.00	20.0% S	90.00

OPTIONAL EXTRAS:

Sash Furniture:

Fasteners (polished brass, polished chrome or satin chrome finish) £25.00 each

Security stops £30.00 per set

Sash lifts £20.00 per pair

Sash wheel pulleys £30.00 each

Casement Furniture:

Fasteners £25.00 each

Stay arms £25.00 each

Locking pins £8.00 each

(All other finishes + £10.00)

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ACTIVITY	QTY	RATE	VAT	AMOUNT
Bathroom Casement window service to include draught insulation system.	1	250.00	5.0% R	250.00
Bedroom 2 Sash window service to include draught insulation system.	1	430.00	5.0% R	430.00
Bedroom 3 Sash window service to include draught insulation system.	3	430.00	5.0% R	1,290.00
Bedroom 3 Supply and fit 5 x new 4mm clear glass panes.	5	45.00	20.0% S	225.00
Toilet Casement window service to include draught insulation system.	2	250.00	5.0% R	500.00
Toilet Repairs to 1 x casement to remove external brackets and supply and fit internal strengtheners.	1	40.00	20.0% S	40.00
Landing Casement window service to include draught insulation system.	2	250.00	5.0% R	500.00
Bathroom 2 Sash window service to include draught insulation system.	1	430.00	5.0% R	430.00
Hallway Casement window service to include draught insulation system.	2	250.00	5.0% R	500.00
Hallway Supply and fit 1 x new 4mm clear glass pane.	1	45.00	20.0% S	45.00
Bedroom 4 Sash window service to include draught insulation system. £430.00 Yorkshire side sliding sash window service to include draught insulation system. £400.00	1	830.00	5.0% R	830.00
Bedroom 5 Casement window service to include draught insulation system. £250.00 Quote for new Hopper style window to be carried out	1	250.00	5.0% R	250.00

OPTIONAL EXTRAS:

Sash Furniture:

Fasteners (polished brass, polished chrome or satin chrome finish) £25.00 each

Security stops £30.00 per set

Sash lifts £20.00 per pair

Sash wheel pulleys £30.00 each

Casement Furniture:

Fasteners £25.00 each

Stay arms £25.00 each

Locking pins £8.00 each

(All other finishes + £10.00)

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ACTIVITY	QTY	RATE	VAT	AMOUNT
on first day of work.				
Bathroom 3 Casement window service to include draught insulation system.	2	250.00	5.0% R	500.00
2nd Floor Room 1 Casement window service to include draught insulation system. £250.00 Sash window service to include draught insulation system. £430.00	1	680.00	5.0% R	680.00
2nd Floor Room 1 Repairs to 1 x casement to remove external brackets and supply and fit internal strengtheners.	1	40.00	20.0% S	40.00
Room 2 Sash window service to include draught insulation system.	2	430.00	5.0% R	860.00
Room 3 Sash window service to include draught insulation system.	1	430.00	5.0% R	430.00
Landing Casement window service to include draught insulation system.	1	250.00	5.0% R	250.00
New Part of Building Old Kitchen: Door service to include removing door from frame and machining all around spine to fit draught insulation system then return door to frame.	1	270.00	5.0% R	270.00
Services Middle Room: Casement window service to include draught insulation system. 2 x £250.00 Door service to include removing door from frame and machining all around spine to fit draught insulation system then return door to frame. £270.00	1	770.00	5.0% R	770.00
Services New Kitchen: Casement window service to both opening windows	1	2,540.00	5.0% R	2,540.00

OPTIONAL EXTRAS:

Sash Furniture:

Fasteners (polished brass, polished chrome or satin chrome finish) £25.00 each

Security stops £30.00 per set

Sash lifts £20.00 per pair

Sash wheel pulleys £30.00 each

Casement Furniture:

Fasteners £25.00 each

Stay arms £25.00 each

Locking pins £8.00 each

(All other finishes + £10.00)

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ACTIVITY	QTY	RATE	VAT	AMOUNT
including draught insulation system. 2 x £250.00 Casement window service to include draught insulation system. 6 x £250.00 Door service to include removing door from frame and machining all around spine to fit draught insulation system then return door to frame. 2 x £270.00				
Services Toilet: Casement window service to include draught insulation system.	1	250.00	5.0% R	250.00

SUBTOTAL 20,150.00
VAT TOTAL 1,172.50
TOTAL £21,322.50

VAT SUMMARY

RATE	VAT	NET
VAT @ 5%	952.50	19,050.00
VAT @ 20%	220.00	1,100.00

Accepted By

Accepted Date

OPTIONAL EXTRAS:

Sash Furniture:

Fasteners (polished brass, polished chrome or satin chrome finish) £25.00 each

Security stops £30.00 per set

Sash lifts £20.00 per pair

Sash wheel pulleys £30.00 each

Casement Furniture:

Fasteners £25.00 each

Stay arms £25.00 each

Locking pins £8.00 each

(All other finishes + £10.00)

See "Sash Window Furniture" on website home page to view styles & finishes