

# Boiler Cost Guide 2026

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What to expect when replacing or upgrading your boiler in London and the Home Counties.

- Cost breakdowns by boiler type
- London and Home Counties pricing factors
- Government grants and schemes for 2026
- Heat pump alternatives and comparisons
- FAQs from real homeowner questions

## How Much Does a New Boiler Cost?

If you are planning a renovation, extension, or simply replacing an ageing boiler in London or the Home Counties, understanding the true cost is the first step toward making a confident decision. This guide breaks down every factor that affects what you will pay — from boiler type and property size to labour rates and government grants — so there are no surprises later.<sup>1</sup>

Boiler installation prices in the UK typically range from £1,500 to £5,500 for supply and installation, depending on the type of system, complexity of the job, and where you live. In London, expect a 25–40% premium over the national average due to higher labour rates and the added complexity of working in period properties and dense urban environments.<sup>2</sup>

### Why Boiler Costs Vary So Much

Factor	Impact on Price	Typical Range
Boiler type	Combi boilers are most affordable; system and conventional cost more due to cylinders and tanks	£1,500 – £5,000+
Brand and model	Premium brands (Worcester Bosch, Vaillant, Viessmann) carry higher costs but longer warranties	£600 – £3,500 unit only
Installation complexity	Like-for-like swap vs. full system conversion, pipework rerouting, or boiler relocation	£500 – £2,500 labour
Property type	Period terraces and listed buildings require more careful planning than modern builds	+10–30% uplift
Location	London and inner suburbs carry higher labour and access costs than outer Home Counties	+25–40% in London
Additional works	Power flush, magnetic filter, new controls, TRVs, hot water cylinder replacement	£150 – £1,200

1. Heatable, "New Boiler Costs Explained 2026", <https://heatable.co.uk/new-boilers/advice/new-boiler-costs-explained>

2. GreenMatch, "New Boiler Installation in London", <https://www.greenmatch.co.uk/boilers/in-london>

## Cost Breakdown by Boiler Type

The table below shows realistic 2026 prices for supply and professional installation across the most common boiler types. All figures reflect current market rates and include standard installation (flue, magnetic filter, system flush, and old boiler removal).<sup>123</sup>

Boiler Type	Unit Cost	Installation	Total (Supply + Fit)	Best For
Gas Combi	£650 – £3,200	£1,000 – £2,000	£2,000 – £4,500	1–3 bed homes, flats
System Boiler	£750 – £2,800	£1,200 – £2,500	£2,200 – £5,000	3–4+ bed, high hot water demand
Conventional	£600 – £2,200	£1,400 – £3,000	£2,600 – £5,000	Older systems with loft tanks
Electric Boiler	£900 – £2,500	£1,000 – £2,000	£2,400 – £4,500	Off-gas, all-electric homes
Oil Combi	£2,500 – £4,000	£1,000 – £2,000	£3,700 – £6,400	Rural, no mains gas

Biomass Boiler	£7,800 – £14,500	£2,000 – £3,500	£10,000 – £18,000	Eco-conscious, large properties
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## Conversion Costs

Switching from one boiler type to another involves more work than a like-for-like replacement. Below are typical costs for common conversion scenarios.<sup>1</sup>

Conversion Type	What Is Involved	Typical Total Cost
Combi to Combi	Like-for-like swap, minimal pipework changes	£2,000 – £4,000
System to Combi	Remove hot water cylinder, reroute pipework, 1–2 days	£3,000 – £5,000
Conventional to Combi	Remove cylinder and loft tanks, new pipework, 2–3 days	£3,000 – £5,500
Back Boiler to Combi	Remove back boiler and fire surround, relocate, 2–3 days	£3,200 – £5,500
Gas to Heat Pump	Full system redesign, new emitters, radiator upgrades	£8,000 – £18,000*

\*Before government grants. See Boiler Upgrade Scheme section for details.

1. Checktrade, "New Boiler Costs 2026", <https://www.checktrade.com/blog/cost-guides/new-boiler-cost/>
2. Boiler Guide, "New Boiler Cost UK 2025", <https://www.boilerguide.co.uk/cost-of-new-boiler-v2>
3. MyJobQuote, "Boiler Installation Cost 2026", <https://www.myjobquote.co.uk/costs/installing-a-new-boiler>

## London and Home Counties Pricing

Location is one of the biggest factors in your final bill. Boiler installations in London typically cost around £3,700 on average — roughly a 37% premium compared to the national average of £2,400–£3,800.<sup>1</sup> The Home Counties sit between these two benchmarks.

### London Pricing (by Boiler Type)

Boiler Type	London Average	UK Average	London Premium
Combi Boiler	£3,125 – £3,900	£2,000 – £3,500	+25–35%
System Boiler	£2,600 – £4,500	£2,200 – £4,500	+15–25%
Conventional Boiler	£2,600 – £4,500	£2,600 – £5,000	+10–20%

London installers typically charge £57 per hour (around £295 per day), compared to a national average of £27–£61 hourly and £199–£264 per day.<sup>1</sup>

### Home Counties Pricing

Hertfordshire, Essex, Surrey, Kent, and Buckinghamshire typically fall between London rates and the national average.<sup>2</sup>

Installation Type	Home Counties Range	Notes
Combi-to-Combi Swap	£2,200 – £3,500	Straightforward replacement in the same location

System Upgrade to Combi	£2,800 – £4,000	Remove cylinder, reroute pipework
Heat-Only / System Boiler	£3,000 – £4,500	Larger properties in St Albans, Harpenden, etc.
Boiler Relocation	+£300 – £600	Additional cost on top of standard installation

## What Drives Costs Higher in London?

- Labour rates: Gas Safe engineers in London command higher day rates due to cost of living, travel, and demand.
- Access and logistics: Narrow staircases, basement flats, and limited parking add time to every job.
- Property complexity: Victorian terraces, period conversions, and listed buildings require bespoke solutions.
- Regulatory requirements: Building control notifications, party wall considerations, conservation area restrictions.
- Supply chain: Material delivery and storage in central London is more expensive than suburban or rural locations.

1. GreenMatch, "New Boiler Installation in London", <https://www.greenmatch.co.uk/boilers/in-london>

2. Walsh Plumbing, "Gas Boiler Installation Cost Hertfordshire 2025", <https://www.walshplumbing.co.uk/how-much-does-a-gas-boiler-installation-cost-in-hertfordshire-in-2025/>

## Heat Pumps and the Boiler Upgrade Scheme

The UK government is actively incentivising homeowners to move away from fossil fuel heating. Here is what you need to know for 2026.

### Air Source Heat Pump Costs

System Type	Total Installed Cost	After BUS Grant	Annual Running Cost
Air-to-Water Heat Pump	£10,000 – £18,000	£2,500 – £10,500	£500 – £1,200
Air-to-Air Heat Pump	£5,000 – £8,000	N/A (heating only)	£400 – £800
Ground Source Heat Pump	£18,000 – £35,000	£10,500 – £27,500	£400 – £1,000

### Boiler Upgrade Scheme (BUS) – 2026

The government-backed Boiler Upgrade Scheme provides upfront grants to replace fossil fuel heating with low-carbon alternatives.<sup>12</sup> The grant is applied as a discount on your installation invoice.

Technology	Grant Amount	Key Requirement
Air Source Heat Pump	£7,500	Must replace fossil fuel system (gas, oil, LPG)
Ground/Water Source Heat Pump	£7,500	MCS-certified installer required
Biomass Boiler	£5,000	Limited circumstances, rural properties

#### Eligibility at a Glance

- Property in England or Wales

- Replacing an existing fossil fuel system (gas, oil, LPG, coal) or electric heating
- Valid EPC issued within the last 10 years (insulation requirements relaxed for 2026)
- Installation by an MCS-certified installer — they handle all paperwork
- Not available for new-build properties or social housing

## Gas Boiler vs. Heat Pump

Factor	Gas Boiler	Air Source Heat Pump
Upfront cost	£2,000 – £5,000	£10,000 – £18,000 (before grants)
Annual running cost	£800 – £1,500	£500 – £1,200
Lifespan	10–15 years	15–25 years
Carbon emissions	High	Low
Government grants	None (ECO4 for low-income only)	Up to £7,500 via BUS
Best suited to	Older properties, quick replacement	Well-insulated homes, new builds

1. GOV.UK, "Boiler Upgrade Scheme", <https://www.find-government-grants.service.gov.uk/grants/boiler-upgrade-scheme-1>

2. EWI Pro, "Boiler Upgrade Scheme 2026", <https://ewipro.com/2026/01/07/boiler-upgrade-scheme-2026-updated-grants-eligibility/>

## Additional Costs to Consider

Beyond the boiler unit and standard installation, there are several common extras that may apply. A transparent quote should break these out clearly.

Item	Typical Cost	When It Applies
Magnetic system filter	£60 – £160	Recommended on all new installations to protect the boiler
Magnetic filter fitting	£50 – £150	Labour to install (often included in quotes)
Power flush	£300 – £600	Clears sludge and debris from older radiator systems
Wi-Fi thermostat / smart controls	£150 – £300	Hive, Nest, or similar smart heating controls
Thermostatic radiator valves	£150 – £350	Zone control for individual radiators
Flue extension	£50 – £200	When the boiler is relocated further from an external wall
Condensate pipe routing	£50 – £150	Required for all condensing boilers
Boiler relocation	£300 – £600	Moving the boiler to a different room or position
Hot water cylinder replacement	£400 – £900	For system boiler upgrades or cylinder swaps
Old boiler removal / disposal	£50 – £150	Usually included in a full installation quote

## Annual Running Costs

Your boiler type and fuel source directly affect ongoing costs.<sup>1</sup>

Fuel / System Type	Avg. Monthly Cost	Avg. Annual Cost
Gas Combi Boiler	~£120	£800 – £1,500
Electric Combi Boiler	~£200	£2,300 – £6,000
Oil Boiler	~£115	£1,000 – £1,500
Air Source Heat Pump	~£80	£500 – £1,200

1. Checktrade, "New Boiler Costs 2026", <https://www.checktrade.com/blog/cost-guides/new-boiler-cost/>

## Frequently Asked Questions

The questions we hear most from homeowners, builders, and project teams across London and the Home Counties.

**Q: How much should I budget for a new boiler in London?**

For a straightforward combi-to-combi replacement, budget between £2,500 and £4,000. If you are converting from a conventional or system boiler, or relocating the unit, allow £3,500 to £5,500. These ranges account for London labour rates and the typical complexity of working in the capital.

**Q: What is the cheapest type of boiler to install?**

A gas combi boiler is typically the most affordable option for smaller homes, starting from around £2,000 installed. They require no separate hot water cylinder or cold water tanks, which reduces both the unit cost and the labour involved.

**Q: How long does a boiler installation take?**

A like-for-like combi boiler swap usually takes 4–6 hours. A conversion from a conventional system to a combi typically takes 2–3 days, depending on the amount of pipework involved and whether the boiler is being relocated.

**Q: Is it worth upgrading to a new boiler?**

If your current boiler is over 10–12 years old, upgrading to a modern A-rated condensing boiler can reduce your heating bills by up to £490 per year. Beyond energy savings, a new boiler reduces the risk of breakdowns and improves reliability — particularly important if your property is being renovated or extended.

**Q: Are there grants available for a new boiler in 2026?**

The Boiler Upgrade Scheme (BUS) offers up to £7,500 toward the cost of an air source or ground source heat pump. Traditional gas boiler replacements are not covered under BUS, but low-income households may qualify for support through the ECO4 scheme. Your installer can check eligibility.

**Q: Should I get a heat pump instead of a gas boiler?**

Heat pumps work best in well-insulated properties with adequate outdoor space. They have higher upfront costs but lower running costs and a longer lifespan. For older, less-insulated London properties, a modern gas boiler may still be the most practical choice — especially during a renovation where the focus is on getting systems right first.

**Q: Why are boiler costs higher in London than elsewhere?**

London engineers charge higher day rates (around £295/day vs. £200–£264 nationally), and properties tend to be older and more complex to work in. Access constraints, congestion charges, and parking restrictions also add to the overall cost.

**Q: Do I need Gas Safe registration for a boiler installation?**

Yes. All gas boiler installations in the UK must be carried out by a Gas Safe registered engineer. This is a legal requirement, and your installer must notify the local authority building control. Always ask to see a Gas Safe ID card before work begins.

Q: How do I choose between Worcester Bosch, Vaillant, and Viessmann?

All three are established, reliable manufacturers. Worcester Bosch tends to be the most widely fitted in the UK; Vaillant and Viessmann are popular for premium and larger-scale projects. The best brand depends on your property, system type, and warranty requirements.

Q: What additional costs should I expect beyond the boiler itself?

Common extras include a magnetic system filter (£60–£160), a power flush (£300–£600), new thermostatic radiator valves (£150–£350), smart controls (£150–£300), and any required pipework modifications. A thorough quote should itemise these clearly.

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## Talk to Sable Projects

Successful projects do not rely on luck or last-minute fixes. They rely on clear decisions made at the right time. At Sable Projects, we get involved before problems are designed in — helping project teams and homeowners make confident heating decisions from the earliest stages.

We do not issue instant quotes. We start with a conversation to understand your project properly. Early discussions help avoid delays, redesigns, and compromises later on.

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This guide is provided for informational purposes and reflects typical UK market pricing as of April 2026. All costs are estimates — actual prices depend on your specific property, location, and project requirements. Always obtain multiple itemised quotes from Gas Safe registered engineers before committing to a boiler installation.