

Suite & Simple

Advantages of installing an electric suite



Stage 1 - Removal of old fire

The main criteria for the Government's Decent Homes Standard states that all housing must provide a reasonable standard of thermal comfort, which means the fireplace remains a key purchase for social housing.

A huge obstacle for social housing is the obsolete gas fires and back boiler systems. Replacing existing fires and back boilers can be extremely costly and time consuming, especially when presented with unforeseen circumstances such as collapsed flues that need to be reconstructed. Many council properties also have high maintenance brick chimneys which need to be fitted with flue liners and often require rebuilding, which can escalate costs further.

To help solve these issues, Be Modern have developed a range of electric suites specifically designed for social housing, that provide a clean, efficient and cost effective alternative to a gas fire.

Key Benefits

Installing an electric suite as opposed to replacing a gas fire can save local authorities up to £600 per property, whilst the typical installation cost of an electric suite, which includes a coal effect fire with surround is from £250-£290 per property. However, the cost to replace a gas fire can be in excess of £900 per property when taking into consideration the removal of the back boiler unit, the opening, the flue liner and reconstruction of the chimney as

well as the cost of the fire itself. Furthermore, installing an electric suite removes the need for costly annual gas servicing.

We always recommend that old gas fires and back boilers are removed by a registered fitter and that the remaining hole is bricked up with the addition of an air vent. Time and cost can be dramatically reduced with electric suites as they are supplied as a one box unit inclusive of the fire and surround and simply installed against the bricked up chimney breast.

Maintaining efficiencies

An electric suite can provide an aesthetically pleasing focal point for the living room and provide tenants with an instant secondary heat source for their living area. In comparison to a traditional gas fire, electric are 100% efficient; they feature thermostatic controls and provide tenants with the option of a true flame effect.



Stage 2 - Removing the Back Boiler



Stage 3 - Inserting an air vent



Stage 4 - Installing new electric suite



Stage 5 - New suite once installed