

Case study

SBHA managed one bed flat



Challenge:

Mrs. Allison's property is an all-electric deployment and she had previously run up high energy bills. Prior to the installation she had stopped heating much of her home and cooking during peak times. Rising energy prices had become a significant concern for Mrs. Allison and the SBHA welfare team was eager to explore technologies that could help significantly reduce her household costs.

Property type: SBHA managed one bed flat.

Installation: Solar PV and a Kight Home Battery System, PowerHub.

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Scottish Borders Housing Association (SBHA) continues to invest in renewable technologies to reduce fuel poverty and support Scotland's net-zero ambitions. As part of this programme, SBHA installed solar photovoltaic (PV) panels and later a Kight Home Battery System at the home of tenant Mrs. Allison.

The project gained wider attention following coverage by the BBC, which reported on the Scottish Deputy First Minister's visit to highlight the role of social housing in Scotland's green transition, benefitting from world-first energy innovation domestic energy storage system to use a novel battery chemistry and technology never used in homes before.

The solution

Kight Home Battery System and PV

To maximise savings, SBHA selected the Kight 10 kWh PowerHub Home Battery and PV system, chosen for:

- Seamless integration with existing PV
- Intelligent charge/discharge control
- Compact design suitable for domestic spaces, see installation picture below
- Remote monitoring for both tenant and SBHA.

The complete system was installed in a single day with minimal disruption.

Installation process

1. Survey and assessment

SBHA's energy team reviewed solar output, consumption patterns, and electrical layout.

2. System sizing

A 10 kWh battery was selected to match evening usage and solar generation.

3. Installation and commissioning

- Battery mounted externally
- Single Hybrid inverter connected to PV and Battery
- Monitoring app configured
- Safety checks completed.

4. Tenant support

Mrs. Allison received a simple walkthrough and ongoing support contacts.



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Performance and outcomes (First 6 months)

1. Reduced energy bills

Current projected savings: 64% - 79% which will rise during the summer when PV is optimal.

2. Improved wellbeing

Mrs. Allison reported reduced anxiety around energy bills and greater confidence in managing her usage such that she has started baking again and heating her home to maintain her health.

3. Environmental impact

The system increased renewable utilisation and supported SBHA's net-zero commitments as well as improved the homes EPC rating to required Government target of B.

SBHA perspective

The project demonstrates:

- Strong potential for battery storage to reduce fuel poverty
- High tenant satisfaction
- With Kight's up to 20,000 cycles and/or a 25 year warranty the PowerHub provides in excess of 2.5 times the return on ROI compared to other products on the market
- No fire risk. Backed by leading insurance companies the PowerHub has no fire risk meaning SBHA can procure this product meeting its legal and procurement requirements with complete confidence.
- Kight's management platform and full-service model delivering energy as a service and exceptional in-life support is market leading
- SBHA will be deploying Kight PowerHubs across its base starting in the latter part of 2027.

Founder Lawrence Fagg said:

"We're proud to start here in Galashiels, and even prouder to know this system could potentially help thousands more pensioners and families across Scotland."

SBHA CEO Julia Mulloy added:

"It's a pioneering project which is not just about technology, it's about people."

Conclusion

The installation of solar PV and a Kight Home Battery System at Mrs. Allison's home is delivering a clear financial, environmental delivery path to meet Government social housing targets for EPC, fuel poverty, environmental and wellbeing targets. The world's first technology used by Kight delivering no fire risk and market leading lifecycle performance combined with high quality installation makes this solution the most scalable and effective solution for Social Housing.