

Case study

SBHA managed Swedish style house



Challenge:

Jan Davis property type required careful installation. Energy prices combined with raising two children had left Jan and the welfare team with serious concern.

Property Type: SBHA managed Swedish style house.

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 Jan Davis, a single mother.

Housing Secretary Màiri McAllan visited Borders mum, Jan Davis, 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

Jan Davis 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.

Jan Davies said:

"We are not on the gas network, so the only other alternatives are carbon rich fossil fuels and all are becoming increasingly expensive. Electric is really the only option here. When I first moved here my electricity bill was almost as much as my rent. But it's unbelievable that my bill has dropped to half of what I was paying two months ago. I'm saving money but also helping to reduce carbon emissions. It is a win-win scenario."

Housing Secretary Màiri McAllan said:

"It is wonderful to see housing association residents in the South of Scotland, like Jan, benefiting from lower energy prices with the help of a world-first energy storage innovation developed in the area. With high energy costs a concern for households across the country this PowerHub domestic battery system pilot has the potential to benefit households across Scotland."

SBHA CEO Julia Mulloy added:

"It's wonderful to see another tenant and her family benefiting from this pioneering project. Each new installation brings us closer to understanding how innovation can truly improve people's lives. This collaboration, with SOSE, Kight, and our RSL partners, is an excellent example of what can be achieved when organisations come together with a shared commitment to innovation, sustainability, and social impact."

Conclusion

The installation of solar PV and a Kight Home Battery System at Jan Davis'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.