WATER SUSTAINABILITY/LEAK DETECTION

FlowStop® 2

24-hour protection against damaging and costly water leaks within properties



Benefits at a glance

- Cost-effective, low-maintenance solution
- Easy to install, easy set-up
- Monitors up to two water supplies
- All protection pre-sets are user-adjustable
- Low-temperature protection
- Continuous flow protection
- Excess flow rate protection
- Non-use protection
- Override control
- Discreet surface-mounted control unit
- Option to add leak detection sensor
- Optional connection to onward BMS and GSM for property owners/agents and absent occupants
- NSF REG4 approved for standard domestic cold water supply
- Option to subscribe to Andel's FlowStop® 2 Protection Plan – details available on request

According to the Association of British Insurers, UK insurers pay out around £1.8 million every day to customers making 'escape of water' claims.

Escape of water is the most common cause of home insurance claims in the UK, accounting for around 29% of all domestic claims.

Commercial claim costs have also risen in recent years, particularly in high-rise and multi-occupancy buildings.

This surge in water-related incidents has led insurers to place greater emphasis on prevention. Many now recommend or require automatic water shut-off systems to help limit both the frequency and severity of claims.

FlowStop® 2 provides a proven, automatic solution – detecting potential water leaks early and instantly isolating the water supply to prevent further damage.

By reducing loss, disruption and repair costs, FlowStop® 2 not only protects property but can also help lower insurance premiums.

FlowStop® 2 protects against the costly consequences of water damage from internal leaks and floods.

FlowStop® 2 can reduce water wastage, save on water bills and protect against water damage from burst pipes, internal leaks and floods within properties.

NSF REG4 approved, Andel FlowStop® detects abnormal water flow or the risk of freezing pipes, automatically shutting off the water supply, avoiding the risk of water damage.

24-hour protection

FlowStop® continuously monitors the water supply for abnormal flow or low temperature conditions within pre-set, user-adjustable parameters.

If a problem is detected, FlowStop® automatically shuts off the supply, preventing water wastage and water damage to the property.

Installation

FlowStop® is quick to install in both new-builds and existing buildings. Each system includes a wall-mounted control unit and a valve unit with an integrated solenoid valve and flow sensor.

One control unit can manage up to two valve units for flexible protection across multiple zones.

FlowStop® is ideal for

- Student accommodation
- Residential developments
- Residential properties
- Private landlords
- Social landlords
- Hotels
- Offices
- Vacant properties

Vacant properties

FlowStop® isolates the water supply if no water is used for a pre-set period, automatically covering for when a property is vacant. FlowStop® is the perfect safeguard for landlords, property owners and agents, preventing leaks in empty properties which if left unchecked could have serious consequences.

Option to add leak detection sensors

There is also an option to add water leak detection sensors such as Andel's Floodline® Flexi-Pad or leak detection cable for more localised monitoring in critical areas such as kitchens, utility rooms, bathrooms, showers and WCs.

Maintenance

The system performs an automatic solenoid exercise to minimise the build-up of limescale. A yearly inspection is recommended by a qualified engineer to ensure the correct operation of the system.

FlowStop® 2 features and functions

Valve unit

- **Continuous flow protection:** Shuts off the water supply if water has been running for more than 1-120 minutes (user adjustable).
- **Excessive flow rate protection:** Shuts off the water supply if there is an abnormal flow of water of between 5-40 litres per minute (user adjustable).
- **Low temperature freeze protection:** Shuts off the water supply if the air temperature falls below the set threshold (user adjustable).
- **1 to 48-hour non-use protection:** Isolates the water supply if no water has been used for a pre-set period (user adjustable with disable option).

Control unit

- **Faceplate:** Discreet design, double-gang faceplate featuring full colour LCD display showing system status and active alarms. LED indicators for power, maintenance and alarm. Four navigation buttons for easy configuration and control. Can be surface mounted or mounted with the supplied surface pattress box.
- **Override feature:** Turns flow monitoring off temporarily to allow for prolonged water use such as watering the garden. The user can also manually close the valve(s) as required.

- **Optional leak detection sensor:** Can be added to detect water leaks in any vulnerable areas with running water such as in kitchens, bathrooms and WCs.
- **Power supply:** Mains power 110-240Vac.
- **Output:** Volt-free relay contact rated 30V @1A per input.

Configurations

FlowStop 2 Control Panel	FlowStop 2 System 230Vac (Control+Valve/Meter)	FlowStop 2 Valve/Flowmeter/Enclosure
Item 600562	Item 600563	Item 600565

TECHNICAL INFORMATION

PIPE SIZE

Andel FlowStop® valves are available with 3/4" BSPP male threads to adapt to UK and EU 15mm and 22mm diameter pipe sizes.

MAINS SUPPLY

110-240Vac, max 10W, typical 2W, idle power consumption <0.5W

RELAY OUTPUTS

2 × 30V/1A

NUMBER OF FLOW/VALVE CHANNELS

2

FLOW CHANNEL / VALVE TYPES

Pulsed/latched

CONSTRUCTION

Control Unit: Moulded ABS

Valve Body: NSF REG4 Approved PA66-GF30

Valve Enclosure: Robust Nylon 12

DIMENSIONS

Control unit: W 149mm × H 88mm × D 8mm; minimum 45mm-deep double-gang back box, or 58mm deep if installed in 47mm pattress box

Valve unit: W 144mm including threaded fittings (115mm excluding fittings) × H 108mm × D 47mm

OPERATION

Max working pressure: 10 bar

Min operating pressure: 1 bar

Working temperature: Max 4-25°C

Handles 2 inputs from 2-40 l/min, controlling up to 2 FlowStop® valve units

Standards & certifications

- NSF REG4