



Minimise the damage caused by  
water leaks and pipe bursts

LeakSafe ™

# A Leaksafe system for every property

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At Leaksafe we adopt a 'whole life' approach to protecting commercial and multi occupancy properties from the damage caused by burst pipes and leaks. We work with property developers and investors, main contractors, property managers and insurers to mitigate the risk of escape of water at every stage in a building's history, and use a variety of wired, wireless and IoT technologies to deliver a tailored solution for our clients.





# Design phase

LeakSafe can assist property owners, architects, and specifiers with the design of cost effective leak detection in blocks of apartments, mixed retail and residential developments, student accommodation, hotels and commercial properties and office complexes. Our systems can detect leaks on a property's water supply, in soil stacks and sprinkler systems.



## Paddington Basin

New build luxury 100 apartment block



### Case Study

**Q:** A system to protect the utility, kitchen and bathroom(s) in each apartment in this high-spec managed block.

**A:** Leak detection installed in the risk areas in each apartment and cabled back to a WaterComm in their HIU that immediately notifies the Concierge of the exact location of any leak.

[WaterComm >](#)



## Oxford Street

New build mixed retail and 40 luxury apt's.



### Case Study

**Q:** Retro fit a leak detection and water shut off system that will integrate with the apartments' existing Crestron automation system and building BMS.

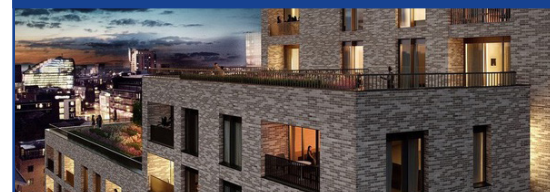
**A:** Localised leak detection in the kitchen and under bathroom pod connections with WaterSwitch2 shut off system.

[WaterSwitch >](#)



## Manchester

209 new build apartments



### Case Study

**Q:** Supply the M&E contractor a shut off system to install as part of their contract that monitors continuous flow (leak) or 'no-flow' (vacant) on the BCWS to each apartment.

**A:** Supply only contract using WaterSwitch2 shut off systems in conjunction with flow meters.

[WaterSwitch >](#)



## Construction phase

LeakSafe supply a suite of products that allow contractors to comply with CIREG Best Practice Guidance for the Avoidance of Water Damage on Construction Sites and that are BREEAM WAT03 compliant.



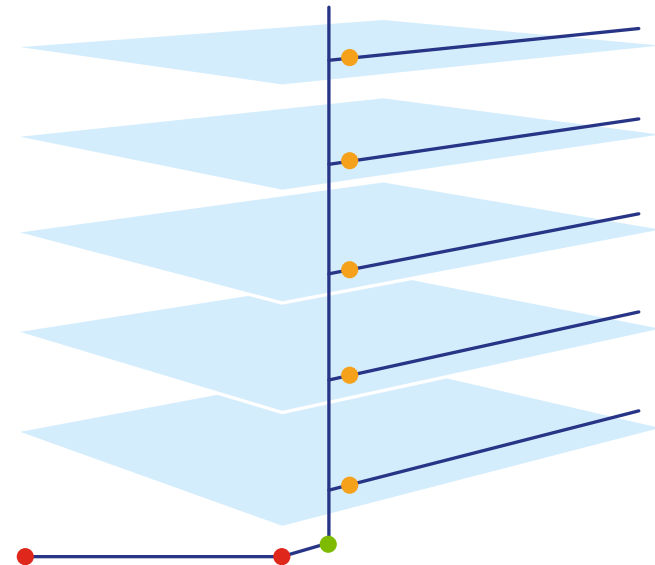
**xFlow** - Automatic shut off to monitor and protect the incoming mains supply. Please click here for more >



**WaterSwitch** - Automatic shut off that detects localised leaks. Please click here for more >



**WaterComm** - Leak detection and email / SMS notification system. Please click here for more >



- Orange dot: WaterSwitch shut off and/or WaterComm protecting the supply to each level
- Green dot: xFlow valve
- Red dot: xFlow meters



# Occupancy

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As well as protecting a building during construction, all Leaksafe products can be used to form part of a leak detection and risk management strategy for the building once it is occupied. Leaksafe are specialists in new build and retro fitting leak detection in multi occupancy and mixed-use buildings.

## Our products help:

- 1 Avoid disruption to revenue streams as a result of escape of water
- 2 Avoid displacement as a result of water damage
- 3 Obtain a long-term reduction in maintenance costs
- 4 Improve the buildings' insurance history



xFlow



WaterSwitch



WaterComm



WaterHub



# xFlow

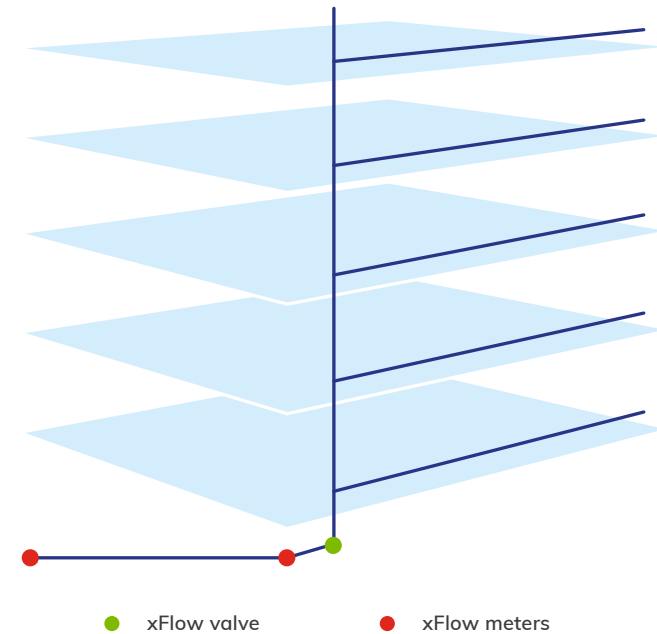
## xFlow – Flow monitoring with automatic water shut off

### Features

Can monitor flow on the mains water supply between the property boundary and the building to identify underground leaks. Flow monitoring on the supply within the building including the cold, hot flow and return supplies with automatic shut off to minimise the damage caused by a burst within the property. Integrated communication module immediately notifies managers if a burst has occurred<sup>†</sup>.

### Applications

xFlow can be installed on construction sites and in any residential or commercial property with pipe sizes between 15mm – 100mm.



[Click to view Design, Survey and Installation Service >](#)

[Click to view other options](#)



xFlow



WaterSwitch



WaterComm



WaterHub

<sup>†</sup> LPWAN or NB-IoT subscription required



# WaterSwitch

## WaterSwitch leak detection with automatic shut off

### Features

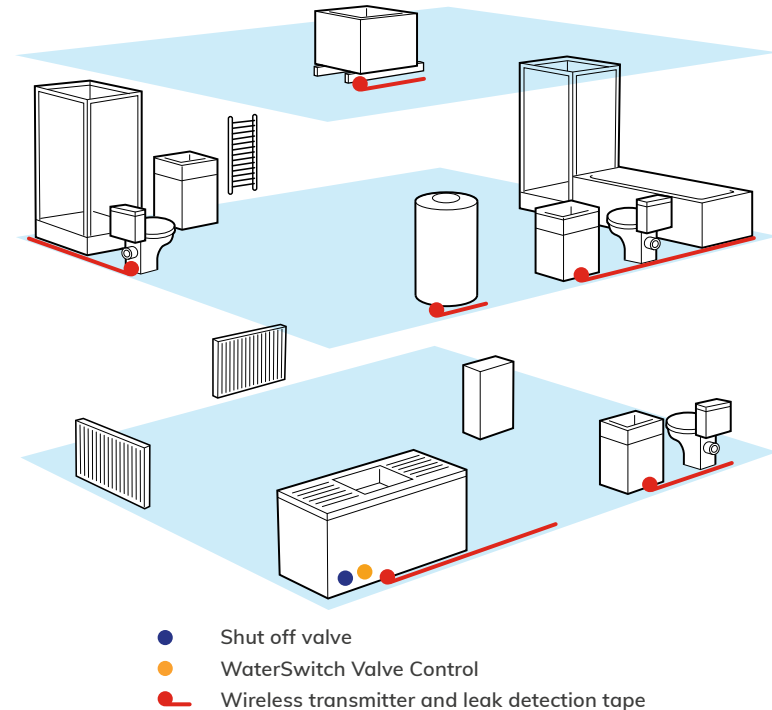
High quality WRAS approved shut off valve and Valve Control with leak detection tapes and wireless transmitters positioned discreetly in high-risk areas such as kitchens, bathrooms and cylinder cupboards that will automatically shut the water off and alarm if the tapes get wet. Optional flow monitoring with the addition of Leaksafe meters.

During construction WaterSwitch can be used to control the water either to a site as a whole or to each individual level.

WaterSwitch is modular and can be tailored to any size of property.

### Applications

Can be installed in any property with incoming water pipe sizes between 15mm – 100mm. Use to detect leaks in any part of a property including soil stacks, risers and on sprinkler systems.



[Click to view other options](#)

[Click to view Design, Survey and Installation Service >](#)



xFlow



WaterSwitch



WaterComm



WaterHub



# WaterComm

## WaterComm leak detection and notification system

### Features

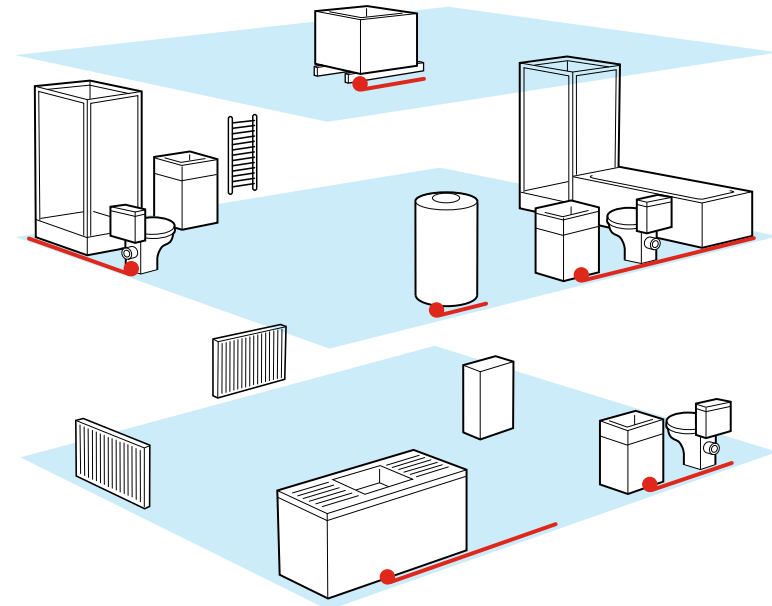
WaterComm monitors leak detection tapes positioned in high risk areas and will immediately send a SMS and / or email to users if a leak is detected, giving precise date, time and leak location information.

WaterComm uses LPWAN or NB-IoT technology to transmit data that is more reliable and data secure than WiFi†.

The system includes access to a Client Portal where you can check the status of every installed device.

### Applications

WaterComm can be installed in any residential or commercial property.



WaterComm and leak detection tape

[Click to view other options](#)

[Click to view Design, Survey and Installation Service >](#)



xFlow



WaterSwitch



WaterComm



WaterHub

† LPWAN or NB-IoT subscription required





# WaterHub

## WaterHub leak detection with automatic shut off and notification

### Features

WaterHub has been designed for when leak detection with automatic water shut off is specified in new build projects.

A WRAS approved stainless steel motorised ball valve is installed on the cold water supply connected to a **WaterHub** control panel, with up to 6 leak detection zones with leak detection tape positioned in risk areas (HIU, kitchen, utility, bathrooms) and cabled back to the **WaterHub**.

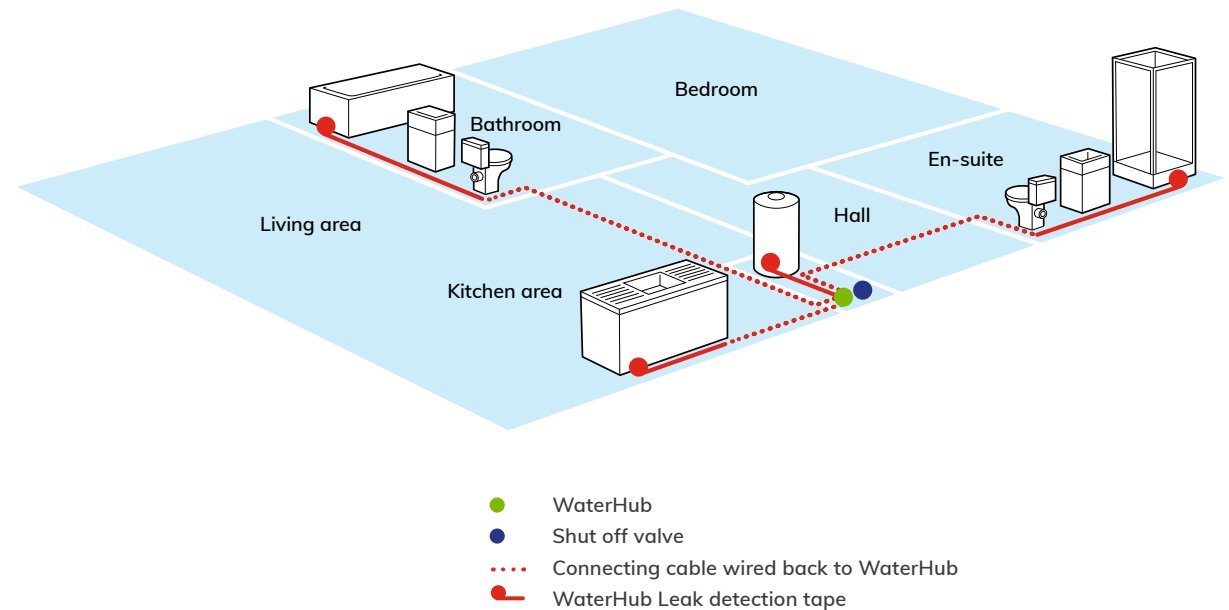
If a leak detection tape gets wet the system will immediately shut the water off and an integrated IoT module will alert occupiers, the concierge and building managers to give precise time and location information<sup>†</sup>.

### Applications

Can be installed on pipes up to 32mm and in any property where leak detection tape can be cabled back to the **WaterHub** control panel.

[Click to view Design, Survey and Installation Service >](#)

<sup>†</sup> LPWAN or NB-IoT subscription required



[Click to view other options](#)



xFlow



WaterSwitch



WaterComm



WaterHub



# Design, Survey and Installation Service

## Design

LeakSafe can be involved in a project as early as needed, from initial proposals at design stage for new builds through to building handover, or in designing and retro fitting a leak detection system tailored for a property. We operate nationwide.

## Survey

If you're not sure which LeakSafe system to choose or would like advice on where and how to position leak detection equipment, contact us about our nationwide Survey Service. One of our surveyors will visit the property with you, discuss the best solution, then compile a full report and quotation.

## Installation

All LeakSafe systems can be installed by competent tradesmen, but if you would prefer an end-to-end service, we have a network of installers who we have trained, and who hold the requisite health & safety accreditations and insurances.

[Click to view Contact Details >](#)



## Contact us

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If you would like more information on our range of leak detection systems please either call us on the number below, visit our website, or email us.

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