

## CERTIFICATE OF MAINTENANCE TO BAFE SP203-1 Non-domestic

**Customer**

Phoenix FMS  
Patrick House, Gosforth Business Park, Newcastle Upon Tyne NE12 8EG

**Installation / System Location (address)**

Believe Housing - Bishop Auckland  
27 Longfield Road, Bishop Auckland DL14 6XB

**Type of Premises**

Non-Domestic Working to BS5839-1 and the BAFE SP203-01 Scheme

**BAFE Registered Organisation**

Data Fire & Security LLP

**BAFE Registered Organisation ID**

NBRI077

**Certification Body**

SSAIB

**Address**

4A Redburn House Redburn Industrial Estate Westerhope Newcastle upon Tyne NE5 1NB

**Phone No.**

0191 286 0083

**Maintenance Completion Date (DD/MM/YYYY)**

01-09-2025

Recipients of this Certificate are strongly advised to have their System(s) covered by a current maintenance contract with a BAFE SP203-1 Registered Organisation with maintenance included in their scope

This Certificate is issued pursuant to and should be read in conjunction with the terms and conditions that apply to supply of the work covered by this Certificate, the terms and conditions attached to this Certificate and the rules, regulations, standards, policies, codes of practice and documents that apply to the BAFE Competency Scheme to which this Certificate relates ('Scheme').

We, being currently a BAFE Registered Organisation who is registered by BAFE as complying with the requirements of the Scheme, certify that the work covered by this Certificate complies with all requirements as currently laid down within the Scheme in respect of such work.

I/we being the competent person(s) responsible (as indicated by my/our signatures below) for the servicing of the fire detection and fire alarm system, particulars of which are set out below, CERTIFY that the said work for which I/we have been responsible complies to the best of my/our knowledge and belief with the recommendations of clause 43 of BS 5839: Part 1, 2025 quarterly inspection of Sealed Lead Acid batteries/periodic inspection and test inspection and test over a 12 month period, except for the variations, if any, stated in this certificate.

**Engineer**

Stu Cassidy  
Data Fire & Security LLP 4A Redburn House Redburn Industrial Estate Westerhope Newcastle upon Tyne NE5 1NB

**Position**

Authorised Engineer

**Next Maintenance Due (MM/YYYY)**

March 2026

**Summary of Inspection and Servicing**

General condition of the fire alarm and detection system and alarm installation and any defects on system including parts and batteries and any programming, please note:



Outstanding defects reported to responsible person?	N/A
Relevant details of the work carried out have been entered in the system logbook?	N/A
During the past 12 months, the following false alarms have occurred	
The number of false alarms this equates to per 100 automatic fire detectors per annum (Category M N/A) is	

Panel Make	Advanced
Panel Model	Mxpro 5
Number of Loops / Zones	
Number of Sounder Circuits Used	
Addressable or Conventional	Conventional
Is the system Monitored	
System Category	
If addressable, Are repeater panels fitted	
Repeater Panel Location(S)	
Repeater panels checked for functionality	

Inspection		Service Checks	
Is the panel located at the fire brigade entry point to the building and unobstructed?	Yes	Site logbook complete	Yes
Does the panel display the company name and telephone number	Yes	Identified devices tested on previous visits	Yes
Is there a pictorial zone chart displayed at the fire panel and repeater panel locations	Yes	System free from false alarms since last service	Yes
Equipment as per specification if known	Yes	Any change in use of building	Yes
All cables undamaged as seen	Yes	Any structural change to building and additional detection required	Yes
Manual call points conspicuous	Yes	Sounders tested	Yes
All exits, including new exits have manual call points	Yes	System coverage satisfactory	Yes
Automatic fire detectors suitable for building use or occupancy	Yes	Panel correctly fitted and undamaged	Yes
Automatic fire detectors suitably sited	Yes	Panel functions tested	Yes
Is equipment firmly fixed	Yes	Display/LED tested	N/A
Is equipment clean/undamaged	Yes	Aux Relays tested	N/A
Batteries Checked	Yes	Auto transmission tested to ARC	N/A
		Cause & Effect tested	N/A
		Network Tested	N/A
Number of Batteries (all panels if applicable)	2	Shutdowns tested	N/A

Battery Size	Install Date	Recorded Voltage	Recorded Amp Hour(s)
7 Ah	2024-02-13	12V	7Ah
7 Ah	2024-02-13	12V	7Ah

Quiescent Current (Q)	0.173A
Standby Period (H)	24h
Alarm Current (A)	0.370A
De-Rating Factor (DF)	1.75
Battery Capacity Required (Q x H) + (A x DF)	4.80Ah

ANY CHECKS THAT WERE DEEMED UNSATISFACTORY OR CONTRAVENING THE RELEVANT STANDARDS WILL BE ADDRESSED AS A DEFECT IN THE NOTES BELOW AND PROPOSED TO BE RECTIFIED

**Zones / Areas Tested During This Service**

43 lobby  
41 lobby  
71 - adj laurel room  
78laurel room  
92 adj redhills room  
93 \_ redhills kitchen  
89 - rhs main office  
88 - rhs main office  
85- rhs office  
84 - rhs office mcp  
76 male wc  
41 lobby fire exit hallway  
Lobby fire exit mcp  
1st floor mcp  
16 - 1st floor stairs  
1st floor lobby  
11- 1st floor high level  
13 - 1st floor high level  
9 - first floor kitchen heat  
7 lift lobby  
4- adj female wc  
19 - lipton suite  
21 - Lipton suite  
25 - Lipton suite office  
23 -Seam room  
72 - lhs hallway  
85 1 lhs locker area  
61 - lhs main office  
67 - lhs main office  
71 - lhs main office  
62 - lhs main office  
60- Lhs main office

Percentage of the system tested this visit. 50%

Any further works carried out during visit	Yes
System off test with ARC	N/A
Causes of false alarms eliminated	Yes
System left fully working	Yes

**Variations from The Recommendations of Clause 43 of BS 5839-1:2025 For Periodic or Annual Inspection & Test (As Applicable)**

**Engineer's Report / Recommendations / Further Work Required:**

Routine service, all devices service devices tested no issues

I/We being the competent person(s) responsible (as indicated by my/our signatures below) for the servicing of the fire detection and fire alarm system, particulars of which are set out below, CERTIFY that the said work for which I/we have been responsible complies to the best of my/our knowledge and belief with the recommendations Clause 43 of BS 5839-1:2025,

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TimeSheet	Arrival	Departure	Customer Name / Signature
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01-09-2025	11:00
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11:21
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*A erington*

A erington

Engineer Name / Signature
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*Stu Cassidy*

(autosigned)  
Stu Cassidy

## Terms and Conditions

1. This Certificate is issued subject to the applicable rules, regulations, standards, policies, codes of practice and documents for the Scheme.
2. You acknowledge and agree that the Third-Party Certification Body who is licensed by BAFE and accredited by UKAS to operate the Scheme ("Certification Body" reserves the right for it and its duly authorised representatives to inspect the work covered by this Certificate. This Certificate is conditional on the customer identified on this Certificate ("you", "your") allowing from time to time during business hours:
  - a. The Certification Body and its duly authorised representatives' access to the premises at which such work was undertaken to carry out such inspection; and
  - b. If the Certification Body identifies that further work is, in its sole opinion, necessary to ensure that the work covered by this Certificate complies with all requirements of the Certification Body and the Scheme, the BAFE Registered Organisation access to the relevant premises to carry out such additional work.
3. If you are dissatisfied with the work covered by this Certificate, you should in the first instance contact the BAFE Registered Organisation at its local office. If satisfaction is not obtained at this level, you should address a written complaint to the customer relations executive of the BAFE Registered Organisation at its Head Office. If after taking these steps you remain dissatisfied with the work covered by this Certificate, you may complain in writing, outlining the nature of your dissatisfaction, the steps taken by you to resolve your dissatisfaction with the BAFE Registered Organisation and the BAFE Registered Organisations response to your complaint, to the office of the Certification Body.
4. The Certification Body will not normally consider complaints unless the BAFE Registered Organisation has been given the opportunity to resolve the dispute as set out above.
5. Following receipt of your written complaint and the Certification Body satisfying itself that the BAFE Registered Organisation has been given an opportunity to resolve the dispute, the Certification Body will, if it considers it appropriate (in its sole discretion), take such steps as it deems appropriate to facilitate a resolution of the dispute between the you and the BAFE Registered Organisation. The Certification Body will not involve itself in any discussions or negotiations with you regarding claims or potential claims against the BAFE Registered Organisation, outstanding payments under your agreement with the BAFE Registered Organisation or otherwise, or interpretation of the BAFE Registered Organisation's terms and conditions of supply.
6. If complaints are escalated to BAFE, BAFE may, (in its sole discretion) decide to review the complaint and take such action it considers appropriate in relation to the complaint but shall be under no obligation to do so.
7. Neither the Certification Body nor BAFE accepts any responsibility or liability for any act or omission of the BAFE Registered Organisation or for defective work undertaken by the BAFE Registered Organisation. Neither the Certification Body nor BAFE gives any warranty or guarantee (whether express or implied) in relation to the work undertaken by the BAFE Registered Organisation or the experience, expertise, knowledge, or skill of the BAFE Registered Organisation. To the maximum extent permitted by law, neither the Certification Body nor BAFE shall be liable for any loss or damage arising out of or in connection with the work undertaken by the BAFE Registered Organisation or any complaint concerning such work.
8. This Certificate confirms compliance with the requirement of the Scheme as at the date of issue of this Certificate. The Certification Body cannot undertake to investigate any query or complaint in relation to the compliance of the work covered by this Certificate with any future changes to applicable laws, rules, standard, codes of practice, policies, and/or regulations ("Applicable Laws"). In the event of a change in any Applicable Laws, you should contact the BAFE Registered Organisation to arrange for an appropriate update to the work and the issue of a new Certificate.
9. If it at any time after issue the BAFE Registered Organisation ceases to hold a valid registration with BAFE and/or appropriate and valid Third-Party Registration:
  - a. This Certificate may cease to be valid and/or may be withdrawn; and
  - b. The Certification Body will not be able to enforce the applicable rules, regulations, standards, policies, codes of practice and documents for the Scheme on the BAFE Registered Organisation or on their successor in business in respect of any work covered by this Certificate.
10. This Certificate may be withdrawn at any time by the Certification Body or the BAFE Registered Organisation.
11. The work covered by this Certificate has been provided to you on the date of issue and any actions required to be carried out by you should be appropriately performed, evidenced, and documented by your responsible person/duty holder. Failure to carry out such actions to the satisfaction of the BAFE Registered Organisation or the Certification Body may result in the withdrawal of this Certificate.