Fire Detection &Alarm System Maintenance Report Job No. 33343

Expert Fire Solutions
Your Fire & Security Experts

BAFE FIRE SAFETY REGISTER REGISTERED ORGANISATION ID: 301554

Company Name	Believe Housing	**PO No.**	
Site Address	Donnini House, Seaside Lane, Easington, Peterlee, SR8 3ER	**Service Date**	2nd July 2026
Contact	Chris Turnbull	**Frequency of Service Visits**	Bi-Annual
Last Service Date	January 2026	**Next Service Date**	January 2027

	Question	Checked?	Comments
1.	System category	Other L3 excluding flats	
2.	Is remote signalling connected?	Yes	Careconnect installed
3.	Has remote signalling been tested?	Yes	Signal received and restored
4.	Total number of automatic devices	Numerous	
5.	Total number of manual call points	Numerous	
6.	Number of false alarms in the last 12 months (Should be recorded in customer log book)	Unknown	
7.	False alarm rate in the previous 12 months	0%	
8.	Has log book been checked and any faults corrected appropriately?	No	Unable to locate fire log book
9.	Has a visual inspection checked that structural or occupancy changes have not affected the compliance of the system?	Yes	No changes from last visit
10.	Have sounders and visual indicators been checked for correct operation and all areas of concern covered?	Yes	All satisfactory
11.	Have all controls, visual indicators at controls, and indicating equipment been checked & tested for correct operation?	Yes	
12.	Has cause and effects programming been checked for correct operation?	Yes	Sounders operated correctly and all communal doors shut
13.	Are printers fitted and, if so, is there sufficient paper?	N/A	No printer on site
14.	Has at least one device per circuit been tested for fire and fault conditions?	No	Boiler house not tested this visit, this will be picked up on next visit
15.	Has at least one device type been tested per zone?	No	All of ground floor tested where accessible and one of each device type on the first floor zones
16.	How many automatic and manual devices tested on system this visit?	31	
17.	Percentage of devices tested on this visit	50+%	

18.	Has an Audible Walk Test been performed and was all ok?	No	Silent test carried out, one test at the end
19.	Have panel voltages & readings been checked and found acceptable?	Yes	Live/Earth - 244 V Live/Neutral - 244 V Neutral/Earth - 0 V Charging - 27.65 V Quiescent - Unable to carry out load test mA Alarm Load - Unable to carry out load test mA
20.	Have battery voltages and AH readings been checked and found acceptable?	Yes	Battery 1: 13.25v 3.2Ah / Battery 2: 13.36v 3.2Ah
21.	Has a CMIN Calculation been performed?	No	Unable to carry out load test
22.	Are batteries greater than CMIN?	Yes	Unable to carry out load test
23.	Is there an accurate zone plan readily available near control panel?	Yes	
24.	Are all devices located and fitted correctly?	No	Not satisfactory. Some detection is located to close the wall
25.	Is there a manual call point on each floor exit route and every exit to air?	Yes	All satisfactory
26.	Are fire cables fixed correctly with metal fixings?	No	Metal fixings required for all cable installation Metal fixings required
27.	Are zones correct?	No	Stairwell should be on its own zone
28.	Does system have at least 2 sounder circuits or, if addressable, are there isolators fitted?	Yes	
29.	Is there a sprinkler flow switch connected to the fire alarm system?	No	
30.	Has Log Book Been Updated?	No	Couldn't locate fire log book

Parts Used on This Visit	Quantity

Notes on parts:

Engineer's Comments/ Non-conformities

Optical smoke detector on the ground next to the main stairs (next to lift) didn't operate so will require replacing. There is another detector close to this faulty device so will still have coverage within this area

Numerous detectors around the building are within 500mm of walls and obstructions, this is non compliant to BS5839-

1:2025 Clause 21.2.8.

Wiring in large areas of the building is not fixed at all, fire rated fixings should be installed in accordance with BS5839-1:2025 Clauses 25.3 & 35.3.

Zoning of the building is incorrect, enclosed stairwells of the building should be on their own zone as outlined in BS5839-1:2025 Clause 12.3c). Presumed detector in lift shaft should also be on own zone.

Automatic release of the fire doors is triggered via the sounder circuit, meaning doors are able to be opened and reset when the sounders are silenced, this is non compliant to BS7273-4:2015.

Due to the nature of the site I recommend system to be upgraded to addressable with people likely requiring assistance in the event of an evacuation from the communal areas and building sleeping more than 10 people, as recommended in BS583-1:2025 Clause 7.12.

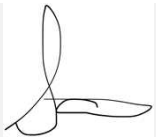
Remote trigger of the fire alarm sounders over the class change is also non compliant, the attending fire brigade would not be notified on the panel of the location of the fire condition as nothing would illuminate when triggered remotely.

With all of the above in mind, I strongly recommend having a survey carried out to upgrade the system.

Critical action required	YES | AS ABOVE

Signatures

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 identified above, 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 45 of BS 5839-1, except for the variations, if any, stated in this certificate.

Engineer's Name	Sam Taggart	Engineer	
Position	Service Engineer	Service Date	2/07/2026

I have received a copy of this report and authorise Expert Fire Solutions Limited to schedule the next service visit to comply with current BS5839 requirements. I'm aware that this agreement may be cancelled by either party giving 6 months' notice in writing.

Customer's Full Name	Nobody to sign	Customer	
Customer's Position		Date	2/07/2026