Fire Detection &Alarm System Maintenance Report Job No. 30406

Company Name	Believe Housing	**PO No.**	
Site Address	1 Charles St, Seaham SR7 7SG	**Service Date**	19th February 2026
Contact	Chris Turnbull	**Frequency of Service Visits**	Bi-Annual
Last Service Date	August 25	**Next Service Date**	August 26

	Question	Checked?	Comments
1.	System category	L2	
2.	Is remote signalling connected?	Yes	Tunstall
3.	Has remote signalling been tested?	Yes	
4.	Total number of automatic devices	36	
5.	Total number of manual call points	8	
6.	Number of false alarms in the last 12 months (Should be recorded in customer log book)	0	
7.	False alarm rate in the previous 12 months	0%	
8.	Has log book been checked and any faults corrected appropriately?	Yes	
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	All tested ok
12.	Has cause and effects programming been checked for correct operation?	Yes	Sounder's operate, doors release, AOV opens and Tunstall is notified upon fire activation
13.	Are printers fitted and, if so, is there sufficient paper?	N/A	
14.	Has at least one device per circuit been tested for fire and fault conditions?	Yes	Zones 1-3
15.	Has at least one device type been tested per zone?	Yes	All
16.	How many automatic and manual devices tested on system this visit?	40	
17.	Percentage of devices tested on this visit	80%	

Expert Fire Solutions
Your Fire & Security Experts

BAFE FIRE SAFETY REGISTER REGISTERED ORGANISATION ID: 301554

Fire Detection &Alarm System Maintenance Report
Job No. 30406

18.	Has an Audible Walk Test been performed and was all ok?	Yes	
19.	Have panel voltages & readings been checked and found acceptable?	Yes	Live/Earth - 237.3 V Live/Neutral - 237.2 V Neutral/Earth - 0.028 V Charging - 27.29vdc V Quiescent - 0.032 mA Alarm Load - 0.194 mA
20.	Have battery voltages and AH readings been checked and found acceptable?	Yes	1/ 12.22vdc 1.8ah. 2/ 12.22vdc 1.7ah
21.	Has a CMIN Calculation been performed?	Yes	1.20ah @24 hours
22.	Are batteries greater than CMIN?	Yes	2 x 12vdc 3.2ah
23.	Is there an accurate zone plan readily available near control panel?	Yes	
24.	Are all devices located and fitted correctly?	Yes	All satisfactory
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?	Yes	
27.	Are zones correct?	Yes	
28.	Does system have at least 2 sounder circuits or, if addressable, are there isolators fitted?	Yes	2 circuits used (Gent Xenex)
29.	Is there a sprinkler flow switch connected to the fire alarm system?	No	
30.	Has Log Book Been Updated?	Yes	

Parts Used on This Visit	Quantity

Notes on parts:

Engineer's Comments/ Non-conformities

-panel batteries amp hours tested too low, this will require 2 x 12vdc 3.2ah batteries for replacement.

Critical action required NO |

Signatures

hello@expertfiresolutions.co.uk | 0191 375 0264
Unit 8A Rennys Lane, Gilesgate, Durham, DH1 2RS

Fire Detection &Alarm System Maintenance Report Job No. 30406

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	Kurt Hodnett	**Engineer**	
Position	Service Engineer	**Service Date**	19/02/2026

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	Na	**Customer**	
Customer's Position	Na	**Date**	19/02/2026