# Fire Detection &Alarm System Maintenance Report Job No. 31607

Expert Fire Solutions
Your Fire & Security Experts

BAFE FIRE SAFETY REGISTER REGISTERED ORGANISATION ID: 301554

| | | | |
|---|---|---|---|
| **Company Name** | Believe Housing | **PO No.** | |
| **Site Address** | Mickle Grove, Coundon, Bishop Auckland DL14 8XL | **Service Date** | 12th March 2026 |
| **Contact** | Chris Turnbull | **Frequency of Service Visits** | Bi-Annual |
| **Last Service Date** | February 2025 | **Next Service Date** | March 27 |

| | Question | Checked? | Comments |
|---|---|---|---|
| 1. | System category | L4 | |
| 2. | Is remote signalling connected? | Yes | ADT |
| 3. | Has remote signalling been tested? | Yes | |
| 4. | Total number of automatic devices | 11 | |
| 5. | Total number of manual call points | 4 | |
| 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<br>CTEC CFP |
| 12. | Has cause and effects programming been checked for correct operation? | Yes | Sounder's operate, front door releases and arc 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 and 2 |
| 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? | 15 | |
| 17. | Percentage of devices tested on this visit | 100% | |

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| 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 - 245.3 V<br>Live/Neutral - 245.3 V<br>Neutral/Earth - 0.006 V<br>Charging - 26.48vdc V<br>Quiescent - 0.033 mA<br>Alarm Load - 0.180 mA |
| 20. | Have battery voltages and AH readings been checked and found acceptable? | Yes | 1/ 12.66vdc 2.1ah. 2/ 12.63vdc 2.1ah |
| 21. | Has a CMIN Calculation been performed? | Yes | 3.20ah @72 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 | Assumed |
| 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 (CTEC CFP) Alarmsense devices |
| 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

System serviced in accordance with BS5839. All satisfactory and left in good working order.

**Critical action required** NO |

## Signatures

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

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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** | 12/03/2026 |

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** | 12/03/2026 |