

EFT Systems Ltd Cobden House 39A Cobden Road Southport PR9 7TR
01704 229431 admin@eftsystems.co.uk

Preventative Maintenance Inspection Report

Pt 1 Fire Alarm Systems

Site Name:	Accrington Union Street Area Office	Property Ref:	23300002200442000
		Customer:	Lancashire County Property Group (L002B)
Site Address	Purchasing Team, 44 Union Street, Accrington BB5 1PL	Customer Address	Environment Directorate, Design & Construction, Room B1-B13 County Hall Preston PR1 8RE
		Customer Ref:	INS399745
Contact:	Gordon McMany		
Call No:	SERVICE/279759		
Started:	08/01/2025 12:41	Finished:	08/01/2025 15:58
Travel Time:	00:00	System Condition Code:	

Job Specification: Fire Alarm System 6 Monthly 50% Service

We, being currently a BAFE "Certified Firm" in respect of Fire Detection & Fire Alarm Systems of the type(s) we have identified the remarks and checklist items below, certify that the maintenance work identified below complies with the Standard or Code of Practice and the above schedule and with all other requirements as currently laid down within this scheme in respect of such a system.



EFT Systems Ltd Cobden House 39A Cobden Road Southport PR9 7TR
01704 229431 admin@eftsystems.co.uk

H&S	Remarks
Have you signed into the premises, and also checked the asbestos register?	Yes
Have you read and understood the RAMS for FAS PPM?	Yes
Have you visually checked your access equipment is safe to use?	Yes
Fire Alarm System Inspection & Functional Tests	
Category of fire alarm system?	L5
If this is the first takeover maintenance service visit on the fire alarm system, have all assets been recorded using the correct form?	Existing EFT Maintained Site
Control indicating equipment make?	Protec S400
Control indicating equipment model?	Protec S400
Have all visual inspections and functional checks of the CIE been carried out in accordance with manufacturer's instructions and with clause 45.3 of BS5839-1: 2017	No lifts linked to fire alarm system
Rate of false alarms during the previous 12 months?	0
Actions taken in relation to false alarms?	No actions required
Control Indicating equipment load? (Quiescent Load & Alarm Load) (Amps)	Q=45mA, L=280mA
Cause and effect program checked?	Yes
Standby power capacity checked and satisfactory?	Yes
Battery Voltage? (Volts)	27.62
Battery age and condition satisfactory?	Yes
Confirmation of automatic transmission signals sent and restored to the ARC?	Audible alarms only
Number of smoke detectors on the system?	2
Number of smoke detectors tested?	2
Number of heat detectors on the system?	2
Number of heat detectors tested?	2



EFT Systems Ltd Cobden House 39A Cobden Road Southport PR9 7TR
01704 229431 admin@eftsystems.co.uk

Number of sounders on the system?	5
Number of sounders tested?	5
Number of Manual Call Points on System?	5
Number of Manual Call Points Tested?	5
Number of Door Detentes on System?	0
Number of Door Detentes Tested?	0
Number of Other Devices on the system?	0
Number of Other Devices Tested?	0
Have Flats/Bungalows been tested on this visit ?	No
If Yes, Please identify Flats/Bungalows Tested	
Radio fire alarm systems serviced in accordance with manufacturers' recommendations?	N/A
All external doors on access control system release on fire signal?	No external doors linked to fire alarm system
All internal doors on access control system release on fire signal?	No internal doors held open linked to fire alarm system
All internal doors held open, close on fire signal?	No internal doors held open linked to fire alarm system
AOV's active from local detectors only?	No AOV's linked to fire alarm system
Gas supply is disconnected on fire signal?	No gas supply linked to fire alarm system
All lifts return to ground and allow fire gain control on fire signal?	No lifts linked to fire alarm system
Roller shutters operate on fire signal?	No roller shutters linked to fire alarm system
Is Sprinkler System interfaced with fire alarm system?	No sprinklers linked to fire alarm system
Visual Inspection	
Is the logbook present and up to date?	Yes
Zone plans present, legible and up to date?	Yes
Have there been any structural changes to the premises, meaning that the coverage of MCP's, AFD's and FAD's does not meet current BS5839-1:2017?	No
Has there been a change of occupancy which renders the type of fire detection inadequate?	No


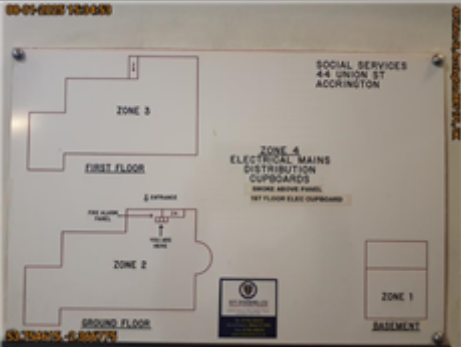



EFT Systems Ltd Cobden House 39A Cobden Road Southport PR9 7TR
01704 229431 admin@eftsystems.co.uk

Manual call points are unobstructed and correctly sited?	Yes
Is there a clear space of 500mm below all automatic fire detection?	Yes
Please state any variations to the clauses set out in BS5839-1:2017? (if none, state N/A)	N/A
Has the fire alarm system been fully reinstated after the service visit?	Yes
Additional Checks Upon Change of Service Organisation <small>(Only completed on initial takeover of a new fire alarm system)</small> <small>All Clauses refer to BS5839-1: 2017)</small>	
Adequate number of call points, Clause 20.2?	Yes
Adequate provision of fire detection for the category of the fire alarm system?	Yes
Standby power complies with Clause 25.4?	Yes
Cabling has fire resistance complying with Clause 26.2?	Yes
Sound pressure levels comply with Clause 16.2?	Yes
Circuits monitored in compliance with Clause 12.2?	Yes
Existing records of installation available from the client? (Drawings, commissioning certification, etc)	No
Requirements of BS7671 are met in Clause 29?	Yes
Exposure to false alarm is not excessive?	Yes false alarms exposure is acceptable



EFT Systems Ltd Cobden House 39A Cobden Road Southport PR9 7TR
01704 229431 admin@eftsystems.co.uk

Fire Alarm Panel Image	Zone Chart Image
	
<p>Call Action Remarks: Routine service Completed (Green) Protec S400, panel located in main entrance. Audible only system. Batteries tested OK. Sounders tested OK. 2 Smoke Detectors, 2 Heat Detectors 5 MCP, 5 Sounders.</p>	

Engineer Signature:		Customer Signature:	
Engineer:	Aaron Kennedy	Name:	Mrs Waddington





EFT Systems Ltd Cobden House 39A Cobden Road Southport PR9 7TR
01704 229431 admin@eftsystems.co.uk

