

Standard Phrases: Maintenance

Testing & Maintenance

Comments and deficiencies observed:

Adequate testing and maintenance of the premises evidenced at the time of visit suitable and sufficient for the size and occupancy of the building.

No records of testing or maintenance carried out, available at the time of visit.

Ensure records are kept and maintained by completing the log book provided.

The home was well maintained at the time of visit.

The building was in good repair at the time of visit.

The responsibility for the testing of fire alarm / emergency lighting / fixed installation / xxxxx was held by the managing agents / landlords of the building / shopping centre.

Staff and management at the unit were familiar with the test routines and overall obligation to fire safety of the building / centre / mall.

The owner / landlord maintained all records of fire safety features and equipment including maintenance of the fire alarm and emergency lighting at the time of visit.

There was no evidence of testing, maintenance and keeping of records of several fire safety systems.

Ensure all fire safety systems are tested and maintained adequately with appropriate records maintained.

No test records available at the time of visit.

No test, training or maintenance records available at the time of visit.

All test and maintenance records were available for inspection at the time of visit.

Adequate test and maintenance records were evidenced at the time of visit.

Test and maintenance files were filed well and up to date at the time of visit.

The building shares ownership and management controls with neighbouring care homes within the same site.

Testing and maintenance is carried out in conjunction with the adjacent premises under the same management and control.

It is recommended that all training, testing and maintenance completed is recorded and maintained within the fire safety records.

Undertaking made by the owner /manager /xxxxxx at the time of visit to ensure adequate testing and maintenance regimes were completed and adequate records maintained.

No Weekly testing.

The company should assess the suitability of the external escape and adopt an inspection policy to ensure appropriate structural stability of the means of escape provided by the external stair case.

Residents are provided with fire safety information and notices indicate the action to be taken in the event of fire.

The occupants of each individual flat are expected to test their fire alarm once per month.

Manager unaware of responsibilities.

No testing regime in place.

No annual testing records available.

The home has a significant number of accepted nominal fire-resistant doors, not fitted with smoke seals or intumescent strips.

Where possible upon any maintenance or upgrade, these doors should be considered for improvement with the addition of smoke seal and intumescent strips.

The home must continue to ensure close monitoring of contractors conducting any works on site.

The AOV systems are adequately maintained.

The owner / landlord maintained all records of fire safety features and equipment including maintenance of the fire alarm and emergency lighting at the time of visit.

The building was well maintained with appropriate measures in place to ensure adequate detection and evacuation of the building is possible.

It is assumed at the time of visit that all significant annual testing and maintenance of fire safety systems may be completed by a third party, on behalf of the building owners or managing agents.

All safety critical test results such as staff training and fire alarm test are recorded in the fire log book.

The system is maintained centrally by Bluewater management including fire drills and weekly tests which are implemented in liaison with the Bluewater maintenance team.

A fixed sprinkler system is installed throughout all compartments.

The sprinkler system is maintained and tested by Bluewater management.

A dust extraction unit used to manage levels of dust within the premises. No evidence of regular test or cleaning was available at the time of visit.

Recommended that regular maintenance is carried out with appropriate records maintained. shown.

Dust extraction units should be maintained at appropriate intervals.



The manager has responsibility to implement the following:

1. **Emergency lighting** - Ensure that all emergency lights are tested monthly. Results should be recorded in the fire log book.
2. **Emergency lighting** - Ensure that all emergency lights are maintained annually. Certificates of completion should be available for inspection.
3. **Escape routes**. Ensure that escape routes are kept clear at all times. Record monthly.
4. **Fire-fighting equipment** – Visual inspection monthly to ensure secure and available. Note the next date for maintenance on labels.
5. **Fire-fighting equipment** – Ensure an annual service / inspection and testing schedule is in place by competent persons.
6. **Fire alarm tests** - Ensure that the fire alarm is tested weekly and recorded in the fire safety log book. Test from a different manual call point each week using a test key.
7. **Fire alarm and detection system** - Ensure that the system is tested and maintained every x months.
8. **Evacuation drills** - Ensure that evacuation drills are carried out at least every x months. This should also be recorded in the fire safety log book.
9. **Gas records** - Ensure that gas installations are tested and maintained annually by a competent person.
10. **Fixed electrics** Ensure fixed electrics are tested and maintained by a competent person at least every 5 years.