Bedminster Works CIC: Our Service Terms

Why we have these terms: To ensure we can support organisations, our insurers require us to have a clear agreement in place with everyone we work with. These terms simply protect Bedminster Works and ensure you know exactly what to expect from our support. By working with us, you are agreeing to these points.

Effective Date: September 2026

What we do: We offer free information, guidance, and brokering services to help community and socially trading organisations find and understand property.

1. We offer guidance, not official professional advice

- The information, tips, and document reviews we provide are for general planning and educational purposes only.
- We do not provide official legal advice, formal RICS structural surveys, official property valuations, or professional financial audits.
- Because of this, we advise you to get your own qualified commercial property solicitor and a RICS-chartered surveyor before you sign any leases, buy land, or finalise a property asset transfer.

2. Where responsibility lies (Limitation of Liability)

- We provide our service on an "as-is" and "as-available" basis. To the fullest extent permitted by law, our support does not create a formal commercial retainer or a legal professional duty of care.
- We cannot be held responsible for any financial losses, legal disputes, hidden building defects, planning issues, or maintenance costs that come up after you choose to rent, lease, or buy a property.
- The final decision to go ahead with a property always sits with your organisation's trustees, directors, or committee.

3. Third-party information and your responsibilities

- We may look over documents like estate agent listings, draft leases, or council asset registers. We take these at face value and cannot guarantee they are 100% accurate or up-to-date.
- To give you the best guidance possible, we rely on you to share accurate information about your finances and plans. We are not responsible for outcomes resulting from incomplete, missing, or incorrect information provided by your organisation.

4. Working with multiple groups (Conflicts of Interest)

- Since local properties are limited, it is possible for two or more community groups to be interested in the exact same building.
- If this happens, our insurance and policy require us to stay completely neutral. We will support each group independently.
- We will never share your confidential business plans, finances, or ideas with another group.
- By working with us, you agree that we can support other groups who might be looking at the same property as you.