

# FM Doctor.

## Disclaimer

Please read carefully.

This disclaimer applies to all services, workshops, documents, templates, reports, risk assessments, recommendations, and advice provided by FM Doctor (“we”, “us”, “our”) to the Client.

### 1. What we do (and what we do not do)

We provide advisory and document-based support relating to Facilities Management, Health & Safety, digital improvement, and AI readiness.

Unless we explicitly agree otherwise in writing, our Services are provided on an advice-only, non-certifying basis. This means we do not:

- certify compliance or “sign off” safety arrangements;
- act as a statutory duty holder or fulfil legal duties on your behalf (including any role that must be carried out by a duty holder or appointed competent person);
- provide engineering design, legal advice, or statutory inspection.

### 2. Your responsibility for implementation and compliance

Any documents, templates, recommendations, or outputs we provide must be reviewed, adapted where necessary, approved, and implemented by you.

You remain responsible for:

- deciding whether our advice is suitable for your specific circumstances;
- ensuring compliance with all applicable laws, regulations, standards, and guidance; and
- ensuring appropriate competence, approvals, and governance are in place before operational use.

### 3. Risk assessments

Where we provide risk assessments, they are provided as guidance only and may be generic or based on limited information.

Risk assessments must be reviewed, amended, and approved by a competent person before use, and must be validated against the actual site, activity, and current controls.

## 4. No guarantee of outcomes

We do not guarantee outcomes, performance improvements, cost savings, compliance, or risk reduction. Implementing advice involves judgement and operational decisions which remain your responsibility.

## 5. Reliance and sharing

Our work is prepared solely for the named Client for internal use.

No third party may rely on our work without our prior written consent. If you share our work internally (for example with staff or contractors), you remain responsible for ensuring it is used appropriately, remains current, and is not relied upon as certification or sign-off.

## 6. Information you provide

We rely on information and materials you provide or make available. We are not responsible for consequences arising from incomplete, inaccurate, misleading, or outdated information, or from information you did not disclose.

## 7. Tools, technology, and AI-assisted drafting

We may use digital tools, including AI-assisted tools, to support drafting, structuring, or analysing information. Outputs are reviewed by us before delivery.

However, you must still check and validate all outputs before operational use. We do not provide automated decision-making, and our work should not be treated as a substitute for competent professional judgement—especially in safety-critical contexts.

## 8. Liability and governing terms

Our liability is limited in accordance with our Terms of Business. Nothing in this disclaimer excludes or limits liability where it cannot legally be excluded.

If there is any conflict between this disclaimer and the Terms of Business, the Terms of Business prevail.

If you are unsure whether any document, template, or advice is appropriate for your situation, you should seek independent professional advice before relying on it.