

Housing Ombudsman Service.

Appendix A: Self-assessment form

This self-assessment form should be completed by the complaints officer and it must be reviewed and approved by the landlord's governing body at least annually.

Once approved, landlords must publish the self-assessment as part of the annual complaints performance and service improvement report on their website. The governing body's response to the report must be published alongside this.

Landlords are required to complete the self-assessment in full and support all statements with evidence, with additional commentary as necessary.

We recognise that there may be a small number of circumstances where landlords are unable to meet the requirements, for example, if they do not have a website. In these circumstances, we expect landlords to deliver the intentions of the Code in an alternative way, for example by publishing information in a public area so that it is easily accessible.



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Section 1: Definition of a complaint

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
1.2	A complaint must be defined as: <i>'an expression of dissatisfaction, however made, about the standard of service, actions or lack of action by the landlord, its own staff, or those acting on its behalf, affecting a resident or group of residents.'</i>	Yes	Housing Complaints policy	This code requirement is explicitly stated in our Housing Complaints Policy.
1.3	A resident does not have to use the word 'complaint' for it to be treated as such. Whenever a resident expresses dissatisfaction landlords must give them the choice to make complaint. A complaint that is submitted via a third party or representative must be handled in line with the landlord's complaints policy.	Yes	Housing Complaints policy	This code requirement is explicitly stated in our Housing Complaints Policy
1.4	Landlords must recognise the difference between a service request and a complaint. This must be set out in their complaints policy. A service request is a request from a resident to the landlord requiring action to be taken to put something right. Service requests are not complaints, but must be	Yes	Housing Complaints policy	This code requirement is explicitly stated in our Housing Complaints Policy

	recorded, monitored and reviewed regularly.			
1.5	A complaint must be raised when the resident expresses dissatisfaction with the response to their service request, even if the handling of the service request remains ongoing. Landlords must not stop their efforts to address the service request if the resident complains.	Yes	Housing Complaints policy	This code requirement is explicitly stated in our Housing Complaints Policy which is published on complaints section on website.
1.6	An expression of dissatisfaction with services made through a survey is not defined as a complaint, though wherever possible, the person completing the survey should be made aware of how they can pursue a complaint if they wish to. Where landlords ask for wider feedback about their services, they also must provide details of how residents can complain.	Yes	Stakeholder and Tenant Survey forms	Tenants and Stakeholders who complete our annual surveys are made aware of how they can pursue a complaint if they wish to. Our dedicated Property Lead and MRC review feedback comments within surveys and manage this process.

Section 2: Exclusions

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
2.1	Landlords must accept a complaint unless there is a valid reason not to do so. If landlords decide not to accept a complaint they must be able to evidence their reasoning. Each complaint must be considered on its own merits	YES	Housing Complaints policy	This code requirement is explicitly stated in our Housing Complaints Policy which is published on complaints section of website. If we are unable to accept a complaint, a written response is provided to the customer with reason why and Ombudsman details included in the response.
2.2	A complaints policy must set out the circumstances in which a matter will not be considered as a complaint or escalated, and these circumstances must be fair and reasonable to residents. Acceptable exclusions include: <ul style="list-style-type: none"> • The issue giving rise to the complaint occurred over twelve months ago. • Legal proceedings have started. This is defined as details of the claim, such as the Claim Form and Particulars of Claim, having been 	YES	Housing Complaints policy	This code requirement is explicitly stated in our Housing Complaints Policy

	<p>filed at court.</p> <ul style="list-style-type: none"> Matters that have previously been considered under the complaints policy. 			
2.3	<p>Landlords must accept complaints referred to them within 12 months of the issue occurring or the resident becoming aware of the issue, unless they are excluded on other grounds. Landlords must consider whether to apply discretion to accept complaints made outside this time limit where there are good reasons to do so.</p>	YES	Housing Complaints Policy	<p>This code requirement is explicitly stated in our Housing Complaints Policy.</p> <p>Complaints will be assessed on an individual basis and discretion applied for complaints outside of the 12 month period.</p>
2.4	<p>If a landlord decides not to accept a complaint, an explanation must be provided to the resident setting out the reasons why the matter is not suitable for the complaints process and the right to take that decision to the Ombudsman. If the Ombudsman does not agree that the exclusion has been fairly applied, the Ombudsman may tell the landlord to take on the complaint.</p>	YES	Housing Complaints Policy	<p>This code requirement is explicitly stated in our Housing Complaints Policy.</p> <p>If we are unable to accept a complaint, a written response is provided to the customer with Ombudsman details included in the response.</p>
2.5	<p>Landlords must not take a blanket approach to excluding complaints; they must consider the individual circumstances of each complaint.</p>	YES	Housing Complaints Policy	<p>This code requirement is explicitly stated in our Housing Complaints Policy</p>

Section 3: Accessibility and Awareness

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
3.1	Landlords must make it easy for residents to complain by providing different channels through which they can make a complaint. Landlords must consider their duties under the Equality Act 2010 and anticipate the needs and reasonable adjustments of residents who may need to access the complaints process.	YES	Housing Complaints Policy Company website meets WCAG standards	This code requirement is explicitly stated in Section 2 of our Housing Complaints Policy. This is further promoted in Complaints leaflet and website which include: in person, telephone, website, social, media, in writing (Letter or email).
3.2	Residents must be able to raise their complaints in any way and with any member of staff. All staff must be aware of the complaints process and be able to pass details of the complaint to the appropriate person within the landlord.	YES	Housing Complaints Policy Company website	This code requirement is explicitly stated in our Housing Complaints Policy. Specific housing complaints training will be delivered to all staff to raise a complaint in accordance with this process.
3.3	High volumes of complaints must not be seen as a negative, as they can be indicative of a well-publicised and accessible complaints process. Low complaint volumes are potentially a sign that residents are unable to complain.	YES	Housing Complaints Policy Company website	This code requirement is explicitly stated in our Housing Complaints Policy. We also display complaints leaflet within communal areas of supported living projects and office reception

				areas.
3.4	Landlords must make their complaint policy available in a clear and accessible format for all residents. This will detail the two stage process, what will happen at each stage, and the timeframes for responding. The policy must also be published on the landlord's website.	YES	DLUHC Easy Read Social Housing Leaflet Company Website (link to leaflet and 'Know how to Complain' letter to tenants) given to all tenants.	DLUHC Easy Read Social Housing Leaflet is given to all tenants. Know how to Complain' letter given to all tenants. The policy is available online and/ or in print on request and can be translated into different languages.
3.5	The policy must explain how the landlord will publicise details of the complaints policy, including information about the Ombudsman and this Code.	YES	Housing Complaints Policy Company website	This code requirement is explicitly stated in our Housing Complaints Policy
3.6	Landlords must give residents the opportunity to have a representative deal with their complaint on their behalf, and to be represented or accompanied at any meeting with the landlord.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
3.7	Landlords must provide residents with information on their right to access the Ombudsman service and how the individual can engage with the Ombudsman about their complaint.	YES	Housing Complaints Policy	Information about the ombudsman service is included within the policy and reference to the Ombudsman service within dedicated section on Website, also reference is made to the Ombudsman service at appropriate response stages within the complaint process.

Section 4: Complaint Handling Staff

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
4.1	Landlords must have a person or team assigned to take responsibility for complaint handling, including liaison with the Ombudsman and ensuring complaints are reported to the governing body (or equivalent). This Code will refer to that person or team as the 'complaints officer'. This role may be in addition to other duties.	YES	Dedicated complaints person in post as set out in Housing Complaints Policy	Our dedicated Property Lead will also take on responsibility for complaint handling and liaison with the Ombudsman.
4.2	The complaints officer must have access to staff at all levels to facilitate the prompt resolution of complaints. They must also have the authority and autonomy to act to resolve disputes promptly and fairly.	YES	Our dedicated Property Lead has the appropriate authority and autonomy to act to resolve disputes promptly and fairly.	Our dedicated Property Lead has the appropriate authority and autonomy to act to resolve disputes promptly and fairly.
4.3	Landlords are expected to prioritise complaint handling and a culture of learning from complaints. All relevant staff must be suitably trained in the importance of complaint handling. It is important that complaints are seen as a core service and must be resourced to handle complaints effectively	YES	Complaints are discussed in staff meetings and all staff are trained in the procedure for handling complaints	Tenant and Stakeholder Feedback forms include questions regarding the quality of our housing accommodation.

Section 5: The Complaint Handling Process

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
5.1	Landlords must have a single policy in place for dealing with complaints covered by this Code. Residents must not be treated differently if they complain.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
5.2	The early and local resolution of issues between landlords and residents is key to effective complaint handling. It is not appropriate to have extra named stages (such as 'stage 0' or 'informal complaint') as this causes unnecessary confusion.	YES	Housing Complaints Policy Complaint form	Two Stage complaints process is explicitly stated in our Housing Complaints Policy. We do not have extra named stages (other than service request stage)
5.3	A process with more than two stages is not acceptable under any circumstances as this will make the complaint process unduly long and delay access to the Ombudsman.	YES	Housing Complaints Policy Complaint form	Two Stage complaints process is explicitly stated in our Housing Complaints Policy. We do not have extra named stages that would delay access to the Ombudsman.
5.4	Where a landlord's complaint response is handled by a third party (e.g. a contractor or independent adjudicator) at any stage, it must form part of the two stage complaints process set out in this Code. Residents must not be expected to go through two complaints	YES	Housing Complaints Policy Complaint form	This requirement is explicitly stated in our Housing Complaints Policy

	processes.			
5.5	Landlords are responsible for ensuring that any third parties handle complaints in line with the Code.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
5.6	When a complaint is logged at Stage 1 or escalated to Stage 2, landlords must set out their understanding of the complaint and the outcomes the resident is seeking. The Code will refer to this as “the complaint definition”. If any aspect of the complaint is unclear, the resident must be asked for clarification.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
5.7	When a complaint is acknowledged at either stage, landlords must be clear which aspects of the complaint they are, and are not, responsible for and clarify any areas where this is not clear.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
5.8	At each stage of the complaints process, complaint handlers must: <ul style="list-style-type: none"> a. deal with complaints on their merits, act independently, and have an open mind; b. give the resident a fair chance to set out their position; c. take measures to address any actual or perceived conflict of interest; and 	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy

	d. consider all relevant information and evidence carefully.			
5.9	Where a response to a complaint will fall outside the timescales set out in this Code, the landlord must agree with the resident suitable intervals for keeping them informed about their complaint.	YES	Housing Complaints Policy	<p>This code requirement is explicitly stated in our Housing Complaints Policy.</p> <p>While we aim to respond within the timescales stated, if we need more time, we will agree this with the tenant and confirm the extension in writing. We use the tenant's preferred method of communication during the investigation of their complaint.</p>
5.10	Landlords must make reasonable adjustments for residents where appropriate under the Equality Act 2010. Landlords must keep a record of any reasonable adjustments agreed, as well as a record of any disabilities a resident has disclosed. Any agreed reasonable adjustments must be kept under active review.	YES	<p>Housing Complaints Policy</p> <p>DLUHC Easy Read Social Housing Leaflet.</p> <p>Equality Diversity and Inclusion Policy.</p>	<p>This code requirement is explicitly stated in our Housing Complaints Policy.</p> <p>In addition, we have a published Equality, Diversity and Inclusion Policy which covers all relevant areas to ensure we consider and provide accessible and inclusive services which meet diverse needs. All colleagues receive Equality, Diversity & Inclusion training as mandatory e - learning at</p>

				induction and refresher training.
5.11	Landlords must not refuse to escalate a complaint through all stages of the complaints procedure unless it has valid reasons to do so. Landlords must clearly set out these reasons, and they must comply with the provisions set out in section 2 of this Code.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy.
5.12	A full record must be kept of the complaint, and the outcomes at each stage. This must include the original complaint and the date received, all correspondence with the resident, correspondence with other parties, and any relevant supporting documentation such as reports or surveys.	YES	Housing Complaints Policy Complaint Form	This code requirement is explicitly stated in our Housing Complaints Policy. Full and comprehensive records of complaints are recorded on our Complaints form.
5.13	Landlords must have processes in place to ensure a complaint can be remedied at any stage of its complaints process. Landlords must ensure appropriate remedies can be provided at any stage of the complaints process without the need for escalation.	YES	Complaint Form	Our Complaint form. We endeavour to resolve complaints at the earliest opportunity and colleagues have autonomy to offer and provide resolutions at the earliest stage.
5.14	Landlords must have policies and procedures in place for managing unacceptable behaviour from residents and/or their representatives. Landlords	YES	Terms of Tenancy Unacceptable and Anti-Social Behaviour policy (in draft)	These are in addition to the Tenancy Agreement and set out steps that will be taken to manage unacceptable

	must be able to evidence reasons for putting any restrictions in place and must keep restrictions under regular review.			behaviour from tenants and their visitors.
5.15	Any restrictions placed on contact due to unacceptable behaviour must be proportionate and demonstrate regard for the provisions of the Equality Act 2010.	YES	Terms of Tenancy Unacceptable and Anti-Social Behaviour policy (in draft) Housing Complaints Policy Equality Diversity and Inclusion Policy	This code requirement is explicitly stated in our Housing Complaints Policy

Section 6: Complaints Stages

Stage 1

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
6.1	Landlords must have processes in place to consider which complaints can be responded to as early as possible, and which require further investigation. Landlords must consider factors such as the complexity of the complaint and whether the resident is vulnerable or at risk. Most stage 1 complaints can be resolved promptly, and an explanation, apology or resolution provided to the resident.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
6.2	Complaints must be acknowledged, defined and logged at stage 1 of the complaints procedure <u>within five working days of the complaint being received.</u>	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy. We aim to acknowledge complaints at stage 1 of the procedure within 5 working days of the complaint being received.
6.3	Landlords must issue a full response to stage 1 complaints <u>within 10 working days</u> of the complaint being acknowledged.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy. We will issue a full response to stage 1 complaints within 10 working days of the

				complaint being acknowledged.
6.4	Landlords must decide whether an extension to this timescale is needed when considering the complexity of the complaint and then inform the resident of the expected timescale for response. Any extension must be no more than 10 working days without good reason, and the reason(s) must be clearly explained to the resident.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy. If an extension is required, we will explain the reason(s) why we need more time, we will agree this with the tenant/complainant and confirm the extension in writing.
6.5	When an organisation informs a resident about an extension to these timescales, they must be provided with the contact details of the Ombudsman.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy. Contact details of the Ombudsman are included in the policy.
6.6	A complaint response must be provided to the resident when the answer to the complaint is known, not when the outstanding actions required to address the issue are completed. Outstanding actions must still be tracked and actioned promptly with appropriate updates provided to the resident.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy. Contact will be maintained with the tenant/complainant and any outstanding actions will be tracked up to completion.
6.7	Landlords must address all points raised in the complaint definition and provide clear reasons for any decisions, referencing the relevant policy, law and good practice where appropriate.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy

6.8	Where residents raise additional complaints during the investigation, these must be incorporated into the stage 1 response if they are related and the stage 1 response has not been issued. Where the stage 1 response has been issued, the new issues are unrelated to the issues already being investigated or it would unreasonably delay the response, the new issues must be logged as a new complaint.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
6.9	Landlords must confirm the following in writing to the resident at the completion of stage 1 in clear, plain language: a. the complaint stage; b. the complaint definition; c. the decision on the complaint; d. the reasons for any decisions made; e. the details of any remedy offered to put things right; f. details of any outstanding actions; and g. details of how to escalate the matter to stage 2 if the individual is not satisfied with the response.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy

Stage 2

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
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6.10	If all or part of the complaint is not resolved to the resident's satisfaction at stage 1, it must be progressed to stage 2 of the landlord's procedure. Stage 2 is the landlord's final response.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy. Our policy states that if the tenant/complainant remains dissatisfied with all or part of the Stage 1 response, they can escalate to Stage 2. We operate a 2-stage process and our response at this stage will be final.
6.11	Requests for stage 2 must be acknowledged, defined and logged at stage 2 of the complaints procedure within five working days of the escalation request being received.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
6.12	Residents must not be required to explain their reasons for requesting a stage 2 consideration. Landlords are expected to make reasonable efforts to understand why a resident remains unhappy as part of its stage 2 response.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
6.13	The person considering the complaint at stage 2 must not be the same person that considered the complaint at stage 1.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
6.14	Landlords must issue a final response to the stage 2 <u>within 20 working days</u> of the complaint being acknowledged.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
6.15	Landlords must decide whether an extension to this timescale is needed	YES	Housing Complaints Policy	This code requirement is explicitly stated in our

	when considering the complexity of the complaint and then inform the resident of the expected timescale for response. Any extension must be no more than 20 working days without good reason, and the reason(s) must be clearly explained to the resident.			Housing Complaints Policy. We also explain that where we need more time, we will agree this with the tenant/complainant and confirm this in writing.
6.16	When an organisation informs a resident about an extension to these timescales, they must be provided with the contact details of the Ombudsman.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy which sets out the contact details of the Ombudsman.
6.17	A complaint response must be provided to the resident when the answer to the complaint is known, not when the outstanding actions required to address the issue are completed. Outstanding actions must still be tracked and actioned promptly with appropriate updates provided to the resident.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
6.18	Landlords must address all points raised in the complaint definition and provide clear reasons for any decisions, referencing the relevant policy, law and good practice where appropriate.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
6.19	Landlords must confirm the following in writing to the resident at the completion of stage 2 in clear, plain language: a. the complaint stage; b. the complaint definition; c. the decision on the complaint; d. the reasons for any decisions	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy

	<p>e. made;</p> <p>f. the details of any remedy offered to put things right;</p> <p>g. details of any outstanding actions; and</p> <p>g. details of how to escalate the matter to the Ombudsman Service if the individual remains dissatisfied.</p>			
6.20	Stage 2 is the landlord's final response and must involve all suitable staff members needed to issue such a response.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy

Section 7: Putting things right

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
7.1	<p>Where something has gone wrong a landlord must acknowledge this and set out the actions it has already taken, or intends to take, to put things right. These can include:</p> <ul style="list-style-type: none"> • Apologising; • Acknowledging where things have gone wrong; • Providing an explanation, assistance or reasons; • Taking action if there has been delay; • Reconsidering or changing a 	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy

	<ul style="list-style-type: none"> • decision; • Amending a record or adding a correction or addendum; • Providing a financial remedy; • Changing policies, procedures or practices. 			
7.2	Any remedy offered must reflect the impact on the resident as a result of any fault identified.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy.
7.3	The remedy offer must clearly set out what will happen and by when, in agreement with the resident where appropriate. Any remedy proposed must be followed through to completion.		Communication/letter templates	Our response will include a plan of action to enable faults to be effectively managed to completion.
7.4	Landlords must take account of the guidance issued by the Ombudsman when deciding on appropriate remedies.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy

Section 8: Putting things right

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
8.1	<p>Landlords must produce an annual complaints performance and service improvement report for scrutiny and challenge, which must include:</p> <ul style="list-style-type: none"> a. the annual self-assessment against this Code to ensure their complaint handling policy remains in line with its requirements. b. a qualitative and quantitative analysis of the landlord's complaint handling performance. This must also include a summary of the types of complaints the landlord has refused to accept; c. any findings of non-compliance with this Code by the Ombudsman; d. the service improvements made as a result of the learning from complaints; e. any annual report about the landlord's performance from the Ombudsman; and f. any other relevant reports or publications produced by the Ombudsman in relation to the work of the landlord. 	YES	Registered Managers' Audit schedule which details complaints received and actions taken to remedy and resolve complaints.	<p>Partial compliance. This is a new procedure as we were late in actioning the policy requirements of the Housing Ombudsman.</p> <p>However, we have not received any housing -related complaints from tenants in the previous 12 months. We have received many service requests from tenants and these have all been actioned within a timescale agreed with the tenant.</p> <p>Where we have received complaints from stakeholders, we have acted on these swiftly and appropriately.</p>
8.2	The annual complaints performance and service improvement report must	No		Partial compliance. This is a new procedure as we

	be reported to the landlord's governing body (or equivalent) and published on the on the section of its website relating to complaints. The governing body's response to the report must be published alongside this.			<p>were late in actioning the policy requirements of the Housing Ombudsman.</p> <p>However, we have not received any complaints in the previous 12 months. We have received many service requests and these have all been actioned within a timescale agreed with the tenant.</p>
8.3	Landlords must also carry out a self-assessment following a significant restructure, merger and/or change in procedures.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
8.4	Landlords may be asked to review and update the self-assessment following an Ombudsman investigation.	YES		We will comply as necessary.
8.5	If a landlord is unable to comply with the Code due to exceptional circumstances, such as a cyber incident, they must inform the Ombudsman, provide information to residents who may be affected, and publish this on their website Landlords must provide a timescale for returning to compliance with the Code.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy

Section 9: Scrutiny & oversight: continuous learning and improvement

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
9.1	Landlords must look beyond the circumstances of the individual complaint and consider whether service improvements can be made as a result of any learning from the complaint.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy
9.2	A positive complaint handling culture is integral to the effectiveness with which landlords resolve disputes. Landlords must use complaints as a source of intelligence to identify issues and introduce positive changes in service delivery.	YES	Housing Complaints Policy	This code requirement is explicitly stated in our Housing Complaints Policy. We view complaints as an opportunity to learn and improve services for our tenants. We use complaints to identify themes and issues to improve our service delivery.
9.3	Accountability and transparency are also integral to a positive complaint handling culture. Landlords must report back on wider learning and improvements from complaints to stakeholders, such as residents' panels, staff and relevant committees.	YES	Housing Complaints Policy Minutes from Tenant Rep meetings	This code requirement is explicitly stated in our Housing Complaints Policy
9.4	Landlords must appoint a suitably senior lead person as accountable for their complaint handling. This person must assess any themes or trends to	YES	Our dedicated Property Lead has the appropriate authority and autonomy to handle complaints and will capture themes and	Our dedicated Property Lead has the appropriate authority and autonomy to act to resolve disputes

	identify potential systemic issues, serious risks, or policies and procedures that require revision.		trends that may identify potential systemic issues, serious risks, or policies and procedures that require revision.	promptly and fairly.
9.5	In addition to this a member of the governing body (or equivalent) must be appointed to have lead responsibility for complaints to support a positive complaint handling culture. This person is referred to as the Member Responsible for Complaints ('the MRC').	YES	We have a nominated Trustee who has lead responsibility for overseeing housing complaints	This nominated Trustee is a social housing tenant and her experience includes a volunteer role at Stockport Homes between 2007 and 2018, where she served on the Scrutiny, Equality, and Mystery panel
9.6	The MRC will be responsible for ensuring the governing body receives regular information on complaints that provides insight on the landlord's complaint handling performance. This person must have access to suitable information and staff to perform this role and report on their findings.	YES	The MRC will have direct access to our Property Lead. Our Property lead will provide quarterly information regarding complaints ahead of each ordinary board meeting.	The MRC will have direct access to our Property Lead. Our Property lead will provide quarterly information regarding complaints ahead of each ordinary board meeting.
9.7	As a minimum, the MRC and the governing body (or equivalent) must receive: <ul style="list-style-type: none"> a. regular updates on the volume, categories and outcomes of complaints, alongside complaint handling performance; b. regular reviews of issues and trends arising from complaint handling; c. regular updates on the outcomes 	YES	Statement of Commitment to the code by BPHA Trustees alongside objectives set out in Housing Complaints Policy	The MRC will have direct access to our Property Lead. Our Property lead will provide quarterly information regarding complaints ahead of each ordinary board meeting that will include: <ul style="list-style-type: none"> • Performance on case handling • Statistical data on

	<p>of the Ombudsman's investigations and progress made in complying with orders related to severe maladministration findings; and</p> <p>d. annual complaints performance and service improvement report.</p>			<p>complaints</p> <ul style="list-style-type: none"> • Details of all cases investigated by the Ombudsman. • Complaint learning activity and findings. • Audit or risk activity relating to the complaints service. • An update on initiatives and progress • Annual Self - assessment against the Complaint Handling Code • Service Improvement report will be shared.
9.8	<p>Landlords must have a standard objective in relation to complaint handling for all relevant employees or third parties that reflects the need to:</p> <p>a. have a collaborative and co-operative approach towards resolving complaints, working with colleagues across teams and departments;</p> <p>b. take collective responsibility for any shortfalls identified through complaints, rather than blaming others; and</p> <p>c. act within the professional standards for engaging with complaints as set by any relevant professional body.</p>		<p>Our Values Our Organisation's commitment statement.</p>	<p>Our Values and standards of professional behaviour are publicised and communicated to all employees and embedded in our culture through effective leadership.</p> <p>Our Organisation's commitment statement explicitly states our response to complaint handling for all employees or third parties.</p>

