

Housing Ombudsman Complaint Handling Code: Self-assessment form

Compliance with the Complaint Handling Code			
1	Definition of a complaint	Yes	No
	Does the complaints process use the following definition of a complaint? <i>An expression of dissatisfaction, however made, about the standard of service, actions or lack of action by the organisation, its own staff, or those acting on its behalf, affecting an individual resident or group of residents.</i>	x	
	Does the policy have exclusions where a complaint will not be considered?	x	
	Are these exclusions reasonable and fair to residents? Evidence relied upon Exclusions are in line with examples shown in the guidance document	x	
2	Accessibility		
	Are multiple accessibility routes available for residents to make a complaint?	x	
	Is the complaints policy and procedure available online?		x
	Do we have a reasonable adjustments policy?		x
	Do we regularly advise residents about our complaints process?	x	
3	Complaints team and process		
	Is there a complaint officer or equivalent in post?	x	
	Does the complaint officer have autonomy to resolve complaints?	x	
	Does the complaint officer have authority to compel engagement from other departments to resolve disputes?	x	
	If there is a third stage to the complaints procedure are residents involved in the decision making?		x
	Is any third stage optional for residents?		x
	Does the final stage response set out residents' right to refer the matter to the Housing Ombudsman Service?	x	
	Do we keep a record of complaint correspondence including correspondence from the resident?	x	
	At what stage are most complaints resolved?		

	First stage		
4	Communication		
	Are residents kept informed and updated during the complaints process?	x	
	Are residents informed of the landlord's position and given a chance to respond and challenge any area of dispute before the final decision?	x	
	Are all complaints acknowledged and logged within five days?	x	
	Are residents advised of how to escalate at the end of each stage?	x	
	What proportion of complaints are resolved at stage one? 100%		
	What proportion of complaints are resolved at stage two? N/A		
	What proportion of complaint responses are sent within Code timescales? <ul style="list-style-type: none"> • Stage one 100% Stage one (with extension) 100% • Stage two N/A Stage two (with extension) 		
	Where timescales have been extended did we have good reason?	x	
	Where timescales have been extended did we keep the resident informed?	x	
	What proportion of complaints do we resolve to residents' satisfaction 100% (Satisfaction levels not currently available)		
5	Cooperation with Housing Ombudsman Service		
	Were all requests for evidence responded to within 15 days?	N/A	
	Where the timescale was extended did we keep the Ombudsman informed?	N/A	
6	Fairness in complaint handling		
	Are residents able to complain via a representative throughout?	x	
	If advice was given, was this accurate and easy to understand?	x	
	How many cases did we refuse to escalate? 2 What was the reason for the refusal? Complaints did not relate to a failure in service by Alpha		
	Did we explain our decision to the resident?	x	
7	Outcomes and remedies		
	Where something has gone wrong are we taking appropriate steps to put things right?	x	
8	Continuous learning and improvement		
	What improvements have we made as a result of learning from complaints?		

	<ul style="list-style-type: none"> • Record keeping needs to be improved • New Housing Management system in place to record all repairs (including those attended by Handyperson service). • Customer Experience Team now in place to manage all complaints in to the organisation and ensure appropriate actions taken and complaints resolved to the residents satisfaction • Reporting to Board performance in relation to Complaint outcomes 		
	<p>How do we share these lessons with:</p> <p>a) residents? We aim to share our lessons learnt in news letters and the annual report</p> <p>b) the board/governing body? Details will be shared with the board on a quarterly basis of complaints received/upheld/outcomes</p> <p>c) In the Annual Report? Yes</p>		
	<p>Has the Code made a difference to how we respond to complaints?</p>	<p>x</p>	
	<p>What changes have we made? We have reviewed our complaints policy to ensure compliance with the Housing Ombudsman Complaint Handling Code</p>	<p>x</p>	