

## 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.

## 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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021.	Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021.	Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021	Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice. We also use this in staff training ongoing and case studies via lessons learnt

	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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021	External surveys have the capacity to escalate issues to HfW and we follow up to investigate concerns and advice how to make a complaint via the HfW complaints policy
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021.	Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice

## 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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021	.Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice
2.2	<p>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:</p> <ul style="list-style-type: none"> <li>• The issue giving rise to the complaint occurred over twelve months ago.</li> <li>• Legal proceedings have started. This is defined as details of the claim, such as the Claim Form and Particulars of Claim, having been filed at court.</li> </ul>	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021	Our Policy was reviewed in June 2024. Our policy is on our website and how to make a complaint leaflet is published on all communal notice boards/ All our complaint acknowledgement letters contain a link to our complaints policy.

	<ul style="list-style-type: none"> <li>Matters that have previously been considered under the complaints policy.</li> </ul>			
2.3	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.	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice
2.4	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.	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice
2.5	Landlords must not take a blanket approach to excluding complaints; they must consider the individual circumstances of each complaint.	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice

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### 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	<p>Our customers can raise a complaint via the following channels:</p> <p>Email via Customer Service Team</p> <p>Tenant Portal</p> <p>Website via the Customer Service Team</p> <p>In writing to the organisation or the Customer Service Team</p> <p>Telephone via the Customer Service Team</p> <p>Face to Face via officer visits</p> <p>Via advocates who can access via the above</p> <p>We completed an Equality Impact Assessment on our updated complaints policy in June 2024 and have completed training with our staff.</p>	
3.2	Residents must be able to raise their complaints in any way and with any member of staff. All staff must be	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our	

	aware of the complaints process and be able to pass details of the complaint to the appropriate person within the landlord.		Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
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	We deliver a TSM survey twice a year which asks for feedback on complaints management.	
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	Our Policy was reviewed in June 2024. Our policy is on our website and how to make a complaint leaflet is published on all communal notice boards/ All our complaint acknowledgement letters contain a link to our complaints policy.	
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	Our complaints policy is on our website along with information about the Housing Ombudsman Scheme, this is also added as link to all our complaint response letters we send.	
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect	



			Ombudsman guidance and good practice	
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	All letters to residents relating to their logged complaint include information on the Ombudsman Service, as does the website.	

## 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	<p>We have a Customer Service Manager who manages a customer service team who log, assign, and track complaints via our CRM system in home master.</p> <p>Quarterly Complaint reports are shared via People and Customer Committee and the Board</p>	
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	<p>We have a Customer Service Manager who manages a customer service team who log, assign, and track complaints via our CRM system in home master.</p> <p>The Customer Service Manager job description outlines the skills and competencies needed to manage complaints effectively.</p> <p>We have a team of customer service officers who work closely across teams to ensure complaints are managed and resolved.</p>	

			We delivered complaints refresher training to all operational staff in September 24	
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	The operations teams review complaints performance and lessons learnt at quarterly team sessions.  We delivered refresher training in September 2024	

### 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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
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	Our complaints management has been set up in CRM / Homemaster which follows the process and timescales outlined in the HfW policy	

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	We have adopted a two-stage process	
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 processes.	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
5.5	Landlords are responsible for ensuring that any third parties handle complaints in line with the Code.	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
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	Our complaints management has been set up in CRM / Homemaster which follows the process and timescales outlined in the HfW policy. Our template letters include guidance for staff which includes ensuring we fully understand the complaint and the resolution sought by the resident.	

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	Our complaints management has been set up in CRM / Homemaster which follows the process and timescales outlined in the HfW policy. Our template letters include guidance for staff which includes ensuring we fully understand the complaint and the resolution sought by the resident.	
5.8	At each stage of the complaints process, complaint handlers must: <ul style="list-style-type: none"> <li>a. deal with complaints on their merits, act independently, and have an open mind;</li> <li>b. give the resident a fair chance to set out their position;</li> <li>c. take measures to address any actual or perceived conflict of interest; and</li> <li>d. consider all relevant information and evidence carefully.</li> </ul>	Yes	This is the process and procedure , currently all complaints are investigated and overseen by the service Manager at Stage One and a Head of Service at Stage 2. Responses are also quality checked at stage 1 by a Head of Service and at Stage 2 by the Director of Operations	
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	Our policy, process and response template letters state that the investigating manager must contact the resident to agree an extension if they think they will need longer than the agreed time to investigate and respond to the complaint	
5.10	Landlords must make reasonable adjustments for residents where appropriate under the Equality Act	Yes	We completed an Equality Impact Assessment on our updated complaints policy in June 2024 and	

	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.		have completed training with our staff.	
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
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	Our complaints management has been set up in CRM / Homemaster which follows the process and timescales outlined in the HfW policy.	
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	

5.14	Landlords must have policies and procedures in place for managing unacceptable behaviour from residents and/or their representatives. Landlords must be able to evidence reasons for putting any restrictions in place and must keep restrictions under regular review.	Yes	We have an unacceptable customer behaviour policy which adopts the Housing Ombudsman guidelines	
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	We have an unacceptable customer behaviour policy which is used to assess on a case by case basis	

## 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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
6.2	Complaints must be acknowledged, defined and logged at stage 1 of the complaints procedure <b><u>within five working days of the complaint being received.</u></b>	Yes	Our complaints management has been set up in CRM / Homemaster which follows the process and timescales outlined in the HfW policy	
6.3	Landlords must issue a full response to stage 1 complaints <b><u>within 10 working days</u></b> of the complaint being acknowledged.	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
6.4	Landlords must decide whether an extension to this timescale is needed	Yes	This has been adopted in the HfW complaints policy which was ratified	



	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.		by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
6.8	Where residents raise additional complaints during the investigation, these must be incorporated into the	Yes	This is custom and practice.	

	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.			
6.9	Landlords must confirm the following in writing to the resident at the completion of stage 1 in clear, plain language: <ul style="list-style-type: none"> <li>a. the complaint stage;</li> <li>b. the complaint definition;</li> <li>c. the decision on the complaint;</li> <li>d. the reasons for any decisions made;</li> <li>e. the details of any remedy offered to put things right;</li> <li>f. details of any outstanding actions; and</li> <li>g. details of how to escalate the matter to stage 2 if the individual is not satisfied with the response.</li> </ul>	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	

## Stage 2

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
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	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in	

	2 of the landlord's procedure. Stage 2 is the landlord's final response.		June 2024 to further reflect Ombudsman guidance and good practice	
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
6.13	The person considering the complaint at stage 2 must not be the same person that considered the complaint at stage 1.	Yes	Our process stipulates that all stage 1 complaints are dealt with by the appropriate manager and stage 2 by a head of service.	
6.14	Landlords must issue a final response to the stage 2 <b><u>within 20 working days</u></b> of the complaint being acknowledged.		This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
6.15	Landlords must decide whether an extension to this timescale is needed when considering the complexity of the complaint and then inform the resident	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in	

	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.		June 2024 to further reflect Ombudsman guidance and good practice	
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
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	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	
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;	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect	

	<p>c. the decision on the complaint;</p> <p>d. the reasons for any decisions made;</p> <p>e. the details of any remedy offered to put things right;</p> <p>f. 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>		Ombudsman guidance and good practice	
6.20	Stage 2 is the landlord's final response and must involve all suitable staff members needed to issue such a response.	Yes	This has been adopted in the HfW complaints policy which was ratified by our Board in July 2021. Our Complaints policy was reviewed in June 2024 to further reflect Ombudsman guidance and good practice	

### 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"> <li>• Apologising;</li> </ul>	Yes	This is set out within our complaint response template letters. All staff have received training on our new policy, process and letters	

	<ul style="list-style-type: none"> <li>• Acknowledging where things have gone wrong;</li> <li>• Providing an explanation, assistance or reasons;</li> <li>• Taking action if there has been delay;</li> <li>• Reconsidering or changing a decision;</li> <li>• Amending a record or adding a correction or addendum;</li> <li>• Providing a financial remedy;</li> <li>• Changing policies, procedures or practices.</li> </ul>			
7.2	Any remedy offered must reflect the impact on the resident as a result of any fault identified.	Yes	Our new compensation policy sets out the criteria for giving compensation and levels of compensation that can be offered dependent on the service failure	
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.	Yes	This is set out in our compensation policy	
7.4	Landlords must take account of the guidance issued by the Ombudsman when deciding on appropriate remedies.	Yes	This is set out in our compensation policy	

**Section 8: Self-assessment, reporting and compliance**

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"> <li>a. the annual self-assessment against this Code to ensure their complaint handling policy remains in line with its requirements.</li> <li>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;</li> <li>c. any findings of non-compliance with this Code by the Ombudsman;</li> <li>d. the service improvements made as a result of the learning from complaints;</li> <li>e. any annual report about the landlord's performance from the Ombudsman; and</li> <li>f. any other relevant reports or publications produced by the Ombudsman in relation to the work of the landlord.</li> </ul>	Yes	Self-assessment completed Oct 2024	

8.2	The annual complaints performance and service improvement report must 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.	Yes	<p>This is custom and practice.</p> <p>Self-assessment completed October 2024 will be presented to People Customer Committee</p> <p>Published on our website in Qtr1 24/25</p> <p>Referenced in our Annual Report 23/24</p>	
8.3	Landlords must also carry out a self-assessment following a significant restructure, merger and/or change in procedures.	N/A		
8.4	Landlords may be asked to review and update the self-assessment following an Ombudsman investigation.	N/A		
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.	N/A		



## 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	Lessons learnt is captured in the resolution of the complaint in homemaster. We have introduced a complaints tracker that captures lessons learnt. These are fed into our complaints service improvement plan or our customer first action plan	
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	Delegated responsibility for the scrutiny of complaints management has been given to the People , Customer Committee	
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	We do report on lessons learnt and improvements to services following complaints in our annual report. We have also introduced a you said we did section in our residents quarterly newsletter. We are in the process of recruiting a resident panel and one of their key tasks will be to review complaints and lessons learnt	

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 identify potential systemic issues, serious risks, or policies and procedures that require revision.	Yes	The Head of Housing & Customer Service has overall responsibility for complaint handling.	Our complaints tracker now records lessons learnt and any identified themes are included in our complaints improvement plan or our customer first action plan
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	The Chair of the People & Culture Committee as responsibility for complaints on the governing body	The People & Culture Committee is a sub committee of the full Board
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.		Quarterly complaints performance reports	The people and culture committee and the full Board receive quarterly complaints performance reports
9.7	As a minimum, the MRC and the governing body (or equivalent) must receive: a. regular updates on the volume, categories and outcomes of complaints, alongside complaint handling performance;	Yes	Quarterly complaints performance reports	We produce a quarterly complaints performance report which is scrutinised by the People and Culture Committee. The report includes information on any CFHO, maladministration or severe maladministration order

	<p>b. regular reviews of issues and trends arising from complaint handling;</p> <p>c. regular updates on the outcomes 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>			we have received from the Housing Ombudsman
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>	Yes	Our reviewed and updated complaints policy	