

## Appendix B – Self-Assessment Form

This self-assessment form should be completed by the complaints officer and discussed at the landlord’s governing body annually.

Evidence should be included to support all statements with additional commentary as necessary.

Explanations must also be provided where a mandatory ‘must’ requirement is not met to set out the rationale for the alternative approach adopted and why this delivers a better outcome.

### Section 1 - Definition of a complaint

#### Mandatory ‘must’ requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
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 organisation, its own staff, or those acting on its behalf, affecting an individual resident or group of residents.’</i>	Yes	This is clearly set out in Chapter 2 of the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.  <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>
1.3	The resident does not have to use the word ‘complaint’ for it to be treated as such. A complaint that is submitted via a third party or representative must still be handled in line with the landlord’s complaints policy.	Yes	This is clearly set out at point 2.6 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.  <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>

1.6	... if further enquiries are needed to resolve the matter, or if the resident requests it, the issue must be logged as a complaint.	Yes	<p>This is clearly set out at point 2.7 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.</p> <p><a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a></p>
1.7	A landlord must accept a complaint unless there is a valid reason not to do so.	Yes	<p>This is clearly set out at point 2.5 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.</p> <p><a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a></p>
1.8	A complaints policy must clearly set out the circumstances in which a matter will not be considered, and these circumstances should be fair and reasonable to residents.	Yes	<p>This is clearly set out at point 2.4 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.</p> <p><a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a></p>
1.9	If a landlord decides not to accept a complaint, a detailed 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.	Yes	<p>This is clearly set out at point 2.5 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.</p> <p><a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a></p>

### Best practice 'should' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
1.4	Landlords should recognise the difference between a <b>service request</b> , where a resident may be unhappy with a <b>situation</b> that they wish to have rectified, and a <b>complaint</b> about the <b>service</b> they have/have not received.		
1.5	Survey feedback may not necessarily need to be treated as a complaint, though, where possible, the person completing the survey should be made aware of how they can pursue their dissatisfaction as a complaint if they wish to.		

### Section 2 - Accessibility and awareness

#### Mandatory 'must' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
2.1	Landlords must make it easy for residents to complain by providing different channels through which residents can make a complaint such as in person, over the telephone, in writing, by email and digitally. While the Ombudsman recognises that it may not be feasible for a landlord to use all of the potential channels, there must be more than one route of access into the complaints system.	Yes	This is clearly set out in Chapter 5 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.  <a href="https://www.nuneatonandbedworth.gov.uk/info/1999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/1999/feedback/201/customer_feedback/2</a>

		<p>Customers can make a complaint by:</p> <ul style="list-style-type: none"><li>• Via the Councils website <a href="http://www.nuneatonandbedworth.gov.uk">www.nuneatonandbedworth.gov.uk</a></li><li>• <a href="https://customer.nuneatonandbedworth.gov.uk/en/AchieveForms/?form_uri=sandbox-publish://AF-Process-927e3d73-d348-402e-9ddf-c647e633bb62/AF-Stage-723dbe46-f18e-4a09-8a90-4eb4bd492e6f/definition.json&amp;redirectlink=%2Fen&amp;cancelRedirectLink=%2Fen&amp;consentMessage=yes">https://customer.nuneatonandbedworth.gov.uk/en/AchieveForms/?form_uri=sandbox-publish://AF-Process-927e3d73-d348-402e-9ddf-c647e633bb62/AF-Stage-723dbe46-f18e-4a09-8a90-4eb4bd492e6f/definition.json&amp;redirectlink=%2Fen&amp;cancelRedirectLink=%2Fen&amp;consentMessage=yes</a></li><li>• By emailing customer services at <a href="mailto:customer.services@nuneatonandbedworth.gov.uk">customer.services@nuneatonandbedworth.gov.uk</a></li><li>• By contacting an officer directly</li><li>• By telephoning 024 7637 6523</li><li>• By Letter</li><li>• In person at the Town Hall. The Housing Service is committed to making its service accessible to all those who need them. The Council's public reception areas are designed to be practical, comfortable and informative. The Town Hall attendants are able to help customers by directing them to the correct location and by answering general enquiries. Front line reception employees are also trained to assist customers<ul style="list-style-type: none"><li>• by giving general direction and help.</li></ul></li><li>• By Typetalk (0800 515 152)</li><li>• Through a local Councillor, Solicitor, friend or relative</li></ul>
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2.3	Landlords must make their complaint policy available in a clear and accessible format for all residents. This will detail the number of stages involved, what will happen at each stage and the timeframes for responding.	Yes	This is clearly set out within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022. The Policy can be translated on request.  <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>
2.4	Landlord websites, if they exist, must include information on how to raise a complaint. The complaints policy and process must be easy to find on the website.	Yes	The Council's Housing Complaints Procedure can be easily located on the Councils website, by searching for 'Housing Complaints' or 'Complaints'. The links to the specific pages are also outlined in the Procedure itself which can be easily located on our website.  <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>
2.5	Landlords must comply with the Equality Act 2010 and may need to adapt normal policies, procedures, or processes to accommodate an individual's needs. Landlords must satisfy themselves that their policy sets out how they will respond to reasonable adjustments requests in line with the Equality Act and that complaints handlers have had appropriate training to deal with such requests.	Yes	The Complaints Procedure has been reviewed by the Council's Equalities and Safeguarding Officer. The Council also offers a number of training courses whether they be internal or external that will allow staff to deal with complaints efficiently and effectively.
2.6	Landlords must publicise the complaints policy and process, the Complaint Handling Code and the Housing Ombudsman Scheme in leaflets, posters, newsletters, online and as part of regular correspondence with residents.	Yes	Regular information will be sent out in the Edition of 'Homing in' so that tenants are aware of the Complaint Handling Code. Information is also set out on our website which can be found at <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>  All regular letters and emails now include signposting to the Housing Ombudsman and

			provide the necessary contact details. Regular updates will also be included on The Council's Housing facebook page.
2.7	Landlords must provide residents with contact information for the Ombudsman as part of its regular correspondence with residents.	Yes	Teams have been advised that letters must provide details of the Housing Ombudsman and that they are they to offer guidance and advise to tenants at any point. This can be evidenced through managers meeting minutes and correspondence sent. Automated letters have also been changed to reflect this on the Councils Corporate Complaints system.
2.8	Landlords must provide early advice to residents regarding their right to access the Housing Ombudsman Service throughout their complaint, not only when the landlord's complaints process is exhausted.	Yes	As above.

### Best practice 'should' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
2.2	Where a landlord has set up channels to communicate with its residents via social media, then it should expect to receive complaints via those channels. Policies should contain details of the steps that will be taken when a complaint is received via social media and how confidentiality and privacy will be maintained.	Yes	If a complaint is received through one of our social media channels then this will be raised on the Council's corporate Complaints System and will be sent to the relevant department to investigate. The normal Complaints Procedure will then apply.

### Section 3 - Complaint handling personnel

#### Mandatory 'must' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
3.1	Landlords must have a person or team assigned to take responsibility for complaint handling to ensure complaints receive the necessary attention, and that these are reported to the governing body. This Code will refer to that person or team as the "complaints officer".	Yes	The Council's Housing & Regeneration has two dedicated officers that will allocate and monitor complaints for the housing service. One who specially deals with complaints relating to the repairs service and the other officer deals with all other housing complaints. The Council also has a Customer Experience Officer who oversees and monitors all of the complaints for the Council
3.2	...the complaint handler appointed must have appropriate complaint handling skills and no conflicts of interest.	Yes	As above

### Best practice 'should' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
3.3	<p>Complaint handlers should:</p> <ul style="list-style-type: none"> <li>• be able to act sensitively and fairly</li> <li>• be trained to handle complaints and deal with distressed and upset residents</li> <li>• have access to staff at all levels to facilitate quick resolution of complaints</li> <li>• have the authority and autonomy to act to resolve disputes quickly and fairly.</li> </ul>	Yes	The majority of the complaints received come via the Customer Service Team, who have received the relevant training and coaching in order to deal with distressed and upset residents. Albeit, all staff will act sensitively, professionally and fairly when dealing with all customers in relation to complaints as customers can make a complaint to any officer.

### Section 4 - Complaint handling principles

#### Mandatory 'must' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
4.1	<p>Any decision to try and resolve a concern must be taken in agreement with the resident and a landlord's audit trail/records should be able to demonstrate this. Landlords must ensure that efforts to resolve a resident's concerns do not obstruct access to the complaints procedure or result in any unreasonable delay. It is not appropriate to have extra named stages (such as 'stage 0' or 'pre-complaint stage') as this causes unnecessary confusion for residents. When a complaint is made, it must be acknowledged and logged at stage one of the complaints procedure <b>within five days of receipt</b>.</p>	Yes	<p>This is clearly set out in the Housing Complaints Procedure.</p> <p><a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a></p> <p>The Council's complaints system is configured so that when a complaint is put onto the system, then it is acknowledged immediately so a letter/email acknowledgement will always be sent within 5 days of receipt.</p>

4.2	Within the complaint acknowledgement, landlords must set out their understanding of the complaint and the outcomes the resident is seeking. If any aspect of the complaint is unclear, the resident must be asked for clarification and the full definition agreed between both parties.	Yes	This is clearly set out at point 6.5 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.  <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>
4.6	A complaint investigation must be conducted in an impartial manner.	Yes	This is clearly set out at point 6.2 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.  <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>  Examples of this can also be provided from previous complaint responses which are on the Councils Complaints system.
4.7	The complaint handler must: <ul style="list-style-type: none"> <li>• deal with complaints on their merits</li> <li>• act independently and have an open mind</li> <li>• take measures to address any actual or perceived conflict of interest</li> <li>• consider all information and evidence carefully</li> <li>• keep the complaint confidential as far as possible, with information only disclosed if necessary to properly investigate the matter.</li> </ul>	Yes	This is clearly set out at point 6.4 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.  <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>  Examples of this can also be provided from previous complaint responses which are on the Councils Complaints system.
4.11	Landlords must adhere to any reasonable arrangements agreed with residents in terms of frequency and method of communication	Yes	This is clearly set out within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.

			<a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a> Examples of this can also be provided from previous complaint responses which are on the Councils Complaints system.
4.12	The resident, and if applicable any staff member who is the subject of the complaint, must also be given a fair chance to: <ul style="list-style-type: none"> <li>• set out their position</li> <li>• comment on any adverse findings before a final decision is made.</li> </ul>	Yes	This is clearly set out at point 6.5 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022. <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a> Examples of this can also be provided from previous complaint responses which are on the Councils Complaints system.
4.13	A landlord must include in its complaints policy its timescales for a resident to request escalation of a complaint	Yes	This is clearly set out at point 6.2 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022. <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a> Examples of this can also be provided from previous complaint responses which are on the Councils Complaints system.
4.14	A landlord must not unreasonably refuse to escalate a complaint through all stages of the complaints		

	procedure and must have clear and valid reasons for taking that course of action. Reasons for declining to escalate a complaint must be clearly set out in a landlord's complaints policy and must be the same as the reasons for not accepting a complaint.	Yes	This is clearly set out at point 2.4 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.  <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>  Examples of this can also be provided from previous complaint responses which are on the Councils Complaints system.
4.15	A full record must be kept of the complaint, any review 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 reports or surveys prepared.	Yes	All comprehensive records of each complaint are maintained on the Councils Complaints System.
4.18	Landlords must have policies and procedures in place for managing unacceptable behaviour from residents and/or their representatives when pursuing a complaint.	Yes	This is defined in the Tenancy Agreement.

### Best practice 'should' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
4.3	Landlords should manage residents' expectations from the outset, being clear where a desired outcome is unreasonable or unrealistic		
4.4	A complaint should be resolved at the earliest possible opportunity, having assessed what evidence is needed to fully consider the issues, what outcome would resolve the matter for the resident and whether there are any urgent actions required.		
4.5	Landlords should 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 where this is reasonable.		

4.8	Where a key issue of a complaint relates to the parties' legal obligations landlords should clearly set out their understanding of the obligations of both parties.		
4.9	Communication with the resident should not generally identify individual members of staff or contractors.		
4.10	Landlords should keep residents regularly updated about the progress of the investigation.		
4.16	Landlords should seek feedback from residents in relation to the landlord's complaint handling as part of the drive to encourage a positive complaint and learning culture.		
4.17	Landlords should recognise the impact that being complained about can have on future service delivery. Landlords should ensure that staff are supported and engaged in the complaints process, including the learning that can be gained		
4.19	Any restrictions placed on a resident's contact due to unacceptable behaviour should be appropriate to their needs and should demonstrate regard for the provisions of the Equality Act 2010.		

## Section 5 - Complaint stages

### Mandatory 'must' requirements

#### Stage 1

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
5.1	Landlords must respond to the complaint <b><u>within 10 working days</u></b> of the complaint being logged. Exceptionally, landlords may provide an explanation to the resident containing a clear timeframe for when the response will be received. This should not exceed a further 10 days without good reason.	Yes	<p>This is clearly set out in Chapter 6 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.</p> <p><a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a></p> <p>This can be evidenced by examples of complaints responded to on the Council's Complaints system.</p>
5.5	A complaint response must be sent 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 expeditiously with regular updates provided to the resident.	Yes	<p>This is clearly set out in Chapter 6 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.</p> <p><a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a></p> <p>All complaints received are submitted on the Council's Complaints system and are monitored closely to ensure they are responded to within timescales.</p>

<b>5.6</b>	Landlords must address all points raised in the complaint and provide clear reasons for any decisions, referencing the relevant policy, law and good practice where appropriate.	Yes	This can be evidenced through a sample of complaints on the Council's Complaints System.
<b>5.8</b>	Landlords must confirm the following in writing to the resident at the completion of stage one in clear, plain language: <ul style="list-style-type: none"> <li>• the complaint stage</li> <li>• the decision on the complaint</li> <li>• the reasons for any decisions made</li> <li>• the details of any remedy offered to put things right</li> <li>• details of any outstanding actions</li> <li>• details of how to escalate the matter to stage two if the resident is not satisfied with the answer</li> </ul>	Yes	This can be evidenced through a sample of complaints on the Council's Complaints System

## Stage 2

<b>Code section</b>	<b>Code requirement</b>	<b>Comply: Yes/No</b>	<b>Evidence, commentary and any explanations</b>
<b>5.9</b>	If all or part of the complaint is not resolved to the resident's satisfaction at stage one it must be progressed to stage two of the landlord's procedure, unless an exclusion ground now applies. In instances where a landlord declines to escalate a complaint it must clearly communicate in writing its reasons for not escalating as well as the resident's right to approach the Ombudsman about its decision.		
<b>5.10</b>	On receipt of the escalation request, landlords must set out their understanding of issues outstanding and the outcomes the resident is seeking. If any aspect of the complaint is unclear, the resident must be asked for clarification and the full definition agreed between both parties.		
<b>5.11</b>	Landlords must only escalate a complaint to stage two once it has completed stage one and at the request of the resident.		

5.12	The person considering the complaint at stage two, must not be the same person that considered the complaint at stage one.		
5.13	Landlords must respond to the stage two complaint <b><u>within 20 working days</u></b> of the complaint being escalated. Exceptionally, landlords may provide an explanation to the resident containing a clear timeframe for when the response will be received. This should not exceed a further 10 days without good reason.		
5.16	<p>Landlords must confirm the following in writing to the resident at the completion of stage two in clear, plain language:</p> <ul style="list-style-type: none"> <li>• the complaint stage</li> <li>• the complaint definition</li> <li>• the decision on the complaint</li> <li>• the reasons for any decisions made</li> <li>• the details of any remedy offered to put things right</li> <li>• details of any outstanding actions</li> </ul> <p><b>And</b></p> <ul style="list-style-type: none"> <li>• if the landlord has a third stage, details of how to escalate the matter to stage three</li> <li>• if this was the final stage, details of how to escalate the matter to the Housing Ombudsman Service if the resident remains dissatisfied.</li> </ul>		

### Stage 3

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
5.17	Two stage landlord complaint procedures are ideal. This ensures that the complaint process is not unduly long. If landlords strongly believe a third stage is necessary, they must set out their reasons for this as part of their self-assessment. A process with more than three stages is not acceptable under any circumstances.	Yes	This is clearly set out in Chapter 6 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022. The Council has a two stage complaint process across all functions of the Council, including Housing.

5.20	<p>Landlords must confirm the following in writing to the resident at the completion of stage three in clear, plain language:</p> <ul style="list-style-type: none"> <li>• the complaint stage</li> <li>• the complaint definition</li> <li>• the decision on the complaint</li> <li>• the reasons for any decisions made</li> <li>• the details of any remedy offered to put things right</li> <li>• details of any outstanding actions</li> <li>• details of how to escalate the matter to the Housing Ombudsman Service if the resident remains dissatisfied</li> </ul>	<p>This is clearly set out in Chapter 6 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.</p> <p><a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a></p> <p>This can also be evidenced through a example of complaint responses held on the Council Complaints System.</p>
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## Best practice 'should' requirements

### Stage 1

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
5.2	If an extension beyond 20 working days is required to enable the landlord to respond to the complaint fully, this should be agreed by both parties.	Yes	If further information is required an it is necessary to extend the complaint response, then the complainant will be contacted and have the position explained to them. This can be evidenced by examples of complaints responded to on the Council's Complaints system.
5.3	Where agreement over an extension period cannot be reached, landlords should provide the Housing Ombudsman's contact details so the resident can challenge the landlord's plan for responding and/or the proposed timeliness of a landlord's response.		
5.4	Where the problem is a recurring issue, the landlord should consider any older reports as part of the background to the complaint if this will help to resolve the issue for the resident.		
5.7	Where residents raise additional complaints during the investigation, these should be incorporated into the stage one response if they are relevant and the stage one response has not been issued. Where the stage one response has been issued, or it would unreasonably delay the response, the complaint should be logged as a new complaint.		

## Stage 2

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
5.14	If an extension beyond 10 working days is required to enable the landlord to respond to the complaint fully, this should be agreed by both parties.		
5.15	Where agreement over an extension period cannot be reached, landlords should provide the Housing Ombudsman's contact details so the resident can challenge the landlord's plan for responding and/or the proposed timeliness of a landlord's Response		

## Stage 3

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
5.18	Complaints should only go to a third stage if the resident has actively requested a third stage review of their complaint. Where a third stage is in place and has been requested, landlords must respond to the stage three complaint <b><u>within 20 working days</u></b> of the complaint being escalated. Additional time will only be justified if related to convening a panel. An explanation and a date for when the stage three response will be received should be provided to the resident.		
5.19	Where agreement over an extension period cannot be reached, landlords should provide the Housing Ombudsman's contact details so the resident can challenge the landlord's plan for responding and/or the proposed timeliness of a landlord's response.		

## Section 6 - Putting things right

### Mandatory 'must' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
6.1	Effective dispute resolution requires a process designed to resolve complaints. 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.	Yes	This is clearly set out in Chapter 8 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.  <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>
6.2	Any remedy offered must reflect the extent of any service failures and the level of detriment caused to the resident as a result. A landlord must carefully manage the expectations of residents and not promise anything that cannot be delivered or would cause unfairness to other residents.	Yes	This is clearly set out in Chapter 8 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.  <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>
6.5	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 clearly set out in Chapter 8 within the Housing Complaints Procedure which is available on the Councils website. It was last updated in April 2022.  <a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a>
6.6	In awarding compensation, a landlord must consider whether any statutory payments are due, if any quantifiable losses have been incurred, the time and trouble a resident has been put to as well as any distress and inconvenience caused.	Yes	As above

### Best practice 'should' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
6.3	Landlords should look beyond the circumstances of the individual complaint and consider whether anything needs to be 'put right' in terms of process or systems to the benefit of all residents.		
6.7	In some cases, a resident may have a legal entitlement to redress. The landlord should still offer a resolution where possible, obtaining legal advice as to how any offer of resolution should be worded.		

## Section 7 - Continuous learning and improvement

### Mandatory 'must' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
7.2	Accountability and transparency are integral to a positive complaint handling culture. Landlords must report back on wider learning and improvements from complaints in their annual report and more frequently to their residents, staff and scrutiny panels.	Partly Complies	The Council currently reports on complaints performance time, i.e how many have been responded to within the policy timeframe – and this is heard at Cabinet and Scrutiny panel. We do not at this point undertake any corporate activities to use complaints for learning/improvements. However, the Council is in the process of reviewing its Resident Involvement offer and it is anticipated that a new Customer Complaints Panel will be implemented. This will involve staff and customers coming together to review complaints and subsequent responses and will investigate where improvements to processes can be made and what learning points are evident. The Council does recognise that learning from complaints is a key activity in relation to our services and therefore until a Customer Complaints Panel is initiated, then this specific complaints data will be collated internally by our Business Support Team and reported to Management Team on a regular basis

### Best practice 'should' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
7.3	A member of the governing body should be appointed to have lead responsibility for complaints to support a positive complaint handling culture. This role will be responsible for ensuring the governing body receives regular information on complaints that provides insight to the governing body on the landlord's complaint handling performance.		
	As a minimum, governing bodies should receive: <ul style="list-style-type: none"> <li>Regular updates on the volume, categories and outcome of</li> </ul>		

7.4	<p>complaints, alongside complaint handling performance including compliance with the Ombudsman's orders</p> <ul style="list-style-type: none"><li>• Regular reviews of issues and trends arising from complaint handling,</li><li>• The annual performance report produced by the Ombudsman, where applicable</li><li>• Individual complaint outcomes where necessary, including where the Ombudsman made findings of severe maladministration or referrals to regulatory bodies. The implementation of management responses should be tracked to ensure they are delivered to agreed timescales. The annual self-assessment against the Complaint Handling Code for scrutiny and challenge.</li></ul>		
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7.5	Any themes or trends should be assessed by senior management to identify potential systemic issues, serious risks or policies and procedures that require revision. They should also be used to inform staff and contractor training.		
7.6	<p>Landlords should have a standard objective in relation to complaint handling for all employees that reflects the need to:</p> <ul style="list-style-type: none"> <li>• have a collaborative and co-operative approach towards resolving complaints, working with colleagues across teams and departments</li> <li>• take collective responsibility for any shortfalls identified through complaints rather than blaming others</li> <li>• act within the Professional Standards for engaging with complaints as set by the Chartered Institute of Housing.</li> </ul>		

## Section 8 - Self-assessment and compliance

### Mandatory 'must' requirements

Code section	Code requirement	Comply: Yes/No	Evidence, commentary and any explanations
8.1	Landlords must carry out an annual self-assessment against the Code to ensure their complaint handling remains in line with its requirements.	Yes	<p>The self – assessment form has been completed and is available to view on our website:</p> <p><a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a></p>
8.2	Landlords must also carry out a self-assessment following a significant restructure and/or change in procedures.	Yes	<p><a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a></p>

<p><b>8.3</b></p>	<p>Following each self-assessment, a landlord must:</p> <ul style="list-style-type: none"> <li>• report the outcome of their self-assessment to their governing body. In the case of local authorities, self-assessment outcomes should be reported to elected members</li> <li>• publish the outcome of their assessment on their website if they have one, or otherwise make accessible to residents</li> <li>• include the self-assessment in their annual report section on complaints handling performance</li> </ul>	<p>Yes</p>	<p>This Self-assessment form was heard and approved at the Council's Cabinet meeting held on 7 September 2022</p> <p>Published on our website.</p> <p><a href="https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2">https://www.nuneatonandbedworth.gov.uk/info/19999/feedback/201/customer_feedback/2</a></p>
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