

EDEN HOUSING ASSOCIATION

COMPLAINTS

'TO HAVE YOUR COMPLAINTS
DEALT WITH PROMPTLY AND
FAIRLY'



Complaints, compliments and Feedback

Providing excellent Customer Service is one of our main objectives. We aim to put the needs and aspirations of you, our customers, at the heart of everything we do. We view Compliments, Complaints and Feedback as a means of monitoring, maintaining and improving the level and quality of service we provide.

You can make a Compliment, Complaint or provide Feedback in a number of ways:

- Visit our offices in person
- Ring us on 01768 861400
- Send us an email to enquiry@edenha.org.uk
- Write to us at Blain House, Bridge Lane, Penrith CA11 8QU
- Logging into '[My Account](#)' on our Tenants Portal

In addition, we will accept Compliments, Complaints and Feedback from family members, local Councilors or any other advocate acting in your best interests (providing you have authorised them to do so).

Support:

If you require assistance to use our service, we will do everything we reasonably can to assist by agreeing adjustments to how we deliver our service and acknowledging our obligations to the Equality Act 2010. This could include (but is not limited to):

- Providing advice and assistance about the process
- Providing information in appropriate alternative formats such as large print, braille and other languages

- Providing an interpreter
- Providing a same sex interview
- Extension of time limits (where it is lawful to do so)
- Use of email or telephone in preference to hard copy letters
- Rest or comfort breaks in any meeting

We will not make assumptions about whether you require any reasonable adjustment or about what those adjustments might be. We will discuss your requirements to reach an agreement that best suits your individual needs.

Definitions:

We define a complaint as:

'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'.

We will use the following definitions to ensure that we provide a fair and consistent service to all of our customers:

- **Service Request** – A service request is a request from a customer to the landlord requiring action to be taken to put something right
- **Follow Up Request** – these generally arise when the customer continues to have an outstanding query in relation to an earlier service request. We will always provide advice/guidance and offer to log as a formal complaint at this stage, we will not stop our efforts to address the request if a complaint is logged
- **Compliment** - an expression of gratitude or praise for a member of staff or service area
- **Comment** – an area of strength or weakness, which can be used to continuously improve our services
- **Formal Complaint** – 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. When dealing with a formal complaint, we will not stop our efforts to address the service request

Our Formal Complaints Process:

We operate a 2 Stage customer focussed Formal Complaints process which ensures that you are given the opportunity to explain your point of view and the outcome you're seeking before a final decision is reached.

We will provide all complainants with a written acknowledgement of their complaint including:

When responding to formal complaints we will:

- the complaint stage and reference number
- our understanding of the complaint
- name of the investigating officer
- timescale for the response
- details of how to access the Housing Ombudsman's dispute support advisors throughout the life of the complaint
- a copy of our Service Standard

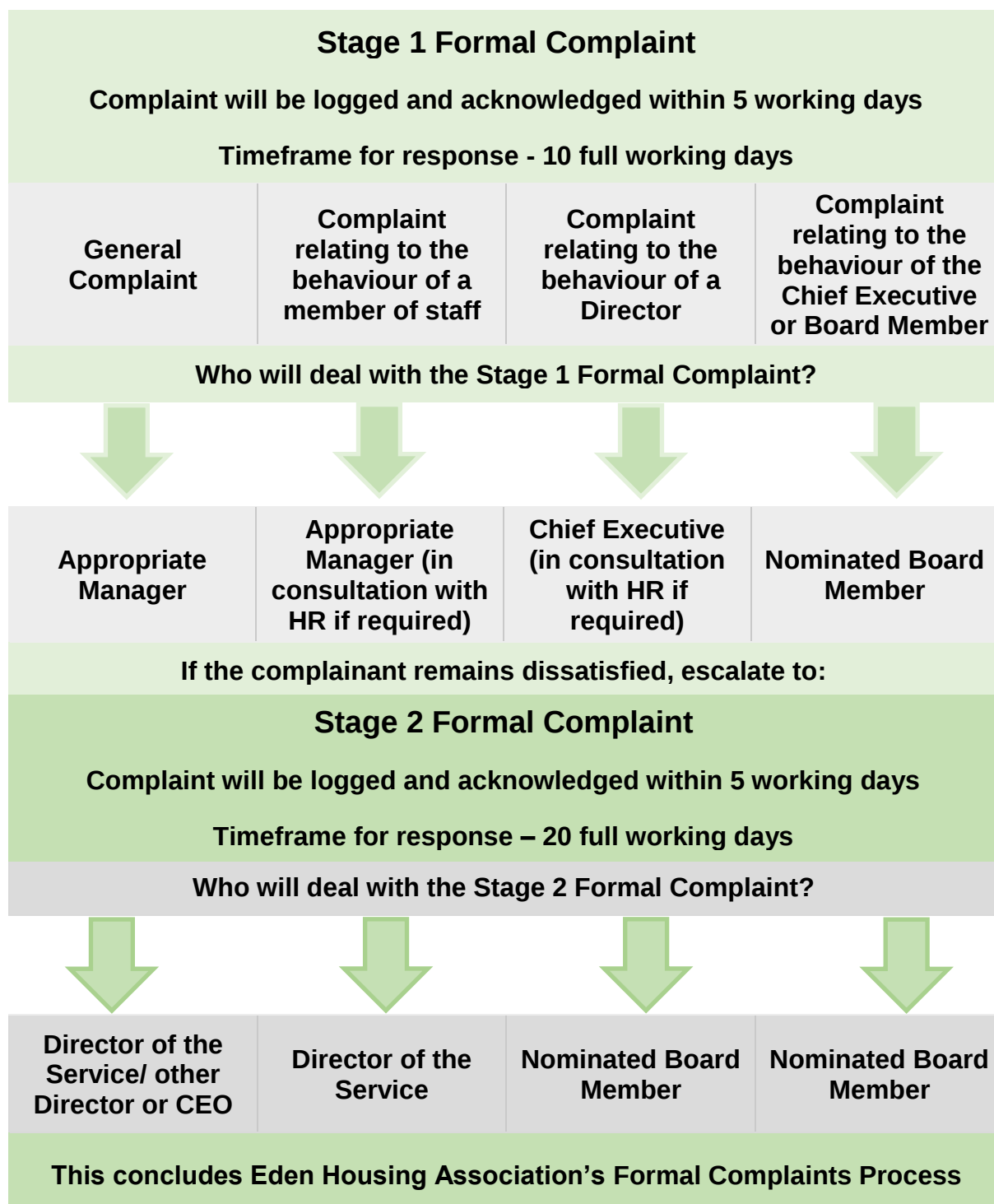
When responding to formal complaints we will:

- address all points raised and provide clear reasons for any decisions,
- acknowledge and apologise for any failures identified, inform of any changes made or actions taken to prevent the issues from happening again
- contact you if the given timescales cannot be met, we will let you know when you can expect a response and provide an explanation for the delay
- provide details of how to escalate the complaint if you remain dissatisfied

The response provided to the Stage 2 Formal Complaint marks the end of the Eden Housing Association complaints process. Should you remain dissatisfied with our response, you can refer to the Housing Ombudsman.

The following table demonstrates who will deal with Formal Complaints, the timeframe for response and how to escalate your complaint to the Housing Ombudsman if you remain dissatisfied.

EHA Formal Complaints Process:



If the complainant remains dissatisfied, they can direct their complaint to the [Housing Ombudsman](#)

Housing Ombudsman:

If the complainant remains dissatisfied, they can refer to the Housing Ombudsman. Their aim is to deal with each complaint to find the best outcome for the individual circumstances.

Once the complaint has been received the Housing Ombudsman may:

- Work with the complainant and the landlord to resolve the dispute under their early resolution procedure. For example, using their experience of resolving complaints to make suggestions to the landlord and/or the customer
- Carry out an investigation - this generally takes place when the Housing Ombudsman decide an investigation is proportionate to the circumstances and evidence presented
- Refer the case to a different organisation if it is an issue that does not fall within the Housing Ombudsman’s jurisdiction

Further information relating to the Housing Ombudsman can be found by contacting the Housing Ombudsman:

Tel: 0300 111 3000

Email: info@housing-ombudsman.org.uk

Post: Housing Ombudsman Service, PO Box 1484, Unit D, Preston,
PR2 0ET

Online: www.housing-ombudsman.org.uk

*Phones lines are open Monday, Tuesday, Wednesday, Friday 9am - 5pm
Thursday 9am - 3.30pm (closed weekends and bank holidays)*

Calls to and from 0300 111 3000 and direct dial lines of the Dispute Resolution Team are recorded for training and monitoring purposes.

Additional information relating to our Compliments, Complaints and Feedback process can be found on the ‘Manage My Tenancy’ tab of our website under ‘Make a Complaint’