



Housing Corporate Complaints Policy

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1. Introduction

This policy covers Corporate Complaints where recourse is to the Housing Ombudsman Service (HOS). This generally covers matters relating to housing associations and local housing authorities which are:

- Leasehold services
- Moving to a property
- Rent and service charges
- Occupancy Rights
- Property condition – repairs and improvements
- Tenant behaviour
- Estate management
- Complaint Handling
- Compensation

2. Our approach

At Wandsworth Borough Council we want to provide our residents, businesses and visitors with good quality services delivered in a helpful and efficient way. This document explains how we record and act upon this feedback, listening to the experiences of our customers - positive or negative - to make improvements in services.

We take a positive approach to complaints and value them as an important form of feedback on our services. We want to learn from complaints, and use the lessons learned to review and where necessary improve the services we offer and to help develop and train our staff.

3. Complaints and Service Requests

The Council's definition of a complaint

“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”

One way to make a complaint is by using the Council's online forms at <https://www.wandsworth.gov.uk/the-council/have-your-say/make-a-complaint/>

The definition of a fault or service request

The HOS defines these as *“a service request is a request from a resident to their landlord requiring action to put something right”*.

Issues such as requesting repairs to your property may not, in the first instance, be treated as a formal complaint. If you have to raise the same issue more than twice or

are dissatisfied with how your service request has been handled, the issue can be dealt with as a formal Stage 1 complaint.

However, we can treat a service request as a Stage 1 complaint straight away if that is your preference.

You can make a service request or report a fault by using the Council's online form at <https://www.wandsworth.gov.uk/report>, or by calling Customer Services on 020 8871 6000.

4. What is a complaint?

We will take the following points into consideration when assessing your complaint:

- the nature of the issue and whether the Council's Housing Corporate Complaints Procedure is appropriate in the circumstances; and
- what you would like to happen next.

The above list is not exhaustive, and we will consider each issue individually.

A complaint may concern one or more of the following:

- The Council has done something which you consider should not have been done
- The Council has failed to do something that you consider should have been done
- The service provided by the Council was not good enough; you received poor quality of service or there was poor communication
- There has been a failure or a delay in providing a service
- Mistakes were made in the way a decision has been reached
- The Council has given incorrect or misleading information
- Staff have been rude or unhelpful or behaved inappropriately

5. Exclusions from the Housing Corporate Complaints Policy

This policy covers the matters that fall within jurisdiction of the HOS.

The following matters will **not** be put through the Housing Corporate Complaint Procedure:

- First time requests for services (faults/service requests) e.g. a dripping tap.
- Requests for information (these are dealt with under separate procedures: the Freedom of Information Act and Subject Access Requests)
- Matters for which there is a right of review, appeal, or an alternative complaints procedure.
- A complaint that has already been considered by the Council and completed both stages of the Housing Corporate Complaints' Procedure.

- A complaint where a decision has already been reached by a court, an appeal process, or an external independent tribunal
- A complaint where either the customer or the Council has started legal proceedings
- A complaint that is being, or has been investigated, by the Housing Ombudsman
- Any complaints that are made by people or organisations working with the Council in their professional capacity, e.g. another local authority or an external provider or contractor. This complaints process is for complaints made by members of the public.
- Matters that come under the Council's employment procedures
- Complaints about a registered housing provider outside the Council's jurisdiction.
- Complaints against an elected Councillor – there is a separate procedure (Appendix 1)
- Complaints about lawful decisions taken by a Committee of the Council
- Complaints about Children's or Adults Social Care – the statutory complaints procedure should be used for these (Appendix 1)
- Insurance claims against the Council

If we do not accept your complaint, we tell you why the matter is not suitable for the Housing Corporate Complaints Procedure and the right to take this decision to the Housing Ombudsman.

6. Who can make a complaint?

Anyone who uses or is affected by our services can make a complaint, including:

- Our residents
- People who work in the borough, local businesses
- People who visit the borough
- A representative acting on your behalf. This could be a relative, friend, carer, solicitor, or an advocate from an advice agency (please note that we usually require your consent for them to act on your behalf).

Anonymous complaints

We will deal with anonymous complaints on an individual basis and determine whether further action is appropriate. The action we take will be dependent upon the substance of the matter and the amount of information provided.

7. Outsourced Services

Where the Council has outsourced a service, while it no longer provides that service directly, it remains responsible for it and for the actions of the organisation providing

that service. We would usually expect you to submit a complaint direct to the organisation delivering the service and allow them to respond to your complaint. If you complete their complaints procedure and remain dissatisfied, you can contact the Housing Ombudsman straight away. You do not need to go through two complaint processes. However, you can contact the relevant service at the Council and ask for your complaint to be addressed under the Council's Housing Corporate Complaints procedure if this is your preference.

8. How to make a complaint

You can raise your complaint in any way and with any member of staff. For example, in order to raise a complaint, you can do one of the following:

- Use the Council's online complaint form on our website www.wandsworth.gov.uk/complaints
- Send an email to the person you have been dealing with or the service that you are not happy with
- Write a letter to, or telephone, the person you have been dealing with or the service that you are not happy with.
- Speak to a staff member face to face, who will provide a summary of your complaint

Details of your complaint

- Please provide your contact details
- Please include all the relevant points of your complaint. It would be helpful if they were in a numbered list
- Please be clear about what you hope to achieve and what will put the matter right. Your desired outcomes should be fair and proportionate to the issue raised
- We understand that you may feel strongly about your complaint but would ask that you are polite and refrain from being aggressive

9. The Housing Corporate Complaints Procedure

This procedure covers all eligible complaints except where the subject of complaint is outside the scope of this procedure. Other useful information can be found in appendix 1.

Stage 1 – Investigation (10 working days)

- When you raise an issue, we will check to see whether we should treat it as a complaint under the Housing Corporate Complaints Procedure.
- We will need clear details of your complaint and to know what outcome is required to assist the service in resolving the complaint.
- In some cases, further information may be needed about the complaint for the service to fully consider the matter. If further details are required, we will contact

you and ask for more information. We may not be able to progress your complaint until this information is provided but we will let you know if this is the case.

- In some exceptional circumstances we may need to meet with you to discuss your complaint, or to see evidence in person, but this is not normally required
- We will acknowledge receipt of the complaint by email, post or phone within **two (2) working days**.
- A Service Manager from the service being complained about will oversee an investigation and come to a decision about your complaint.
- In some cases, we will contact you to discuss the complaint and explore how it might be resolved to your satisfaction. We will not always be able to take the action you wish but we will do our best to look at all available options.
- If the complaint is about the Service Manager, a more senior person will handle the complaint.
- We will provide a written response to a complaint within **ten (10) working days** from receipt. If your complaint is more complex and we are not able to do this, we may need to extend the timescale for an additional 10 working days and we contact you to explain why more time is needed.

Stage 2 – Review (20 working days)

- If you remain dissatisfied following receipt of a Stage 1 response, you can request that your complaint is reviewed at Stage 2. Please endeavour to submit your request within 20 working days of receiving the Stage 1 response.
- It is helpful if you can explain why the Stage 1 response has not resolved your complaint and what outcome you are seeking in order to resolve the matter at Stage 2. If we understand why you are not satisfied with the Stage 1 investigation, it will be easier for us to provide the resolution you are seeking.
- We will acknowledge receipt of the complaint by email, post or phone within **two (2) working days**.
- We will provide a written response, with a decision on your complaint, following a review at Stage 2 within **twenty (20) working days** from receipt. If your complaint is more complex and we are not able to do this, we may need to extend the timescale for an additional 20 working days and we will contact you to explain why more time is needed.
- Stage 2 will be a review of your complaint and the response you have received – it will not re-investigate the matter.
- This will be the Council's final decision and marks the end of our Housing Corporate Complaints' Procedure.

At the end of the Stage 2 response, you will be provided with the contact details of the Housing Ombudsman, as that would be your next and final recourse if you are still unhappy.

10. Time limits

Complaints to the Council should be made within 12 months of a person becoming aware of the issue they want to make a complaint about. This is because it is easier to find out what happened and to put things right when complaints are received as close to the time that something happened. As time passes it becomes more difficult to investigate complaints fairly and fully, because staff members may have moved on, recollections may have changed, and records may no longer be available. We may accept complaints outside of this timescale in exceptional circumstances.

11. Redress

As far as possible, we aim to put you back in the position you would have been in if there had been no fault by the Council. There are a number of actions we can take to put things right. In some cases, the Council may offer financial remedy if you are out of pocket because of our mistakes, or if you have been caused undue hardship, inconvenience, or distress. We follow the remedies guidelines issued by the Housing Ombudsman in deciding the appropriate amount of financial redress.

12. The Housing Ombudsman Service (HOS)

The HOS looks at complaints about social housing, including local housing authorities, housing associations, and other landlords, housing managers and agents. If your complaint is about Wandsworth Council, as your social landlord and you have completed both stages of our complaints procedure and remain unhappy, you can ask the Housing Ombudsman to review your complaint.

The Housing Ombudsman investigates complaints in a fair and independent way and expects you to have given the Council a chance to deal with your complaint first.

The HOS is the final stage for complaints about social housing provided by Wandsworth Council. The Housing Ombudsman will make their own assessment about whether a further investigation is needed and will keep you informed.

The Council respond to complaints in line with the standards set out in the HOS Complaints Handling Code. We also carry out an annual self-assessment to make sure our complaints handling is compliant with the code. Both the Self-Assessment and this policy are available on our website.

Website: <https://www.housing-ombudsman.org.uk/>

Telephone: 0300 111 3000

13. Further help and support

The following organisation may be able to offer general advice and guidance.

Citizens Advice (CA)

<https://www.citizensadvice.org.uk> or <https://cawandsworth.org>

Citizens Advice Wandsworth Telephone Advice Line: 0800 278 7833 (Lines open Monday to Friday 10am to 4pm except public holidays.)

Battersea Centre Battersea Library, Clapham Junction, 265 Lavender Hill, SW11 1JB (Open Mon/Tues/Wed & Fridays 10am-4pm except public holidays).

Roehampton Centre (temporarily relocated), Battersea Library, Clapham Junction, 265 Lavender Hill, SW11 1JB (Open Tuesday and Thursday only, 10am – 4pm except public holidays)

Other Organisations Providing Assistance

Assistance can also be obtained from a specialist advice or advocacy organisation, such as:

- Age UK Wandsworth – <https://www.ageuk.org.uk/wandsworth>
- Brent, Wandsworth and Westminster MIND – <https://www.bwwmind.org.uk>
- POhWER (Independent Health Complaints Advocacy <https://www.pohwer.net>: You can also contact on 0300 456 2370 or email pohwer@pohwer.net
- SHELTER, https://england.shelter.org.uk/get_help
Open Monday to Friday 9.30am to 5pm. You can also contact on 0344 515 1540 (25+ years) or 0330 053 6091 (under 25 years).

VoiceAbility is a charity which supports people in having a voice through providing professional and independent advocacy support. They offer independent mental capacity advocacy, care and support advocacy, and community advocacy.

Telephone:0300

303

1660

Email: helpline@voiceability.org

Website: <https://www.voiceability.org>

14. Reasonable Adjustments

We want to make it easy for anyone who wants to complain to do so and in line with the Equalities Act 2010 will consider reasonable adjustments for residents who may need access to the complaints process. For example, if you need an interpreter or sign language interpreter, need information translated into another language, in Braille, on audio tape or in electronic format, or are neurodivergent and require information to be more accessible to suit your needs, please tell us when you first make your complaint, so we can make appropriate arrangements for you. The Council will always do its best to meet customers' needs.

Contact information:

For more help or information, customers can contact the Corporate Complaints Team

Email: corpcomplaints@wandsworth.gov.uk

15. Data, Monitoring and Recording

Monitoring and Recording

The Corporate Complaints Team and Housing & Regeneration Directorate keep electronic logging sheets of all complaints and associated information such as:

- Resident details (and the details of any representatives if the complaint was made on behalf of the resident)
- Complaint details (who, what and which service is being complained about)
- A record of any reasonable adjustments or disabilities a resident has disclosed which will be kept under active review
- Documentation and correspondence related to the complaint

The Complaints Manager will monitor complaints on an ongoing basis to ensure that records are kept for each complaint received including the type of complaint, the outcome at each stage and whether the timescale was met.

An Annual Complaints Report will be presented to senior managers and elected Councillors through the relevant committee and will be published on the Council's website alongside our annual complaint handling self-assessment (which measures compliance against the Complaint Handling Code 2024).

The Complaints Manager will also provide quarterly complaints performance reports to senior managers and a bi-weekly complaints tracker report.

Confidentiality

The Council will do all it can to respect your privacy and to protect the personal information we acquire about you when you use our complaints service.

You may be asked to provide personal and equalities information when you first make a complaint. Please be assured we will treat this information in confidence. Any personal information you give on the online or paper complaint form you complete, or as part of your complaint, will only be used by the Council to:

- Help address and resolve your concerns
- Check whether our services and our complaints procedure are equally accessible to every member of the community; and
- Improve our complaints procedure.

Data protection law gives you a number of rights to control what personal information we can hold and how it is used by us. All complaints will be dealt with in accordance with the requirements of the General Data Protection Act 2018 and the Data Protection Act 2018. For further information on how the Council manages your personal data and your rights, please visit: <https://www.wandsworth.gov.uk/wandsworth-council-privacy-notice>

Information regarding your complaint will only be shared with others within the Council who are directly involved in the matters you have included in your complaint. They may need to be consulted in order to obtain information to assist with providing a full response to the concerns you have raised. You can ask for access to the information we hold on you in connection with your complaint by submitting a Subject Access Request (SAR). More information about the SAR process can be found here: <https://www.wandsworth.gov.uk/accessing-your-personal-information-subject-access-request>.

Responses to complaints at both stages will be sent in writing to the email or home address you have given us, unless you have specifically requested otherwise.

16. Unreasonable Complainant Behaviour

The Council is committed to dealing with all customers fairly and impartially and to delivering high quality services. This includes to those who wish to complain, offer comments, or provide us with feedback.

Normally, people who wish to complain are allowed full access to the Council and all relevant services. However, there are a small number of complainants who, because of their behaviour and the way they approach Officers in the Council in relation to their complaint, may need to have their contact restricted. They may behave unacceptably or be unreasonably persistent in their contact. This can impede investigating their complaint(s) and can have significant resource implications. These actions can occur either while the complaint is being investigated, or once the Council has finished the complaint investigation.

Any restrictions placed on unacceptable behaviour will be proportionate and demonstrate regard for the provisions of the Equality Act 2010.

The Council has an Unreasonable Complainant Behaviour Policy which can be found on our complaints webpage <https://www.wandsworth.gov.uk/the-council/have-your-say/make-a-complaint/>

Appendix 1

Other useful information

Complaints against Councillors

These complaints are handled under a separate procedure. Complaints about Councillors are viewed as breaches under the Councillors' Code of Conduct and are responded to by the Council's Monitoring Officer. Further details on the process and contact details for the Monitoring Officer can be found at <https://www.wandsworth.gov.uk/make-a-complaint-about-a-councillor/>

Complaints about Children's or Adult Social Care

Most of these types of complaints will be handled under separate, statutory complaint procedures. If you are unhappy about the care or support you or someone you know has received you should let us know as soon as possible. Further information can be found on the Council's website here

Wandsworth Children's Social Care:

<https://www.wandsworth.gov.uk/childrens-services-complaints-process>

Wandsworth adults' social care:

<https://www.wandsworth.gov.uk/make-a-comment-complaint-or-compliment-about-adult-social-care>

Complaints about other registered housing providers

Registered Housing Providers have their own individual complaints procedures, so you will need to contact your landlord or housing association if you wish to register a complaint about a housing related issue.

Complaints relating to the fluency duty (Part 7 of the Immigration Act 2016)

Public authorities are subject to the fluency duty in relation to all their staff who work in customer-facing roles and must have a procedure in place to deal with complaints about insufficient proficiency in spoken English. To make a complaint under the Fluency Duty Code of Conduct, you should use our **Corporate Complaints Policy**, [Corporate Complaints Policy \(wandsworth.gov.uk\)](https://www.wandsworth.gov.uk/corporate-complaints-policy).

For the purposes of the fluency duty, a legitimate complaint is one about the standard of spoken English of a public sector member of staff in a customer-facing role. It will be made by a member of the public or someone acting on his or her behalf, complaining that the authority has not met the fluency duty. A complaint about a member of staff's accent, dialect, manner or tone of communication, origin or nationality would not be considered a legitimate complaint about the fluency duty.

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