

HOUSING OMBUDSMAN COMPLAINTS SELF-ASSESSMENT – 2025/26

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	Complaints Policy	Complaint definition in section 2.1 of the policy (Complaints Policy)
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	Complaints Policy Complaints Register	All expressions of dissatisfaction are logged and are escalated through the complaints process as necessary, in line with agreed policy and procedures. Section 2 of the complaints policy identifies how complaints can be made and the process for handling complaints.
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 recorded, monitored and reviewed regularly.	Yes	Complaints Policy	Section 2.4 of the complaints policy defines the difference between complaints and service request. Service requests such as repairs requests, requests for application forms etc are logged on the internal housing management system and the resident file.
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	Complaint Policy Complaints register	Section 2.2 and 3.5 of the complaints policy reconfirm English Rural's commitment to resolving any dissatisfaction or complaints with services as quickly as possible. The complaints register

				logs all actions taken to resolve complaints.
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	Repairs Completion Surveys Resident Satisfaction Surveys, and other resident surveys	Surveys already include information on how to make a complaint and in the case of the annual satisfaction survey, includes information on how to access the complaints process and relevant contact information

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	Complaints Policy Complaints Register	Section 2.6 - 2.10 of the complaints policy details the expected timeframe for reporting complaints and exclusions.
2.2	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: - The issue giving rise to the complaint occurred over twelve months ago. - 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. - Matters that have previously been considered under the complaints policy.	Yes	Complaints Policy	As above.

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	Complaints Policy	As above
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	Complaints Policy	As above
2.5	Landlords must not take a blanket approach to excluding complaints; they must consider the individual circumstances of each complaint.	Yes	Complaints Policy	As above. Complaints are considered on a case-by-case basis, with exclusions considered against the circumstances of each complaint.

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	Complaints Policy Website Resident Portal	Complaints Policy is published on the website and gives clear guidance on how to make a complaint with a dedicated complaints area (Make A Complaint) Residents can access complaint information via the resident portal. Reasonable adjustments and accessibility guidance details in

				section 4 of the complaints policy. Section 2.5 of the complaints policy gives further guidance on assistance in making a complaint. Review of complaints process completed by resident focus group during 2024
3.2	Residents must be able to raise their complaints in any way and with any member of staff. All staff must be aware of the complaints process and be able to pass details of the complaint to the appropriate person within the landlord.	Yes	Complaints Policy Website Resident Portal	Complaints are accepted in any format, detailed in section 2.5 of the complaints policy. All residents services staff are trained to accept complaints and are regularly briefed on the complaints policy and changes to procedure.
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	Website Portal Newsletters	Complaints policy is published on the website (Complaints Policy) as well as the residents portals and promoted through residents newsletters and other engagement activity. The services team are trained to direct residents to the complaints policy when service dissatisfaction is raised. Complaints are considered a valuable source of feedback and means of improving services.
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	Complaints Policy – website, portal	Section 3.2 of the policy details a two stage process for complaints and associated timeframes. The policy is published widely on the website with a dedicated website page with complaints information (Make A Complaint). A dedicated one page complaint process summary/quick guide has been developed in consultation with residents, offering an clear, easy to read document to support residents making a complaint. This is

				published on the website alongside the full 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	Complaints Policy	Section 1.2 and 1.4 of complaints policy advises of compliance with the Complaint Handling Code and other relevant legislation. Section 3.12 of the complaints policy gives details on the Housing Ombudsman and how to raise a complaint with the Ombudsman
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	Complaints Policy	Section 2.6 of the complaints policy references acceptance of complaints from representatives acting on behalf of residents. Section 3.6 advises residents of their right to be accompanied.
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	Complaints Policy	Section 3.12 of the complaints policy gives details on the Housing Ombudsman and how to raise a complaint with the Ombudsman

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	Complaints Policy	Assistant Director of Customer Services is appointed as the designated Complaints Officer, detailed at section 3.3 of the complaints policy. All relevant managers will be responsible for complaint handling in consultation with the Complaints Officer.
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	Yes	Complaints Policy	Complaints Officer role and responsibilities detailed in section 3.3 to 3.5 of the Complaints Policy.

	and autonomy to act to resolve disputes promptly and fairly.			Complaints Officer sits on the senior management team. English Rural promotes a culture of open access to all staff, supporting timely resolution of complaints.
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	Staff Training and culture	Complaint handling continues to be treated as a core service function. Complaint outcomes, learning and trends are reviewed by managers and senior leaders. All relevant staff receive regular complaint handling training and are updated on any changes to the complaints policy and procedure. The Customer Services Team are supported by the Customer Services Manager to direct residents to the complaints policy when expressing any form of dissatisfaction.

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	Complaints Policy	Policy published widely on website and residents portal and promoted through newsletters and other resident interactions.
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	Complaints Policy	Section 3.2 of the complaints policy details the two stage process aligning with Complaint Handling Code guidance.

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	Complaints Policy	As above
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	Complaints Policy	All complaints regarding third parties are handled under the complaints policy and procedure and are investigated with third parties as necessary as part of standard complaint procedures.
5.5	Landlords are responsible for ensuring that any third parties handle complaints in line with the Code.	Yes	Complaints Policy	As above
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	Complaints Policy	Complaint responses set out clear definitions of the complaint and the outcomes being sought as part of standard complaint response templates.
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	Complaints Policy Complaints Register	Detailed in the complaint response letters.
5.8	At each stage of the complaints process, complaint handlers must: a. deal with complaints on their merits, act independently, and have an open mind; b. give the resident a fair chance to set out their position; c. take measures to address any actual or perceived conflict of interest; and d. consider all relevant information and evidence carefully.	Yes	Complaints Policy Complaints Register	Detailed in the complaint response letters and support fair and evidence based complaint handling

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	Complaints Policy Complaints Register	Section 3.2 of the complaints policy details the approach to time extensions on complaint responses. These are agreed through ongoing communication with the resident and where necessary an action plan is agreed. Time extensions are also logged on the complaints register
5.10	Landlords must make reasonable adjustments for residents where appropriate under the Equality Act 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.	Yes	Complaints Policy Complaints Register	Section 4 of the complaints policy gives guidance on accessibility and reasonable adjustments. Where any reasonable adjustments have been agreed, these will be recorded on the complaints register.
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	Complaints Policy	As per section 2.1 above. Section 2.8 – 2.10 of the complaints policy details the expected timeframe for reporting complaints and exclusions.
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	Complaints Register	An internal complaints register is held by the Complaints Officer and updated throughout the complaints process, including all relevant dates, information relating to the complaint and any outcomes and lessons learned.
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	Complaints Policy	Section 3 of the complaints policy.
5.14	Landlords must have policies and procedures in place for managing unacceptable behaviour from	Yes	Relevant resident services policies	Relevant policies may include: - anti-social behaviour policy

	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.			- Domestic Abuse Policy - Safeguarding Policy
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	Relevant resident services policies	Accessibility and reasonable adjustments considered in all services policies

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	Complaints Policy Complaints register	Section 3.5 of the complaints policy demonstrates a commitment to resolving complaints quickly at an early stage. During 2025/26 22 out of 31 complaints were resolved at stage one
6.2	Complaints must be acknowledged, defined and logged at stage 1 of the complaints procedure <u>within five working days of the complaint being received.</u>	Yes	Complaints Policy Complaints register	100% of complaints in 2025/26 acknowledged within five working days of being received
6.3	Landlords must issue a full response to stage 1 complaints <u>within 10 working days</u> of the complaint being acknowledged.	Yes	Complaints Policy Complaints register	Out of 22 stage one resident complaints, 20 received a full response within 10 working days, 2 were extended to allow time for further
6.4	Landlords must decide whether an extension to this timescale is needed when considering the complexity of the complaint and then inform the	Yes	Complaints Policy Complaints register	100% of complaints that were extended beyond the standard 10 working day response time were

	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.			responded to within 10 working day extension
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	Complaints Policy	Complaints policy provided to the resident which details contact information for the Housing Ombudsman
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	Complaints Policy	Complaints are responded to within agreed timeframes. The complaint response can include an action plan which details any outstanding actions and when these will be completed.
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	Complaints Policy Complaints Register	Full response issued at the close of each stage of the process in line with the template response letters in the policy appendices.
6.8	Where residents raise additional complaints during the investigation, these must be incorporated into the 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.	Yes	Complaints Policy Complaints Register	Any additional issues raised are investigated during the complaint investigation process if raised prior to a complaint response being issued.
6.9	Landlords must confirm the following in writing to the resident at the completion of stage 1 in clear, plain language: a. the complaint stage; b. the complaint definition; c. the decision on the complaint; d. the reasons for any decisions made; e. the details of any remedy offered to put things right; f. details of any outstanding actions; and	Yes	Complaints Policy Complaints Register	A full and detailed response is issued at the conclusion of each stage of the complaints process in line with the template letters within the complaints policy, including how to escalate to stage 2 of the process if the resident remains dissatisfied with the stage 1 complaint outcome.

	g. details of how to escalate the matter to stage 2 if the individual is not satisfied with the response.			
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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 2 of the landlord's procedure. Stage 2 is the landlord's final response.	Yes	Complaints Policy	9 complaints reached stage 2 during 2025/26
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	Complaints Policy	100% of stage 2 complaints in 2025/26 acknowledged within five working days of being received
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	Complaints Policy	Template complaint response letter invites residents to confirm if they would like to escalate their complaint to stage 2 but does not request a reason for doing so.
6.13	The person considering the complaint at stage 2 must not be the same person that considered the complaint at stage 1.	Yes	Complaints Policy	A clear process of escalation, including named person responsible for a response is detailed within the complaints policy at section 3.6 & 3.7
6.14	Landlords must issue a final response to the stage 2 within 20 working days of the complaint being acknowledged.	Yes	Complaints Policy	Out of 9 stage 2 complaints during 2025/26 7 were responded to without an extension applied to final response deadline.
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 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.	Yes	Complaints Policy	Two stage 2 complaint response times extended, one of which to accommodate a home visit to the resident, the second to allow additional time for investigation. Full responses issued within extension deadline.
6.16	When an organisation informs a resident about an extension to these timescales, they must be	Yes	Complaints Policy	Complaints policy provided to the resident which details contact details of the Housing Ombudsman

	provided with the contact details of the Ombudsman.			
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	Complaints Policy	Complaints are responded to within agreed timeframes. The complaint response can include in action plan which details any outstanding action and when these will be completed.
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	Complaints Policy	Full response issued at the close of each stage of the process in line with the template response letters in the policy appendices.
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; c. the decision on the complaint; d. the reasons for any decisions made; e. the details of any remedy offered to put things right; f. details of any outstanding actions; and g. details of how to escalate the matter to the Ombudsman Service if the individual remains dissatisfied.	Yes	Complaints Policy	A full and detailed response is issued at the conclusion of each stage of the complaints process. All stage 2 conclusion letters will include details of how to escalate a complaint to the Ombudsman.
6.20	Stage 2 is the landlord's final response and must involve all suitable staff members needed to issue such a response.	Yes	Complaints Policy	Section 3.6 and 3.7 determine that a stage 2 response will be considered as the Associations final judgement.

Section 7: Putting things right

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
7.1	Where something has gone wrong a landlord must acknowledge this and set out the actions it has	Yes	Complaints Policy Complaint response Complaints register	Details of agreed actions to be taken or already taken to ensure things are put right are included in

	already taken, or intends to take, to put things right. These can include: • Apologising; • Acknowledging where things have gone wrong; • Providing an explanation, assistance or reasons; • Taking action if there has been delay; • Reconsidering or changing a decision; • Amending a record or adding a correction or addendum; • Providing a financial remedy; • Changing policies, procedures or practices.		Resident Compensation Policy	the complaints closure letter. Any offer of compensation will be in line with the Residents Compensation Policy and Procedure.
7.2	Any remedy offered must reflect the impact on the resident as a result of any fault identified.	Yes	Resident Compensation Policy	Remedies are reviewed and offered on a case-by-case basis, taking into consideration all available information and will reflect the individual circumstances.
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	Complaints Policy Complaints Register	Section 3.5 of the complaints policy advises Managers will seek to resolve the matter quickly advising the complainant accordingly. Details of timescales and remedies are provided within the Complaints Response letter and monitored through the complaints register until completion.
7.4	Landlords must take account of the guidance issued by the Ombudsman when deciding on appropriate remedies.	Yes	Complaints Policy	Section 1.3 of the Complaints Policy

Section 8: Putting things right

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
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8.1	Landlords must produce an annual complaints performance and service improvement report for scrutiny and challenge, which must include: a. the annual self-assessment against this Code to ensure their complaint handling policy remains in line with its requirements. 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; c. any findings of non-compliance with this Code by the Ombudsman; d. the service improvements made as a result of the learning from complaints; e. any annual report about the landlord's performance from the Ombudsman; and f. any other relevant reports or publications produced by the Ombudsman in relation to the work of the landlord.	Yes	Annual self assessment on website and complaint report to residents	The annual Housing Ombudsman self assessment is clearly published on the complaints section of the website. A separate complaint report is issued to residents following the publication of the self assessment which includes details of all complaints across the relevant year, outcomes of the complaints and action taken in response to the complaint outcomes, including lessons learned and service improvements.
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	Audit and Risk Committee/Board of Management reports	The annual self assessment is reported to the Board of Management. The response from the Board is published on the website and included in the annual resident complaint report issued to residents.
8.3	Landlords must also carry out a self-assessment following a significant restructure, merger and/or change in procedures.	N/A	No evidence necessary	No restructures, mergers or change in procedures have occurred that would require an additional self-assessment. Should this change across the next 12 months a further assessments will be completed.
8.4	Landlords may be asked to review and update the self-assessment following an Ombudsman investigation.	N/A	No evidence necessary	Not required as no Ombudsman investigations or determinations requesting this.
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	N/A	No evidence necessary	English Rural is fully compliant with the code.

	Landlords must provide a timescale for returning to compliance with the Code.			
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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	Complaints Register	Internal complaints register logs the outcomes of complaints and any lessons learned, enabling trends to be monitored and necessary improvements made beyond the immediate complaint response.
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	Complaints Register	As above
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	Audit and Risk Committee Complaints Reports Annual Complaints Report to residents Residents Annual Report	Complaints reports considered by the Audit and Risk Committee include detailed information on lessons learned and learning and service improvements. Annual complaints report to residents includes outcomes of complaints and service improvements.
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	Complaints Policy	Assistant Director of Customer Services named as the Complaints Officer and person responsible for complaint handling, detailed at section 3.3 of the complaints policy
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	Yes	Chair of Audit and Risk Committee (ARC)	Due to the delegated responsibility for complaint oversight to the ARC the Chair of the Committee has been appointed as the MRC.

	to as the Member Responsible for Complaints ('the MRC').			
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.	Yes	ARC Complaints Reports	All residents complaints are reported to the ARC at each meeting, along with full details of the complaint, any lessons learned and resulting service improvements.
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; b. regular reviews of issues and trends arising from complaint handling; c. regular updates on the outcomes of the Ombudsman's investigations and progress made in complying with orders related to severe maladministration findings; and d. annual complaints performance and service improvement report.	Yes	ARC Complaints Reports Board Business Health Dashboard	As above, all complaints reports to ARC include details of every resident complaint received, including performance around complaint handling and lessons learned. Complaint numbers are reported to the Board of Management through Business Dashboard KPI reporting.
9.8	Landlords must have a standard objective in relation to complaint handling for all relevant employees or third parties that reflects the need to: a. have a collaborative and co-operative approach towards resolving complaints, working with colleagues across teams and departments; b. take collective responsibility for any shortfalls identified through complaints, rather than blaming others; and c. act within the professional standards for engaging with complaints as set by any relevant professional body.	Yes	Staff Training and positive complaint culture	All services staff receive regular complaint handling training. complaints are reviewed as part of internal team meetings at both departmental level and escalated to senior management level. A positive and supportive complaint culture is adopted by all staff, with the dedicated complaints officer working closely with relevant managers to respond to complaints and manage outcomes and lessons learned. Relevant staff are trained or working towards CIH qualifications to align with the professional competency standards.