

## Appendix A: Self-assessment form

This self-assessment form should be completed by the complaints officer and it must be reviewed and approved by the landlord's governing body at least annually.

Once approved, landlords must publish the self-assessment as part of the annual complaints performance and service improvement report on their website. The governing body's response to the report must be published alongside this.

Landlords are required to complete the self-assessment in full and support all statements with evidence, with additional commentary as necessary.

We recognise that there may be a small number of circumstances where landlords are unable to meet the requirements, for example, if they do not have a website. In these circumstances, we expect landlords to deliver the intentions of the Code in an alternative way, for example by publishing information in a public area so that it is easily accessible.

## Section 1: Definition of a complaint

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
1.2	A complaint must be defined as: <i>‘an expression of dissatisfaction, however made, about the standard of service, actions or lack of action by the landlord, its own staff, or those acting on its behalf, affecting a resident or group of residents.’</i>	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	This wording is part of our Policy Statement 2 <sup>nd</sup> paragraph of our 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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	This is stated 3.1.2 of our complaints policy
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a> and in page 23 of the residents Handbook	This is stated in 3.1.3 of our complaints policy and page 23 of the residents handbook.

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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a> And when we induct a new resident we fully explain how to make a complaint	This is stated in 3.1.3 and 3.1.4 of our complaints policy and page 23 of the residents handbook states we fully explain on how to make a complaint at induction of a new resident.
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	when we induct a new resident we fully explain how to make a complaint and what is and what is not a complaint.	As we are a supported Housing Service only supporting vulnerable homeless young people staff encourage residents to discuss all aspects of the service with them regularly and we do residents surveys quarterly and give feedback where required

## 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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	3.1.3 of the policy gives examples of what is not a complaint and explains we will always write to you to explain why we have not accepted a complaint
2.2	<p>A complaints policy must set out the circumstances in which a matter will not be considered as a complaint or escalated, and these circumstances must be fair and reasonable to residents. Acceptable exclusions include:</p> <ul style="list-style-type: none"> <li>• The issue giving rise to the complaint occurred over twelve months ago.</li> <li>• Legal proceedings have started. This is defined as details of the claim, such as the Claim Form and Particulars of Claim, having been filed at court.</li> <li>• Matters that have previously been considered under the complaints policy.</li> </ul>	<p>YES</p> <p>YES</p> <p>YES</p>	<p>Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a></p>	3.1.4 covers all these points giving information on reasons why a complaint cannot be accepted

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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	3.1.4 covers all these points giving information on reasons why a complaint can or cannot be accepted
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	3.1.3 explains we will always give written reasons why we have not accepted a complaint
2.5	Landlords must not take a blanket approach to excluding complaints; they must consider the individual circumstances of each complaint.	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	3.1.4 explains all complaints will be considered

### 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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	3.2.1 of the complaints policy explains options on how a complaint can be made
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	3.2.1 of the complaints policy explains options on how a complaint can be made, and also the residents handbook explains how staff will assist with this
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.	Agreed	Although we agree with this statement in principle Newark Emmaus Trust is a supported housing project giving holistic wrap around support to vulnerable homeless young people so our staff are working with residents 24/ 7 365 days a year	All residents have a dedicated keyworker and seniors / managers have an open door policy to all residents so all usually seen daily hence very few complaints

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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 3.3 of the complaints policy explains the 2 step process and we have various formats available on request
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 4 of the policy states these items will be published on the website
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 3.2 of the complaints policy explains the resident support available
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 3.2 explains that staff will offer support including 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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	3.3.1 of the complaints policy explains who will manage stage 1 and 2 of the complaints handling process
4.2	The complaints officer must have access to staff at all levels to facilitate the prompt resolution of complaints. They must also have the authority and autonomy to act to resolve disputes promptly and fairly.	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	3.3.1 of the complaints policy explains the Deputy CEO and the CEO oversee stage 1 and 2 of the complaints handling process hence have access to all staff
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 4 of the complaints policy state the Deputy CEO will oversee and has 25 years experience in handling complaints in supported housing



## 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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	The policy 3.4.2 explains all complaints will be handled in a fair and consistent way
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	The complaints policy is a 2 stage process
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	The complaints policy is a 2 stage process
5.4	Where a landlord's complaint response is handled by a third party (e.g. a contractor or independent adjudicator) at any stage, it must form part of the two stage complaints process set out in this	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	The complaints policy is a 2 stage process

	Code. Residents must not be expected to go through two complaints processes.			
5.5	Landlords are responsible for ensuring that any third parties handle complaints in line with the Code.	YES	We do not allow third parties to handle our complaints	
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 3.3 of the policy clearly explains we will manage your expectations and be clear what desired outcomes are.
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 3.3 of the policy clearly explains we will manage your expectations and be clear what desired outcomes are.
5.8	At each stage of the complaints process, complaint handlers must: <ul style="list-style-type: none"> <li>a. deal with complaints on their merits, act independently, and have an open mind;</li> <li>b. give the resident a fair chance to set out their position;</li> <li>c. take measures to address any actual or perceived conflict of</li> </ul>	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 3.3 of the policy clearly explains we will manage your expectations and be clear what desired outcomes are.

	<p>interest; and</p> <p>d. consider all relevant information and evidence carefully.</p>			
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Timescales and extensions are clearly set out in in the complaints policy
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	See complaints policy 3.3
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,	YES	A standard complaints recording format is used in every case.	These are numbered and managed by the Deputy CEO

	correspondence with other parties, and any relevant supporting documentation such as reports or surveys.			
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	The policy clearly states early resolution is preferable in all cases.
5.14	Landlords must have policies and procedures in place for managing unacceptable behaviour from residents and/or their representatives. Landlords must be able to evidence reasons for putting any restrictions in place and must keep restrictions under regular review.	YES	All residents expected standards of behaviour are clearly documented in Licence Agreement and repeated during induction	Also repeated in residents handbook
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	Risk assessments and reviews with residents done on a quarterly basis.	All staff trained in lone working and working with challenging behaviour.

## 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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	See section 3.3 of the complaints policy
6.2	Complaints must be acknowledged, defined and logged at stage 1 of the complaints procedure <b><u>within five working days of the complaint being received</u></b> .	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	We aim to acknowledge within 3 working days as stated on our complaints policy
6.3	Landlords must issue a full response to stage 1 complaints <b><u>within 10 working days</u></b> of the complaint being acknowledged.	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	See 3.3 of the complaints policy
6.4	Landlords must decide whether an extension to this timescale is needed	YES	Please see the Policy statement wording on Newark Emmaus	See section 3.3 of the complaints policy

	when considering the complexity of the complaint and then inform the resident of the expected timescale for response. Any extension must be no more than 10 working days without good reason, and the reason(s) must be clearly explained to the resident.		Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	See section 3.3 of the complaints policy
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	See section 3.3 of the complaints policy
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Our complaints recording process form ensures this is done
6.8	Where residents raise additional complaints during the investigation, these must be incorporated into the stage 1 response if they are related and	YES	Please see the Policy statement wording on Newark Emmaus	

	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.		Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Any new issues raised will be considered a new complaint and new complaint form recorded accordingly
6.9	Landlords must confirm the following in writing to the resident at the completion of stage 1 in clear, plain language: <ul style="list-style-type: none"> <li>a. the complaint stage;</li> <li>b. the complaint definition;</li> <li>c. the decision on the complaint;</li> <li>d. the reasons for any decisions made;</li> <li>e. the details of any remedy offered to put things right;</li> <li>f. details of any outstanding actions; and</li> <li>g. details of how to escalate the matter to stage 2 if the individual is not satisfied with the response.</li> </ul>	YES	All stages of the complaint are clearly logged on standard recording forms to ensure consistent and fair responses to all complainants	The standard response form is available for viewing

## 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	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site	See section 3.3

	the landlord's final response.		<a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	See section 3.3 of the policy
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	See section 3.3 of the policy
6.13	The person considering the complaint at stage 2 must not be the same person that considered the complaint at stage 1.	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	See section 3.3 of the policy, escalated for review by the CEO
6.14	Landlords must issue a final response to the stage 2 <b><u>within 20 working days</u></b> of the complaint being acknowledged.	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	See section 3.3
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	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	See complaints policy section 3.3



	working days without good reason, and the reason(s) must be clearly explained to the resident.			
6.16	When an organisation informs a resident about an extension to these timescales, they must be provided with the contact details of the Ombudsman.	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Information and advice about the Housing ombudsman supplied /
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Our complaint recording form ensures the full process is documented
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Our complaint recording form ensures the full process is documented
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	YES	See our notes for best practice on our complaints recording form	Our complaint recording form ensures the full process is documented

	<p>f. to put things right; details of any outstanding actions; and</p> <p>g. details of how to escalate the matter to the Ombudsman Service if the individual remains dissatisfied.</p>		Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	
6.20	Stage 2 is the landlord's final response and must involve all suitable staff members needed to issue such a response.	YES	Details of the investigation detailed on complaints recording form	Our complaint recording form ensures the full process is documented

## Section 7: Putting things right

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
7.1	<p>Where something has gone wrong a landlord must acknowledge this and set out the actions it has already taken, or intends to take, to put things right. These can include:</p> <ul style="list-style-type: none"> <li>• Apologising;</li> <li>• Acknowledging where things have gone wrong;</li> <li>• Providing an explanation, assistance or reasons;</li> <li>• Taking action if there has been delay;</li> <li>• Reconsidering or changing a decision;</li> <li>• Amending a record or adding a</li> </ul>	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	<p>Our complaint recording form ensures the full process is documented</p> <p>Also see 3.4 of the policy</p>

	<ul style="list-style-type: none"> <li>• correction or addendum;</li> <li>• Providing a financial remedy;</li> <li>• Changing policies, procedures or practices.</li> </ul>			
7.2	Any remedy offered must reflect the impact on the resident as a result of any fault identified.	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Our complaint recording form ensures the full process is documented Also see 3.4 of the policy
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Our complaint recording form ensures the full process is documented Also see 3.4 of the policy
7.4	Landlords must take account of the guidance issued by the Ombudsman when deciding on appropriate remedies.	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	All guidance by Ombudsman followed

## Section 8: Putting things right

Code provision	Code requirement	Comply: Yes / No	Evidence	Commentary / explanation
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  YES  YES  YES  YES	In our annual assessment no complaints recorded for and no findings of non- compliance by the Housing Ombudsman	See annual report on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>

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	Completed and sent annually	See annual report on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>
8.3	Landlords must also carry out a self-assessment following a significant restructure, merger and/or change in procedures.	YES	We comply with Housing Ombudsman Guidance	
8.4	Landlords may be asked to review and update the self-assessment following an Ombudsman investigation.	YES	We comply with Housing Ombudsman Guidance	
8.5	If a landlord is unable to comply with the Code due to exceptional circumstances, such as a cyber incident, they must inform the Ombudsman, provide information to residents who may be affected, and publish this on their website Landlords must provide a timescale for returning to compliance with the Code.	YES	We comply with Housing Ombudsman Guidance	

## 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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 4 of our Policy the procedure will be reviewed at least annually
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 4 of our Policy the procedure will be reviewed at least annually
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 4 of the policy -All complaints discussed at committee meetings and an annual report by Deputy CEO including notices and improvements made.
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 4 of the policy -All complaints discussed at committee meetings and an annual report by Deputy CEO including notices and improvements made.

9.5	In addition to this a member of the governing body (or equivalent) must be appointed to have lead responsibility for complaints to support a positive complaint handling culture. This person is referred to as the Member Responsible for Complaints ('the MRC').	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	The CEO reports to the Chairman who signs off annual Statement
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	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	The CEO reports to the Chairman who signs off annual Statement
9.7	As a minimum, the MRC and the governing body (or equivalent) must receive: <ul style="list-style-type: none"> <li>a. regular updates on the volume, categories and outcomes of complaints, alongside complaint handling performance;</li> <li>b. regular reviews of issues and trends arising from complaint handling;</li> <li>c. regular updates on the outcomes of the Ombudsman's investigations and progress made in complying with orders related to severe maladministration findings; and</li> <li>d. annual complaints performance</li> </ul>	YES	Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a>	Section 4 of the policy -All complaints discussed at committee meetings and an annual report by Deputy CEO including notices and improvements made.

	and service improvement report.			
9.8	<p>Landlords must have a standard objective in relation to complaint handling for all relevant employees or third parties that reflects the need to:</p> <ul style="list-style-type: none"> <li>a. have a collaborative and co-operative approach towards resolving complaints, working with colleagues across teams and departments;</li> <li>b. take collective responsibility for any shortfalls identified through complaints, rather than blaming others; and</li> <li>c. act within the professional standards for engaging with complaints as set by any relevant professional body.</li> </ul>	YES	<p>Please see the Policy statement wording on Newark Emmaus Trust Complaints Policy on Newark Emmaus Trust web site <a href="http://www.newarkemmaustrust.org.uk">www.newarkemmaustrust.org.uk</a></p>	<p>Section 4 of our Policy the procedure will be reviewed at least annually</p>