

ReSI Homes

Complaints Policy

1. Introduction

- 1.1. ReSI Homes Limited (**ReSI Homes or the Company**) are committed to providing a high-quality service for its customers, and to working in an open and accountable way which builds trust and respect. ReSI Homes will always endeavor to respond positively to complaints and make mistakes right where failings are identified.
- 1.2. You can contact the Housing Ombudsman Service at any point during our process for independent advice. All staff and managing agent colleagues are trained to identify expressions of dissatisfaction and will capture and refer them to the Complaints Officer (or designated complaints team) on the same working day. You will not be disadvantaged for making a complaint.

2. Purpose

- 2.1. The objective of the Policy is for ReSI Homes to put mistakes right as quickly and effectively as possible
- 2.2. To achieve this objective, this Policy:
 - a) provides clear guidance on how to submit a complaint, and how a complaint will be processed; and
 - b) sets out our approach to responding to complaints in a manner which is compliant with all relevant legislation and regulations, and which ensures a timely and satisfactory outcome is achieved.
- 2.3. ReSI Homes will operate its Complaints Policy in compliance with the Housing Regulator's Standards as set out in "The Regulatory Framework for Social Housing in England from April 2012" as updated in 2015 and 2018 and associated guidance documents.
- 2.4. This Policy has been developed in line with the 2024 Housing Ombudsman Service's Complaint Handling Code, which is now a statutory requirement.
- 2.5. Where a managing agent is engaged to manage properties on behalf of ReSI Homes or any of its companies;

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- 2.5.1. the managing agents will apply all aspects of the Complaints Policy on our behalf, and ensure their staff are trained on the Policy;
 - 2.5.2. the managing agents will consult ReSI Homes on all significant activities undertaken in fulfilment of the policy where required; and
 - 2.5.3. The word “staff” in this Policy refers to the staff of the managing agent with regard to all operational matters.
- 2.6. ReSI Homes is committed to working with customers to refine its Policies so they are fit for purpose. ReSI Homes will proactively monitor customer feedback on the Policy and its implementation and invite customers in future to contribute to the review and amendment of the Policy through Customers’ Forums, online surveys and other mechanisms to maximise the input of customers into our services. When conducting surveys, ReSI Homes will make customers aware how to make complaints.

3. Scope

- 3.1. This Policy applies to all customers and customers of ReSI Homes companies or third parties complaining on their behalf (“advocates”).
- This Policy covers complaints against ReSI Homes employees, contractors and managing agents.

4. Definitions

- 4.1. **Complainant:** any customer who expresses dissatisfaction about ReSI Homes.
- 4.2. **Complaint:** we use the Housing Ombudsman definition and define a complaint as an “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”.
- 4.3. **Service request:** a new request for us or those acting on our behalf to take action to put something right (for example, reporting a repair for the first time or requesting information). Service requests are recorded, monitored, and reviewed regularly. If you are dissatisfied with our response to a service request, this will be treated as a complaint.
- 4.4. **Recognition of a complaint:** You do not need to use the word “complaint” for your dissatisfaction to be treated as one. Any expression of dissatisfaction will be offered access to the complaints process unless an exclusion applies.

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- 4.5. **Formal complaints:** complaints which require some degree of investigation and / or follow-up, and which cannot be resolved as a service request
- 4.6. **Complaints Officer:** The person responsible for complaints at ReSI Homes.
- 4.7. **Housing Ombudsman Service:** a service provided to all customers of registered providers of social housing which can assist customers throughout the life of a complaint and also be used if complaints should be escalated. ReSI Homes is a member of the Housing Ombudsman Scheme.

5. Complaints Officer and the Member Responsible for Complaints

- 5.1. ReSI Homes will have a dedicated "Complaints Officer", whose role may or may not be dedicated to complaints handling. The Complaints Officer will:
- Act sensitively and fairly;
 - Be trained to receive complaints and deal with distressed and upset customers;
 - Have access to staff at all levels to facilitate quick resolution of complaints; and
 - Have the authority and autonomy to act to resolve disputes quickly and fairly.
- 5.2. The Head of Governance and Compliance will act as the dedicated Complaints Officer for ReSI Homes.
- 5.3. In addition to this, a member of the governing body will 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')
- 5.4. The MRC will be responsible for ensuring the Board of ReSI Homes receives regular information on complaints that provides insight on the company's complaint handling performance.

6. Exclusions

- 6.1. There are some instances where ReSI Homes or the designated property manager will not be able to consider a complaint.

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Please note, whilst this list is intended to provide a guide on circumstances where a complaint won't be considered, discretion must be used on a case-by-case basis to ensure fairness and equality. This policy does not apply in the following situations:

- The issue has not previously been reported to us and will therefore be treated as a service request. Examples of service requests include:
 - A repair/defect that hasn't previously been reported
 - A new neighbourly dispute
 - A new instance of antisocial behaviour (ASB).
- Neighbour disputes – these will be handled in line with our ASB policy, except where you are complaining about the handling of an existing ASB case, or whether we have followed our ASB policy.
- The issue occurred more than 12 months ago **and** you became aware of it more than 12 months ago. We may exercise discretion to accept complaints outside these periods where there is good reason to do so (for example, health issues, safeguarding concerns, or where records still exist and it is fair to both parties to investigate).
- The complaint has already exhausted the complaints procedure, with no new or further evidence or information to be considered.
- Requests which are dealt with under specific legislation, which includes (but is not limited to) Subject Access Requests and Data Protection breaches.
- Where the issue is subject to legal proceedings, either pending, or complete.
- Alternative action outside of our complaints process may be more appropriate in some circumstances, including insurance claims such as personal injury or third party liability.
- In the instance of contractual disputes.
- Where the issue arises from a decision taken in accordance with our legal obligations (be it contractual, statutory, regulatory or something else) such as lease agreement.
- Where dissatisfaction is expressed through a survey, we will make the resident aware of how they can pursue a complaint should they wish to do so.

6.2. A detailed explanation will be provided to you setting out the reasons why the matter is not suitable for the complaints process, where possible we will refer you back to the relevant service area and your right to take that decision to the Housing Ombudsman.

7. Approach to Complaints

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- 7.1. Customers of ReSI Homes who make a complaint can follow ReSI Homes two-staged complaints processed outlined below.
- 7.2. In recognition of ReSI Homes' service structure all Stage 1 complaints will usually be handled by third-party property managers acting on behalf of ReSI Homes in line with ReSI Homes Complaints Policy, however they could be handled by a member of the ReSI Homes' team.
- 7.3. We are committed to keeping customers and staff safe. We will not tolerate abusive or vexatious communications and may apply proportionate contact restrictions. Any restrictions will not prevent us from progressing your complaint fairly and promptly.
- 7.4. ReSI Homes and the designated third-party property managers will operate the Policy in line with the objective of seeking swift, effective complaints resolution. For this reason, ReSI Homes will work with customers to access the most appropriate channels for making complaints if these are not the ReSI Homes' complaints process. For example, in some instances complaints should instead be made through planning consultations or other statutory processes.

8. Process to Making and Managing Complaints

- 8.1. ReSI Homes follows a two-stage complaints management process. At all stages, a record of all correspondence with the complainant will be maintained. Where ReSI Homes is unable to adhere to timescales set out in the process, ReSI Homes will provide the complainants with good reason why this is the case. Upon receiving your complaint, our aim is to promptly address the issue either immediately or within 5 working days. During the first 5 working days, we may attempt to resolve the issue as a service request where appropriate. However, a complaint will be logged at Stage 1 whenever a resident expresses dissatisfaction with the response to their service request, even if the service request itself is still being actively progressed. We will not pause or stop work to address the service request if the resident chooses to make a complaint.
- 8.2. Raising a complaint will not pause our efforts to address the underlying service request. We will continue to take all reasonable steps to resolve the original issue in parallel with the complaint investigation

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- 8.3. Should an immediate resolution not be feasible, or if you find the initial resolution unsatisfactory, we will escalate the matter according to the following steps.
- 8.4. Throughout each step of the process, we will prioritise understanding your unique circumstances and requirements, making necessary adjustments where appropriate. Our team will collaborate with you to comprehensively identify the concerns outlined in your complaint and the outcomes you seek.
- 8.5. We commit to maintaining transparent and consistent communication as we investigate your concerns, ensuring that our response comprehensively addresses the issues raised and proposes suitable resolutions.
- 8.6. We will issue our complaint response when the answer to the complaint is known, even if some follow-up actions are still in progress. Any outstanding actions will be listed with target timescales, and we will provide regular updates until they are completed.
- 8.7. If a response is likely to fall outside our policy timescales, we will explain the reasons and agree suitable update intervals with you. We will not delay issuing a complaint response because actions are still being completed.
- 8.8. If the customer raises additional related issues during an open investigation, we will incorporate them into the same stage response if it has not yet been issued. If the new issues are unrelated or would unreasonably delay the response, we will log them as a new complaint.
- 8.9. At the conclusion of each stage, we will communicate whether your complaint has been upheld, partially upheld, or not upheld, providing clarity on each outcome:
 - Upheld: Acknowledgment of service discrepancies or policy/procedural failures on our part.
 - Partially upheld: Recognition of certain aspects of your complaint alongside identified failures in our policies/procedures, while other aspects remain unsubstantiated.
 - Not upheld: Disagreement with the complaint and the absence of identified failures.

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8.10. Stage One (Complaint)

- 8.10.1. A customer should make a complaint via e-mail, by phone, online or in person to the property manager responsible for managing their home on behalf of ReSI Homes (the “designated property manager”) in first instance. Alternatively, complaints can also be made directly to ReSI Homes via e-email, by phone or directly on the ReSI Homes’ website. ReSI Homes will conduct a review of all complaints received directly and where applicable refer them to the designated property manager.
- 8.10.2. ReSI Homes or the designated property manager will log the complaint as such and may contact the complainant to understand the nature of the complaint and / or to clarify outcomes being sought by the customer. ReSI Homes or the designated property manager will acknowledge the Formal stage 1 complaint within 5 working days of the complaint being received. The acknowledgement will confirm which elements of the complaint are going to be investigated. The acknowledgement will define the issues being investigated, confirm which aspects we are and are not responsible for, and set out our understanding of the outcomes you seek.
- 8.10.3. ReSI Homes or the designated property manager will provide a written Stage One response within 10 working days of acknowledgement. If the complaint is complex or we need to investigate additional issues, we will explain why and confirm our estimated resolution time. Any extension at Stage One will not exceed a further 10 working days without good reason. If we cannot agree an extended timeframe, you are entitled to request escalation to Stage Two and/or contact the Housing Ombudsman. We will provide Ombudsman contact details in our extension correspondence.
- 8.10.4. ReSI Homes will fully resolve all Stage One complaints within 20 working days from the complaint acknowledgement date.
- 8.10.5. At the completion of stage 1 complaint, ReSI Homes or the designated property manager will confirm the following:
- 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 remedies/ compensation offered to put things right;
 - f) details of any outstanding actions; and

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- g) details of how to escalate the matter to stage 2 including timeframes if the complainant is not satisfied with the response.

8.11. Stage Two (Complaint Review)

- 8.11.1. If all or part of the complaint is not resolved to the complainant's satisfaction at Stage 1 the complainant will be given the chance to progress the complaint to Stage 2. If the Stage 1 complaint was handled by the designated property manager, the stage 2 complaint will be handled by a different member of ReSI Homes. If the Stage 1 complaint was handled by a member of ReSI Homes staff, the stage 2 complaint will be escalated to a different member of the team.
- 8.11.2. A request to escalate a complaint should be received within 4 weeks (20 working days) of receiving the stage 1 response. If a request to escalate is made later than 4 weeks (20 working days) we will consider any mitigating circumstances before deciding whether to accept the escalation. Where we decide not to escalate a complaint, we will provide a clear written explanation of our decision, confirm that the customer may contact the Housing Ombudsman Service, and provide the Ombudsman's contact details. All refusals will be recorded for inclusion in the Annual Complaints and Service Improvement Report.
- 8.11.3. We will acknowledge and define your Stage Two complaint within 5 working days, confirm which aspects we are and are not responsible for, and clarify any areas that are unclear. Your Stage Two review will be conducted by a different, independent team member.
- 8.11.4. Customers will not be required to provide an explanation for their reasons for requesting a stage 2 consideration.
- 8.11.5. The stage 2 complaint details and relevant correspondence will be carefully reviewed, and ReSI Homes will provide a written response within 20 working days of the stage 2 complaint being acknowledged.
- 8.11.6. We will provide our Stage Two response within 20 working days of acknowledgement. If the complaint is complex or we need to investigate additional issues, we will explain why and confirm our estimated resolution time. Any extension at Stage Two will not exceed a further 20 working days without good reason. If we cannot agree an extension, you have the right to contact the Housing Ombudsman for guidance. We will provide Ombudsman contact details in our extension correspondence and continue to agree suitable update intervals if delayed.

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8.11.7. If a complainant has escalated their complaint through the two-stage process and the issue has still not been resolved to their satisfaction, they can contact the following:

- Housing Ombudsman Service – If a complaint has not been resolved to the complainant's satisfaction eight weeks after the completion of the ReSI Homes two-stage process, the complainant can contact the Housing Ombudsman Service directly, or can be referred to the service by a Designated Person. ReSI Homes will cooperate with The Housing Ombudsman's requests for information (including providing evidence within 15 working days of it being requested if possible). The Housing Ombudsman Service contact details are below:

Housing Ombudsman Service
PO Box 1484
Unit D
Preston
PR2 0ET
Email: info@housing-ombudsman.org.uk
Phone: 0300 111 3000
<http://www.housing-ombudsman.org.uk>

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8.11.8. At the completion of stage 2 complaint, ReSI Homes or the designated property manager will confirm the following:

- 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 complainant remains dissatisfied

8.12. Outcome of the complaints

8.12.1. Depending on the outcome of the complaint, ReSI Homes or the designated property manager may:

8.12.2. Acknowledge when things go wrong and do our best to fix them

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- 8.12.3. apologise
- 8.12.4. improve procedures to prevent similar problems from happening again
- 8.12.5. pay compensation if applicable

9. Making a complaint

- 9.1. ReSI Homes allows complaints to be made via e-mail, by phone and in person to the property manager responsible for managing the complainants' home on behalf of ReSI Homes or directly to ReSI Homes.

- 9.2. The website of the designated property managers will include information on how to raise a complaint. ReSI Homes has its Complaints Policy and process available and downloadable on its website.

- 9.3. How to contact us:
In the first instance you should always complain to the property manager responsible for managing your home. You can also make a complaint to ReSI Homes by telephone on 020 7382 0909, using e-form on our website <https://resi-homes.com/>, by emailing us on complaints@resi-homes.com or by letter to ReSI Homes Limited, 80 Cheapside, London, EC2V 6EE.

10. Guidance for Managing Agents and Contractors

- 10.1. This Policy requires any Managing Agent or Contractor providing services on ReSI Homes' behalf to:
 - Record and respond to customer complaints within the timescales detailed in this policy,
 - Provide ReSI Homes with any information relating to a complaint
 - Assist ReSI Homes by investigating complaints where appropriate.

11. Learning from Complaints

- 11.1. ReSI Homes views complaints as an opportunity to learn about how it can improve its services. ReSI Homes will record and monitor every complaint, including details such as the subject of the complaint, resolution time and any learning points.

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- 11.2. ReSI Homes will regularly review this register of complaints received in order to identify recurring subjects and continuously improve how the organisation handles complaints. Where possible, ReSI Homes will share with customers how learnings are being applied.
- 11.3. In addition, ReSI Homes will proactively monitor the effects of its complaint's procedure. Areas to be monitored will include:
- Total number of Formal complaints;
 - Nature of complaints (e.g. ASB, repairs issues, contactor issues);
 - Percentage of complaints resolved at the first stage of the internal process;
 - Percentage of complaints resolved at the second stage of the internal process; and
 - Percentage of complaints escalated beyond the internal process.
 - Feedback from customers about how satisfied they were with the complaints process

12. Self-assessment, reporting and compliance

- 12.1. ReSI Homes will produce an annual complaints performance and service improvement report for scrutiny and challenge, which will include:
- the annual self-assessment against the Ombudsman Complaint Handling Code
 - a qualitative and quantitative analysis of the landlord's complaint handling performance.
- 12.2. any findings of non-compliance with the Ombudsman Complaint Handling Code
- 12.3. the service improvements made as a result of the learning from complaints;
an annual report about ReSI Homes' performance from the Ombudsman and any other relevant reports or publications produced by the Ombudsman in relation to ReSI Homes.
- 12.4. We will publish on our website our annual self-assessment against the Housing Ombudsman's Complaint Handling Code and our annual Complaints Performance and Service Improvement report, together with the Board's response. We will also share key learning and performance with resident scrutiny groups to support accountability and service improvement.

13. Equality and Diversity

- 13.1. We adhere to the provisions of the Equality Act 2010. ReSI Homes does not discriminate against customers or customers on account of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation.
- 13.2. We will record and regularly review any reasonable adjustments agreed with you and any disabilities you disclose, to ensure our communication and services remain appropriate. On request, we will provide translations and alternative formats (for example, large print, braille, and audio). Our website includes accessibility tools to help you personalise content.

14. Training and Promotion

- 14.1. ReSI Homes will publicise this policy, process, the Complaint Handling Code and The Housing Ombudsman Scheme details to our staff, managing agents and customers through:
- Our website;
 - Newsletter
 - Policy briefings and training; and
 - As part of regular correspondence with customers
- 14.2. Any ReSI Homes officer obliged by this Policy shall be offered training as may be required to give effect to this Policy.

15. Changes to the Complaints Policy

- 15.1. No change to this Policy will be made without the authority of the Board.

16. Monitoring and review

- 16.1. This Policy will be reviewed as required or at least every two years to incorporate any changes in legislation or good practice.

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- 16.2. ReSI Homes is committed to working with customers to refine its policies so they are fit for purpose. ReSI Homes will proactively monitor customer feedback on the Policy and its implementation and invite customers in future to contribute to the review and amendment of the Policy through Customers' Forums, online surveys and other mechanisms to maximise the input of customers into our services.

18 February 2026