

Do You Have a Complaint?

Lochalsh & Skye Housing Association is committed to providing high-quality customer services. We value complaints and use information from them to help us improve our services.

If something goes wrong or you are dissatisfied with our services, please tell us. This leaflet describes our complaints procedure and how to make a complaint. It also tells you about our service standards and what you can expect from us.



What is a complaint?

We regard a complaint as any expression of dissatisfaction about our action or lack of action, or about the standard of service provided by us or on our behalf.

What can I complain about?

You can complain about things like:

- delays in responding to your enquiries and requests
- failure to provide a service
- our standard of service
- dissatisfaction with our policy
- treatment by or attitude of a member of staff
- our failure to follow proper procedure.

Your complaint may involve more than one of our services or be about someone working on our behalf.

What can't I complain about?

There are some things we can't deal with through our complaints procedure.

These include:

- a routine first-time request for a service, for example reporting a problem that needs to be repaired or initial action on anti social behaviour
- requests for compensation
- our policies and procedures that have a separate right of appeal, for example, if you are dissatisfied with the level of priority you have been given when applying for a house, you may have the right to appeal against the decision
- issues that are in court or have already been heard by a court or a tribunal
- an attempt to reopen a previously concluded complaint or to have a complaint

reconsidered where we have already given our final decision following a stage 2 investigation. If you are still not satisfied, you can ask the Scottish Public Services Ombudsman for an independent review of the complaint.

If other procedures or rights of appeal can help you resolve your concerns we will give information and advice to help you.

Who can complain?

Anyone can make a complaint to us, including the representative of someone who is dissatisfied with our service. Please also read the section on 'Getting help to make your complaint'.

How do I complain?

You can complain in person at our office, by phone, in writing, email or by using our complaints form.

It is easier for us to resolve complaints if you make them quickly and directly to the service concerned. So please talk to a member of our staff at the service you are complaining about. Then they can try to resolve any problems on the spot.

When complaining, tell us:

- your full name and address
- as much as you can about the complaint
- what has gone wrong
- how you want us to resolve the matter.

How long do I have to make a complaint?

Normally, you must make your complaint within six months of:

- the event you want to complain about, or
- finding out that you have a reason to complain, but no longer than 12 months after the event itself.

In exceptional circumstances, we may be able to accept a complaint after the time limit. If you feel that the time limit should not apply to your complaint, please tell us why.

What happens when I have complained?

We will always tell you who is dealing with your complaint. Our complaints procedure has two stages:

Stage One – Frontline Resolution

We aim to resolve complaints quickly and close to where we provided the service. This could mean an on-the-spot apology and explanation if something has clearly gone wrong, and immediate action to resolve the problem.

We will give you our decision at stage 1 in **five working days or less**, unless there are exceptional circumstances.

If we can't resolve your complaint at this stage, we will explain why. If you are still dissatisfied you can ask for your complaint to be investigated further through stage 2. You may choose to do this immediately or some time after you get our initial response. We can help you with making this request.

Stage Two – Investigation

Stage 2 deals with two types of complaint: those that have not been resolved at stage 1 and those that are complex and require detailed investigation.

When using stage 2 we will:

- acknowledge receipt of your complaint within **three working days**
- discuss your complaint with you to understand why you remain dissatisfied and what outcome you are looking for
- give you a full response to the complaint as soon as possible and within **20 working days**.

If our investigation will take **longer than 20 working days**, we will tell you. We will agree revised time limits with you and keep you updated on progress.

What if I'm still dissatisfied?

After we have fully investigated, if you are still dissatisfied with our decision or the way we dealt with your complaint, you can ask the **Scottish Public Services Ombudsman (SPSO)** to look at it.

The **SPSO** cannot normally look at:

- a complaint that has not completed our complaints procedure (so please make sure it has done so before contacting the **SPSO**)
- events that happened, or that you became aware of, more than a year ago
- a matter that has been or is being considered in court.

You can contact the **SPSO**:

In Person: SPSO, 4 Melville Street, Edinburgh EH3 7NS

By Post: Freepost SPSO

Freephone: 0800 377 7330 **Online contact** www.spsso.org.uk/contact-us

Website: www.spsso.org.uk **Mobile site:** <http://m.spsso.org.uk>

Complaints about Factoring

The SPSO does not normally look at complaints about our factoring service.

From October 2012 the Homeowners Housing Panel will try to resolve complaints and disputes between home owners and property factors. So if your complaint is about a factoring service, and you are still dissatisfied after our investigation stage you will be able to go to the Homeowners Housing Panel. More information will be available once the panel is fully established.

Reporting a Significant Performance Failure to the Scottish Housing Regulator

The Scottish Housing Regulator (SHR) can consider issues raised with them about 'significant performance failures'. A significant performance failure is defined by the SHR as something that a landlord does or fails to do that puts the interests of its tenants at risk, and which the landlord has not resolved. This is something that is a systematic problem that does, or could, affect all of a landlord's tenants. If you are a tenant and are aware of a significant performance failure, you should:-

- raise the issue with your landlord;
- give them a reasonable time to respond
- give them a reasonable time to fix the failure.

If your landlord does not deal with the failure, or it agrees to do something and nothing happens, then you can report this to the Scottish Housing Regulator.

The simplest way to report a significant performance failure is to complete the form on their website and e-mail it to them. This can be found on their website scottishhousingregulator.gov.uk. You can also telephone, fax, write or e-mail them (details below). They will also accept a report of a significant performance failure from individuals or groups representing tenants, such as registered tenants' organisations, or groups of tenants.

Phone: **0141 305 4199**

Fax: **0141 221 5030**

E-mail: **spf@scottishhousingregulator.gsi.gov.uk**

Write to: Scottish Housing Regulator, 58 Waterloo Street, GLASGOW G2 7DA

Getting help to make your complaint

We understand that you may be unable, or reluctant, to make a complaint yourself. We accept complaints from the representative of a person who is dissatisfied with our service. We can take complaints from a friend, relative, or an advocate, if you have given them your consent to complain for you. You can find out about advocates in your area by contacting the **Scottish Independent Advocacy Alliance** on **0131 260 5380** or **Citizens Advice Bureau** on **01478 612032**.

The information in this publication can be made available on request in other languages and formats. Please contact us with your requirements.

Lochalsh & Skye Housing Association
Morrison House, Bayfield, Portree, Isle of Skye, IV51 9EW



Tel: 01478 612035
Fax: 01478 613377
e-mail: info@LSHA.co.uk
website: www.lsha.co.uk