

Hull City Council - Corporate Customer Feedback Process **Housing Landlord Complaints**

Whether we're good, bad or indifferent, we want you to tell us where we are going wrong as well as when we are doing a good job. The Council takes feedback seriously and is committed to learning from customer feedback in order to improve its services. Hull City Council also welcomes petitions under its Petitions Scheme.

You can submit your corporate feedback about our role as a Landlord to us in any of the following ways:

- Online, by completing and submitting the customer feedback form on our website <http://www.hull.gov.uk>
 - Search for "Customer Feedback & Complaints," and click on the link or
 - At the bottom of the main home page find Council and Democracy and then click on the Customer Feedback and Complaints link.
- By telephoning the Council's Contact Centre on 01482 300 300
- By visiting one of the Council's Customer Service Centres or Information Points
- By writing to: FREEPOST RSJC-KKBE-ABXZ, Customer Feedback Team, PO Box 15, HU1 2AB

Compliments

When we get a compliment, we will acknowledge receipt and make sure it is passed to the right people.

Suggestions

We welcome your suggestions as to how we can improve the services we deliver to you. If you complain about why we do things, not what we do, we will treat this as a suggestion and not a complaint.

If you want to make a complaint and remain anonymous, we will treat this as a suggestion.

When you make a suggestion we will:

- Acknowledge receipt (if you have provided your contact details)
- Make sure it reaches the right people to look at it
- If applicable, we will provide you with a response regarding any action we may take as a result of your suggestion.

Please note that we may publish compliments and suggestions in some of our publicity. We will not publish your details if you ask us not to.

Complaints

We have adopted the Housing Ombudsman Service's definition of a complaint. A complaint is defined as:

“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.”

You can make a complaint about any service provided by the council or a contractor working on our behalf. Examples of things you can complain about can include:

- if you feel we have done something wrong
- we have failed to provide you with a service or the standard of service isn't what you expected
- we have not followed our policies and procedures correctly
- you are not happy with the conduct of a member of staff whilst they are delivering a Council service. **Please note that we cannot investigate staff conduct outside of the workplace under our complaints process. If you wish to report suspected wrongdoing by a Council employee, please see this page [Wrongdoing at the council | Hull](#)**

When dealing with your complaint we promise we will

- Make contact with you to ensure we understand your complaint and the outcome you are seeking. (Defining your complaint)
- Tell you which aspects of your complaint we are, and are not responsible for.
- Keep you informed.
- Treat you fairly.
- Look into your case fully and properly.

If this is the first time you are reporting an issue to us, we may decide to treat this as a request for service.

Please note that it is completely at our discretion how your complaints and feedback are handled. If you are unhappy with how your complaints or feedback are being handled you can approach the relevant Ombudsman for help and advice at any time

You should make us aware of your complaint within 12 months of the incident happening or within 12 months from when you first became aware that you had reason for complaint. If your complaint is received later than this, we may not be able to be fully investigate it. The time limit may be extended at the discretion of the complaints manager where there is a very good reason for the delay. Where late complaints cannot be accepted we will tell you and explain why. If possible we may make an alternative response to help regarding any outstanding issues.

We ask that you treat the Council and its employees with dignity and respect when submitting complaints and feedback. We reserve the right to cancel any complaint that contains excessive foul and abusive language.

The Council is committed to providing a fair and reasonable complaints service and to making it as accessible as possible. if you require any reasonable adjustments please inform us at the earliest possible opportunity. Any complainants who, through the nature or frequency of their contact with the Council, behave unreasonably and hinder the consideration of their own or other people's cases, will be referred to the Customer Feedback Team Leader who will consider their access options. This will be done on a case by case basis..

What happens to my complaint?

Stage 1

When we receive your complaint, we will contact you to ensure we fully understand the issue and what outcome you are seeking. We will write to you to acknowledge and define your complaint within 5 working days. We aim to send a full response within 10 working days of sending the acknowledgement letter.

If we need more time or signed permission from the complainant, if you are complaining on someone else's behalf, we will tell you when you can expect our response.

When you have received our response, if you are happy or if we do not hear from you within 28 days we will close the complaint.

Stage 2

If you are not happy you can ask for your complaint to be escalated to stage 2, where it will be reviewed by a senior manager. You do not have to give us

any reasons to escalate your complaint, however if you are able to, it will help us to understand why you are still unhappy.

We will contact you to ensure we fully understand why you are unhappy and what outcome you are seeking. We will write to you to acknowledge and define your complaint within 5 working days. We aim to send a full response within 20 working days of sending the acknowledgement letter. If we need more time, we will write to you and tell you when you can expect our response.

When you have received your stage 2 response, you have completed the complaints process and we will close the complaint.

The Council's complaints process is now complete.

Still dissatisfied after the Council's Complaints procedure has finished?

You can contact the Housing Ombudsman Service (HOS) to ask them to review your complaint.

The HOS investigates most complaints about the Council's role as a Landlord.

Housing Ombudsman Service

PO Box 1484

Unit D

Preston

PR2 0ET

Phone: 0300 111 3000

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

Please note:

The Ombudsman will not normally consider a complaint which has not completed the Council's complaints procedure.

You can approach the Ombudsman at any time during your complaint for help and advice.

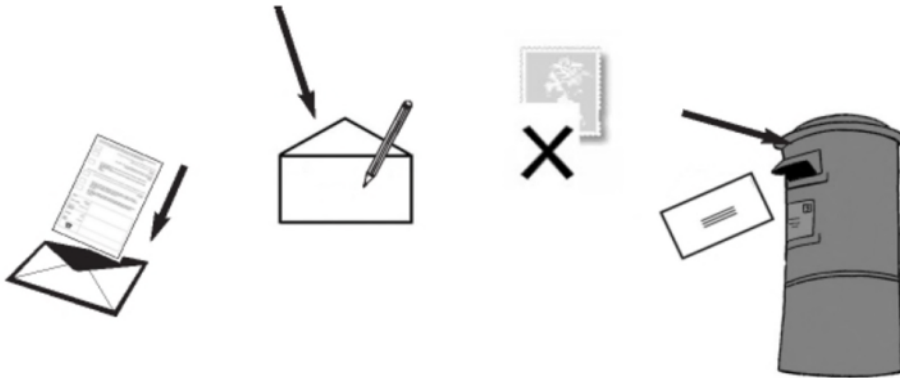


As a tenant complaining about the Council landlord services, you can also contact:

- Your local independent Tenants' Complaint Panel

If you would like this document in your language please tick the box and send it in an envelope to:

- Polish Jeżeli chciałbyś otrzymać ten list w swoim języku, to proszę odhaczyć ramkę i wysłać w kopercie na adres:
- Arabic إذا رغبت الحصول على نسخة من هذه الرسالة مترجمة الى لغتك, من فضلك ضع إشارة في المربع وضعها في ظرف و أرسلها الى العنوان التالي:
- Kurdish ئەگەر ئەم نامە بەت دەوێت بە زمانی خوێت تکیایە نیشانە لە چوارچێوەکە بدە وە لە زەرڤیکی نامەدا بێنێره یۆ:
- Russian Если Вы желаете получить это письмо на родном языке, пожалуйста отметите с крестиком в клетке, положите в конверт и посылайте по адресу:
- Mandarin 如果您想要一份是用您的母语写成的这封信, 请在空格内打钩, 并把这张纸装入信封 (免贴邮票) 寄到下列地址:
- Farsi اگر این نامه را به زبان خودتان میخواهید, لطفاً مربع مربوطه را علامت زده و آنرا داخل یک پاکت نامه گذاشته و به آدرس پستی رایگان زیرمست کنید:
- Turkish Bu mektubu kendi dilinizde isterseniz, lütfen kutuyu işaretleyip zarfın içinde adrese gönderiniz:
- Bengali আপনি যদি এই চিঠি নিজের মাতৃভাষায় পেতে ইচ্ছুক হন তাহলে দয়া করে বক্সে টিক করার পরে খামে ভরে এই ঠিকনায় পাঠান:-
- French Si vous voulez recevoir cette lettre dans votre langue, veuillez cocher la case et envoyer la lettre dans une enveloppe à l'adresse :
- Portuguese Se desejar receber esta carta na sua língua, agradecemos que marque com um tique no quadrado, e a devolva num envelope para a direcção seguinte:



FREEPOST RSJC-KKBE-ABXZ, Corporate Customer Feedback Team, P.O. Box 15, Hull, HU1 2AB

The information in this document can also be made available in other formats as appropriate.

Please return this completed form to the address mentioned above.

Alternative Format	Tick	Alternative Format	Tick
Large print		Audio cassette tape	
Computer disk		Face-to-face conversation	
British Sign Language		Braille	
Makaton			
Email (your address)			
Other method (please explain)			