



**Govanhill**  
HOUSING ASSOCIATION

## Complaints Handling Procedure

## Contents

|                                                                                      |          |
|--------------------------------------------------------------------------------------|----------|
| <b>What is a complaint? .....</b>                                                    | <b>3</b> |
| <b>What can I complain about? .....</b>                                              | <b>3</b> |
| <b>What can't I complain about? .....</b>                                            | <b>3</b> |
| <b>Who can complain? .....</b>                                                       | <b>4</b> |
| <b>How do I complain? .....</b>                                                      | <b>5</b> |
| <b>Our contact details .....</b>                                                     | <b>5</b> |
| <b>How long do I have to make a complaint? .....</b>                                 | <b>5</b> |
| <b>What happens when I have complained?.....</b>                                     | <b>5</b> |
| <b>Stage 1: Frontline response .....</b>                                             | <b>5</b> |
| <b>Stage 2: Investigation .....</b>                                                  | <b>6</b> |
| <b>What if I'm still dissatisfied? .....</b>                                         | <b>6</b> |
| <b>Reporting a significant performance failure to the Scottish Housing Regulator</b> | <b>7</b> |
| <b>Getting help to make your complaint.....</b>                                      | <b>7</b> |
| <b>Our contact details .....</b>                                                     | <b>8</b> |

**Govanhill Housing Association is committed to providing high-quality customer services.**

**We value complaints and use information from them to help us improve our services.**

1. 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 how we will handle your complaint and what you can expect from us.

### **What is a complaint?**

2. 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?**

3. You can complain about things like:
  - failure or refusal to provide a service
  - inadequate quality or standard of service, or an unreasonable delay in providing a service
  - delays in responding to enquiries or requests
  - unfairness, bias or prejudice in service delivery
  - lack of provision, or the provision of misleading, unsuitable or incorrect advice or information
  - a repair that has not been carried out properly or in an agreed timeframe
  - dissatisfaction with one of our policies or its impact on the individual
  - failure to properly apply law, procedure or guidance when delivering services
  - failure to follow the appropriate administrative process
  - conduct, treatment by or attitude of a member of staff or contractor (**except** where there are arrangements in place for the contractor to handle the complaint themselves); or
  - disagreement with a decision, (**except** where there is a statutory procedure for challenging that decision, or an established appeals process followed throughout the sector).
4. Your complaint may involve more than one service or be about someone working on our behalf.

### **What can't I complain about?**

5. There are some things we can't deal with through our complaints handling procedure. These include:
  - a routine first-time request for a service
  - a request for compensation only
  - issues that are in court or have already been heard by a court or a tribunal (if you decide to take legal action, you should let us know as the complaint cannot then be considered under this process)
  - disagreement with a decision where there is a statutory procedure for challenging that decision (such as for freedom of information and subject access requests), or an established appeals process followed throughout the sector
  - a request for information under the Data Protection or Freedom of Information (Scotland) Acts

- a grievance by a staff member or a grievance relating to employment or staff recruitment
- a concern raised internally by a member of staff (which was not about a service they received, such as a whistleblowing concern)
- a concern about a child or an adult's safety
- an attempt to reopen a previously concluded complaint or to have a complaint reconsidered where we have already given our final decision
- abuse or unsubstantiated allegations about our organisation or staff where such actions would be covered by our *Unacceptable Actions Policy or equivalent*; or
- a concern about the actions or service of a different organisation, where we have no involvement in the issue (**except** where the other organisation is delivering services on our behalf).

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

### **Service-Specific Clarifications**

In addition to the above, the following are handled outside this complaints process:

- **Anti-Social Behaviour (ASB):** Reports of ASB are treated as service requests rather than complaints. However, if a complaint is made about how an ASB case has been handled, including concerns about communication or the action taken, this will be considered under the complaint's procedure.
- **Pest Control:** Pest control issues are treated as service requests rather than complaints. As this is a non-statutory service, specific timescales cannot always be guaranteed. However, complaints about how a pest control request has been handled, including concerns about communication or the quality of the service provided, will be considered under the complaint's procedure.

Where a service request and complaint are raised together, the service request should continue to be dealt with through the relevant service procedure, while any complaint about the handling of that service should be considered under the complaints procedure. The two processes should be kept separate but can be progressed at the same time where appropriate.

### **Who can complain?**

7. Anyone who receives, requests or is directly affected by our services can make a complaint to us. This includes the representative of someone who is dissatisfied with our service (for example, a relative, friend, advocate or adviser). If you are making a complaint on someone else's behalf, you will normally need their written consent. Please also read the section on **Getting help to make your complaint** below.

#### **7.1 Children and Young People**

We recognise that children and young people may wish to raise concerns. A child is anyone under 16.

Complaints may be made directly or via a parent, guardian, or advocate.

We will ensure complaints involving children and young people are handled in a way that is accessible, supportive, respectful, and appropriate to their age and understanding.

## **How do I complain?**

8. You can complain in person at our office, by phone on 0141 636 3636, in writing, by email <https://www.govanhillha.org/make-a-complaint/>
9. It is easier for us to address 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 the issue.
10. When complaining, please tell us:
  - your full name and contact details
  - as much as you can about the complaint
  - what has gone wrong; and
  - what outcome you are seeking.

## **Our contact details**

Telephone: 0141 636 3636

Email: [complaints@govanhillha.org](mailto:complaints@govanhillha.org)

Website: <https://www.govanhillha.org/make-a-complaint/>

## **How long do I have to make a complaint?**

11. 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.
12. 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?**

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

## **Stage 1: Frontline response**

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14. We aim to respond to complaints quickly (where possible, when you first tell us about the issue). This could mean an on-the-spot apology and explanation if something has clearly gone wrong, or immediate action to resolve the problem.
15. We will give you our decision at stage 1 in five working days or less, unless there are exceptional circumstances.

16. If you are not satisfied with the response we give at this stage, we will tell you what you can do next. If you choose to, you can take your complaint to stage 2. You must normally ask us to consider your complaint at stage 2 either:
- within six months of the event you want to complain about or finding out that you have a reason to complain; or
  - within two months of receiving your stage 1 response (if this is later).
17. In exceptional circumstances, we may be able to accept a stage 2 complaint after the time limit. If you feel that the time limit should not apply to your complaint, please tell us why.

## Stage 2: Investigation

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18. Stage 2 deals with two types of complaint: where the customer remains dissatisfied after stage 1 and those that clearly require investigation, and so are handled directly at this stage. If you do not wish your complaint to be handled at stage 1, you can ask us to handle it at stage 2 instead.
19. When using stage 2:
- we will acknowledge receipt of your complaint within three working days
  - we will confirm our understanding of the complaint we will investigate and what outcome you are looking for
  - we will try to resolve your complaint where we can (in some cases we may suggest using an alternative complaint resolution approach, such as mediation); and
  - where we cannot resolve your complaint, we will give you a full response as soon as possible, normally within 20 working days.
20. If our investigation will take longer than 20 working days, we will tell you. We will tell you our revised time limits and keep you updated on progress.

## What if I'm still dissatisfied?

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21. After we have given you our final decision, 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 are an independent organisation that investigates complaints. They are not an advocacy or support service (but there are other organisations who can help you with advocacy or support).

You can ask the SPSO to look at your complaint if:

- you have gone all the way through our complaints handling procedure
- it is less than 12 months after you became aware of the matter you want to complain about; and
- the matter has not been (and is not being) considered in court.

The SPSO will ask you to complete a complaint form and provide a copy of our final response to your complaint. You can do this online at [www.spsso.org.uk/complain/form](http://www.spsso.org.uk/complain/form) or call them on Freephone 0800 377 7330.

You may wish to get independent support or advocacy to help you progress your complaint. See the section on **Getting help to make your complaint** below.

The SPSO's contact details are:

SPSO  
Bridgeside House  
99 McDonald Road  
Edinburgh  
EH7 4NS  
(if you would like to visit in person, you must make an appointment first)

Their freepost address is:

FREEPOST SPSO

Freephone: 0800 377 7330  
Online contact [www.spsso.org.uk/contact-us](http://www.spsso.org.uk/contact-us)  
Website: [www.spsso.org.uk](http://www.spsso.org.uk)

22. There are some complaints about housing that have an alternative route for independent review. We will tell you how to seek independent review when we give you our final response on your complaint.

## Reporting a significant performance failure to the Scottish Housing Regulator

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23. 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 systemic problem that does, or could, affect all of a landlord's tenants. If you are affected by a problem like this, you should first report it to us. If you have told us about it but we have not resolved it, you can report it directly to the SHR.
24. A complaint between an individual tenant and a landlord is not a significant performance failure. Significant performance failures are not, therefore, dealt with through this complaints handling procedure. You can ask us for more information about significant performance failures. The SHR also has more information on their website: [www.scottishhousingregulator.gov.uk/](http://www.scottishhousingregulator.gov.uk/)

## Getting help to make your complaint

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25. 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.

26. You can find out about advocates in your area by contacting the Scottish Independent Advocacy Alliance:

**Scottish Independent Advocacy Alliance**

Tel: 0131 510 9410 Website: [www.siaa.org.uk](http://www.siaa.org.uk)

27. You can find out about advisers in your area through Citizens Advice Scotland:

**Citizens Advice Scotland**

Website: [www.cas.org.uk](http://www.cas.org.uk) or check your phone book for your local citizens advice bureau.

28. We are committed to making our service easy to use for all members of the community. In line with our statutory equalities duties, we will always ensure that reasonable adjustments are made to help you access and use our services. If you have trouble putting your complaint in writing, or want this information in another language or format, such as large font, or Braille, please tell us in person, contact us on 0141 636 3636 email us at [complaints@govanhillha.org](mailto:complaints@govanhillha.org)

## Our contact details

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29. Please contact us by the following means:

*Govanhill Housing Association*

*Samaritan House*

*79 Coplaw Street*

*Glasgow*

*G42 7JG*

*Telephone: 0141 636 3636*

*Email: [complaints@govanhillha.org](mailto:complaints@govanhillha.org)*

*Website: [www.govanhillha.org](http://www.govanhillha.org)*