



Part of **Sanctuary**

COMPLAINTS PROCEDURE



UNHAPPY WITH OUR SERVICE?

We put the same high standards of care into looking after our customers as we do into building our homes. However, we do appreciate that sometimes things can go wrong and so we take complaints very seriously.

If you do have a complaint, we ask you to let us know so that we may have the opportunity to resolve the issue for you and learn from it.

REPORTING AN ISSUE:

Although we hope you will not have any problems after you move into your new home, our commitment continues after your sale has completed.

If you have a complaint that we have:

- Failed to do something we should have done.
- Done something badly.
- Treated you unfairly or discourteously.
- Failed to comply with the Consumer Code or New Homes Quality Code

Then please do contact us and allow us the opportunity to put it right.

INFORMAL COMPLAINTS:

If you are able to resolve any issue informally with us and are happy with the outcome, then you need not use our formal complaints procedure. If, however, you are not satisfied that the problem has been resolved or managed to your satisfaction, you may wish to make a formal complaint. You can do this by using our formal complaints procedure set out below.

FORMAL COMPLAINTS PROCESS:

We have a robust process to ensure that your complaint is thoroughly investigated and followed up.

We want to make it easy for you to tell us if you are unhappy with something.

The easiest way to complain is to send an email to Customercare@beechgrovehomes.co.uk.

You will need to provide as much information as possible to help us investigate your issue, including:

- What has happened?
- When it happened?
- What the impact on your and your family has been?
- What would you like us to do to put things right?

Your complaint will be formally logged and assigned a reference number. Then the following complaints process is followed:

Acknowledgement

We will acknowledge all complaints within 5 working days of the complaint acknowledgement date and advise you of who will investigate your concerns.

Pathway to Resolution

Stage 1

We will investigate your concerns and send a Stage 1 response which details our proposed resolution within 10 working days of the complain acknowledgement date or if further investigations are required we may extend this period for a further 10 days to provide a full response.*

Stage 2

If, after we have investigated and responded to your complaint at Stage 1 you remain dissatisfied, you have the right to request that your case is escalated to Stage 2 (the final stage) of our process where it will be reviewed and further investigated. Again, we will acknowledge your escalation to Stage 2 within 5 working days and aim to respond within 20 working days from the date we acknowledged your escalation of your complaint. If further time is needed to investigate your complaint we may extend for a further 20 days to provide a full response.

UNHAPPY WITH HOW WE HAVE DEALT WITH YOUR COMPLAINT?

We hope we can resolve most matters without the need for further escalation. However if your complaint is not resolved in accordance with this procedure, or you remain dissatisfied with the outcome then you may be able to refer your complaint for independent review to any dispute resolution service offered by your warranty provider, or where you are a shared owner or leaseholder to the Housing Ombudsman Service, an independent body that looks into how landlords have handled complaints.

Your home is covered by the **Consumer Code for Home Builders**.



Under the Consumer Code for Home Builders (www.consumercode.co.uk), if you are unhappy with how we have dealt with your complaint, you may refer the matter to your Home Warranty Provider in the first instance, e.g. NHBC.

If appropriate, they might refer you to the Consumer Code for Home Builders who run an Independent Dispute Resolution Scheme (IDRS).

The IDRS will follow an adjudication process. This is entirely independent and will consider the evidence provided by you and Beech Grove Homes to reach a decision.



FOR CUSTOMERS WHO RESERVED THEIR HOME AFTER SEPTEMBER 2024 AND FOR WHOM THE NEW HOMES QUALITY CODE APPLIES, THE FOLLOWING COMPLAINTS PROCEDURE WILL APPLY IN ACCORDANCE WITH THE NEW HOMES QUALITY CODE:

Acknowledgement

We will acknowledge all complaints within 5 calendar days of the complaint initiation date* and advise you of who will investigate your concerns.

Pathway to Resolution

We will investigate your concerns and send a response which details our proposed pathway to resolution within 10 calendar days of the complaint initiation date*. This should explain how we plan to resolve the issue, along with the steps and anticipated timescales.

Complaint Assessment

We will send a full complaint assessment response by no later than 28 calendar days. If the complaint has been resolved, this will confirm what steps were taken. In the event that the resolution is still underway, the response will detail what has caused the delay, and the anticipated date for resolution.

Closure

Once the complaint has been resolved, we will send a closure response which confirms what action has been taken.

KEEPING YOU UPDATED:

We aim to resolve complaints as quickly as possible and with minimum delay, however, in the very unlikely event that the complaint remains unresolved after 56 calendar days of the complaint initiation date*, we will send a further response to provide information on:

- What has caused the delay
- What are the next steps and the anticipated date for resolution

We will also keep you updated no less than every 28 calendar days until the matter is resolved.

UNHAPPY WITH HOW WE HAVE DEALT WITH YOUR COMPLAINT?

We hope we can resolve most matters without the need for further escalation. However, if your complaint is not resolved in accordance with this procedure, or you remain dissatisfied with the outcome, then you may be able to refer your complaint for independent review to any dispute resolution service offered by your warranty provider, or the New Homes Ombudsman Service.

Referrals can be made after 56 days have passed from when the complaint was first raised with us.

THIRD PARTY REFERRALS

Where you direct your referral depends on when you reserved your home:

If you reserved your home before September 2024 then you will be covered by the Consumer Code for Home Builders.

If you reserved your home on or after September 2024 then you will be covered by the New Homes Quality Code.



Under the New Homes Quality Code, if you are unhappy with how we have dealt with your complaint, you may refer the matter to the New Homes Ombudsman Service (NHOS) (www.nhos.org.uk).

The NHOS, whose decisions are entirely independent, will consider the evidence provided by you and Beech Grove Homes to reach an adjudication.

It is within the New Homes Ombudsman Service' discretion to decide when or if to accept a complaint, in accordance with the scheme rules. The New Homes Ombudsman Service can accept complaints that have arisen within two years of legal completion. After this, disputes within the structural warranty period may be referred to the New Home Warranty Provider if relevant.

Using our formal complaints process, the Independent Dispute Resolution Scheme or New Homes Ombudsman Service does not affect your normal legal rights.

*The complaints initiation date (CID) is the first working day after a complaint is acknowledged. Thus, if a complaint is acknowledged on a Monday, the CID is the following Tuesday. If a complaint is received on a Saturday, the CID will be the following Monday (excluding public holidays).





Part of Sanctuary

www.beechgrovehomes.co.uk

Beech Grove Homes Limited

Registered office: Sanctuary House, Chamber Court, Castle Street, Worcester, WR1 3ZQ

A company incorporated in England and Wales, Registration No. 11966303

Beech Grove Homes Limited is a subsidiary of Sanctuary Housing Association, an exempt charity