

## **Complaints Policy of Building Conservation Services**

**Building Conservation Services** views complaints as an opportunity to learn and improve for the future, as well as a chance to put things right for the person [or organisation] that has made the complaint.

Our policy is:

- To provide a fair complaints procedure which is clear and easy to use for anyone wishing to make a complaint
- To publicise the existence of our complaints procedure so that people know how to contact us to make a complaint
- To make sure everyone at Building Conservation Services knows what to do if a complaint is Received
- To make sure all complaints are investigated fairly and in a timely way
- To make sure that complaints are, wherever possible, resolved and that relationships are repaired
- To gather information which helps us to improve what we do

### **Definition of a Complaint**

A complaint is any expression of dissatisfaction, whether justified or not, about any aspect of Building Conservation Services.

### **Where Complaints Come From**

Complaints may come from any person or organisation who has a legitimate interest in Building Conservation Services.

A complaint can be received verbally, by phone, by email or in writing. This policy does not cover complaints from staff, who should use Building Conservation Service's Discipline and Grievance policies.

### **Confidentiality**

All complaint information will be handled sensitively, telling only those who need to know and following any relevant data protection requirements.

### **Responsibility**

Overall responsibility for this policy and its implementation lies with the senior management.



## **Review**

This policy is reviewed regularly and updated as required.  
Adopted on 10 April 2010

Last reviewed: 5 Jan 2017

# **Complaints Procedure of Building Conservation Services**

## **Publicised Contact Details for Complaints:**

Written complaints may be sent to Building Conservation Services at Canns Down, Beaford, Winkleigh, EX19 8AD or by e-mail at sam@buildingconservationservices.co.uk.

Verbal complaints may be made by phone to 01805 603455

## **Receiving Complaints**

Complaints may arrive through channels publicised for that purpose or through any other contact details or opportunities the complainant may have.

The person who receives a phone or in person complaint should:

- Write down the facts of the complaint
- Take the complainant's name, address and telephone number
- Note down the relationship of the complainant to Building Conservation Services (for example: client)
- Tell the complainant that we have a complaints procedure
- Tell the complainant what will happen next and how long it will take
- Where appropriate, ask the complainant to send a written account by post or by email so that the complaint is recorded in the complainant's own words.

For further guidelines about handling verbal complaints, see **Appendix 1**

## **Resolving Complaints**

### **Stage One**

In many cases, a complaint is best resolved by the person responsible for the issue being complained about. If the complaint has been received by that person, they may be able to resolve it swiftly and should do so if possible and appropriate.

Whether or not the complaint has been resolved, the complaint information should be passed to Samuel Percival within one week.

On receiving the complaint, Samuel Percival records it in the complaints log. If it has not already been resolved, they delegate an appropriate person to investigate it and to take appropriate action.

If the complaint relates to a specific person, they should be informed and given a fair opportunity to respond.

Complaints should be acknowledged by the person handling the complaint within a week. The acknowledgement should say who is dealing with the complaint and when the person complaining can expect a reply. A copy of this complaints procedure should be attached.

Ideally complainants should receive a definitive reply within four weeks. If this is not possible because for example, an investigation has not been fully completed, a progress report should be sent with an indication of when a full reply will be given.

Whether the complaint is justified or not, the reply to the complainant should describe the action taken to investigate the complaint, the conclusions from the investigation, and any action taken as a result of the complaint.

### **Stage Two**

If a non-business (a consumer) customer / client / individual and feel that the problem has not been satisfactorily resolved at Stage One, they can request that the complaint is reviewed by the Ombudsman Services: Property (Formally the Surveyors Ombudsman Services).  
<http://www.ombudsman-services.org/property.html>

If a business or person acting in a business capacity feels that the problem has not been satisfactorily resolved at Stage One, we would refer them to the Dispute Resolution Service run by the RICS.

### **Monitoring and Learning from Complaints**

Complaints are reviewed annually to identify any trends which may indicate a need to take further action.

## Appendix 1 - Practical Guidance for Handling Verbal Complaints

- Remain calm and respectful throughout the conversation
  - Listen - allow the person to talk about the complaint in their own words.
- Sometimes a person just wants to "let off steam"
- Don't debate the facts in the first instance, especially if the person is angry
  - Show an interest in what is being said
  - Obtain details about the complaint before any personal details
  - Ask for clarification wherever necessary
  - Show that you have understood the complaint by reflecting back what you have noted down
  - Acknowledge the person's feelings (even if you feel that they are being unreasonable) - you can do this without making a comment on the complaint itself or making any admission of fault on behalf of the organisation  
e.g "I understand that this situation is frustrating for you"
  - If you feel that an apology is deserved for something that was the responsibility of your organisation, then apologise
  - Ask the person what they would like done to resolve the issue
  - Be clear about what you can do, how long it will take and what it will involve.
  - Don't promise things you can't deliver
  - Give clear and valid reasons why requests cannot be met
  - Make sure that the person understands what they have been told
  - Wherever appropriate, inform the person about the available avenues of review or appeal