



Grange Road

Your Guidebook

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Welcome to your new home

Welcome to your new home at Grange Road. This Populo Homes development consists of 77 family homes designed for local families who want to call Newham home. Grange Road is one the first completed developments from Populo Homes, the registered provider of affordable housing from Populo Living, Newham Council's housing company. We're extremely proud of these high quality, new green homes.

We want Scheme name to be a place you are proud to call home. Our philosophy as both a landlord and managing agent is to compliment the lifestyles of our Tenants, striving for excellent customer service from pre move-in to post move-out.

This guidebook will provide you with useful information and advice regarding your property, as well as contact details for our friendly staff in the Customer Services Team, and in case of emergencies outside working hours. We encourage you to read this carefully upon moving in!

We also want our tenants to live healthily and happily, see more information linked in the appendices for some opportunities in the Newham area to help you lead an active lifestyle, and meet the locals!

We hope that you enjoy your new home and being a member of the Populo community.

Yours sincerely,

Afsana Begum
Senior Housing
Officer

Contacts

The Customer Services Team

For any enquiries from maintenance issues to your tenancy or simply to give us feedback please contact The Customer Services Team at Populo Living on:

Email: hello@populoliving.co.uk

Tel: 020 7112 8901

Our opening hours are 9am to 5pm, Monday to Friday. Any office appointments or property visits will be during these hours.

Populo Living,
3rd Floor, Discover House,
379-381 High Street
Stratford
E15 4QZ

Email: hello@populoliving

Tel: 020 71128901

Property Manager

Your Property Manager is Afsana Begum who will be your main point of contact at Populo Living. Do not hesitate to contact Afsana with any queries you may have throughout your tenancy. If Afsana is not available, the Customer Services Team will be able to assist you.

Emergency contacts

Emergency Out of Hours Maintenance

To report any emergency maintenance issues outside of our office hours stated above, as well as on bank holidays, please call:

020 3006 8333

If you are in immediate danger, please call 999

Nearest A&E:

Newham University Hospital

Glen Road

London

E13 8SL

For medical advice call NHS Direct on: 111

Emergencies:



Emergency – always dial **999** textphone 18000

Non-Emergencies:

To report less urgent crime and disorder to the Police call 101.

For example:

- You want to report crime in your area
- You want to speak to Police about a general enquiry

Non-emergency – dial **101** textphone 18001 101



Reporting maintenance

At Populo Living we aim to provide an excellent and efficient management service, which is particularly important when it comes to maintenance issues. Response times to maintenance queries depend on the urgency of the issue. We will do our best to follow the following response times:

Emergency Repairs – within 7 days (Priority 1)

To avoid immediate danger to the property e.g. including but not limited to structural wall damage or insecure ceiling or water in contact with electrics.

To avoid potential further danger to the property and inconvenience, e.g. including but not limited to complete failure of heating and hot water during the winter months, failure of lighting or electrical sockets, burst pipes, major leaks ceiling collapse.

Urgent Repairs – within 14 calendar days (Priority 2)

Repairs that affect comfort or convenience e.g. including but not limited to immersion heaters not working (when another form of water heating is available), loss of heating in one or two rooms, minor water leaks, faulty electrical switches or sockets.

Routine Repairs – within 21 days (Priority 4)

Repairs with a slight inconvenience to the resident, e.g. including but not limited to minor problems with toilets, baths, sinks, doors or windows, sticking, plaster repairs, brickwork and other non-urgent internal and external repairs.

Visit Times

Maintenance visits will be carried out between 9-5pm Monday to Friday. Access will be granted to properties using the management keys. If you wish to attend this must be at the appointed time and by a person over 18.

How to.../maintenance videos

Please use the following QR code to access useful videos showing how to find and use equipment within your home.



Tips for tenants

You will be charged for missed call outs

Circumstances when you may be liable for a call out charge:

- You fail to report a repair and there is resultant damage to the property due to it not being attended to.
- If you arranged to be present for a contractor visit but fail to attend at the agreed time.
- If a maintenance issue that has been reported is no longer an issue, but you fail to notify Populo Living resulting in an unnecessary call out
- If the maintenance issue is a result of the tenant not reading the appliance manual correctly or damaging/ misuse of any equipment e.g. filling up cupboards which contain boilers too much so that the system cannot operate or is accidentally switched off, blockages to plumbing caused by tenant misuse such as flushing items such as nappies down toilets.

Top tips:

- Read through the appliance manual before reporting the repair in case there is a simple fix. We can email copies if you are missing any
- Provide as much information about the issue and steps you have already taken to resolve and where possible take photos and/or a video of the issue as we can send this to our contractors
- Clean the seals & trays of your washing machine monthly to avoid build up & smells
- Always keep extract fans on when washing, boiling water or drying clothes.

Keep Safe

Keep your property safe and secure:

- Please do not allow non-residents to follow you into the property
- If you smell gas – call national grid immediately 0800 111 999
- If there is a disturbance, please call 101. This is the police non-emergency number
- If you or the property are in immediate danger call 999 to obtain the most appropriate service.

Utilities and outgoings

Please note, these bills are not included in your rent

Council Tax

We will notify the Council upon your move in and you will receive bills via post. If you are a student or applying for single persons discount you will need to contact Newham Council to organise this.

Water

We will notify Thames Water upon your move-in.

Electricity

You will need to organise electricity with British Gas or you can write to us if you wish to change provider.

Wi-Fi

You will also need to organise your own Wi-Fi router if required.

Location of stopcocks, isolation valves & fuse boxes

When you move into your new home you may need to find some items immediately, you will be shown the exact location of these during your move-in tour. As this is unique to each property, the below locations left blank will be completed during the tour.

Item	Location
Electric meter	Ground floor communal cupboard
Water meter	Communal riser cupboard on your floor
Water Main Stop Cock	Hallway cupboard (within flat)
Heat Interface Unit (HIU)	Hallway cupboard (within flat)
Fuse box	Hallway cupboard (within flat)
Smoke detectors	Living area and bedrooms
Carbon monoxide detector	N/A

Energy labels

Energy labels appear in the packaging of TV's, washing machines, dishwashers, lightbulbs and many more home appliances. They highlight how energy efficient an appliance is using a letter-based scale. The new energy label, rates products from A (the most efficient) to G (the least efficient). The most recent changes to the new energy label affect:

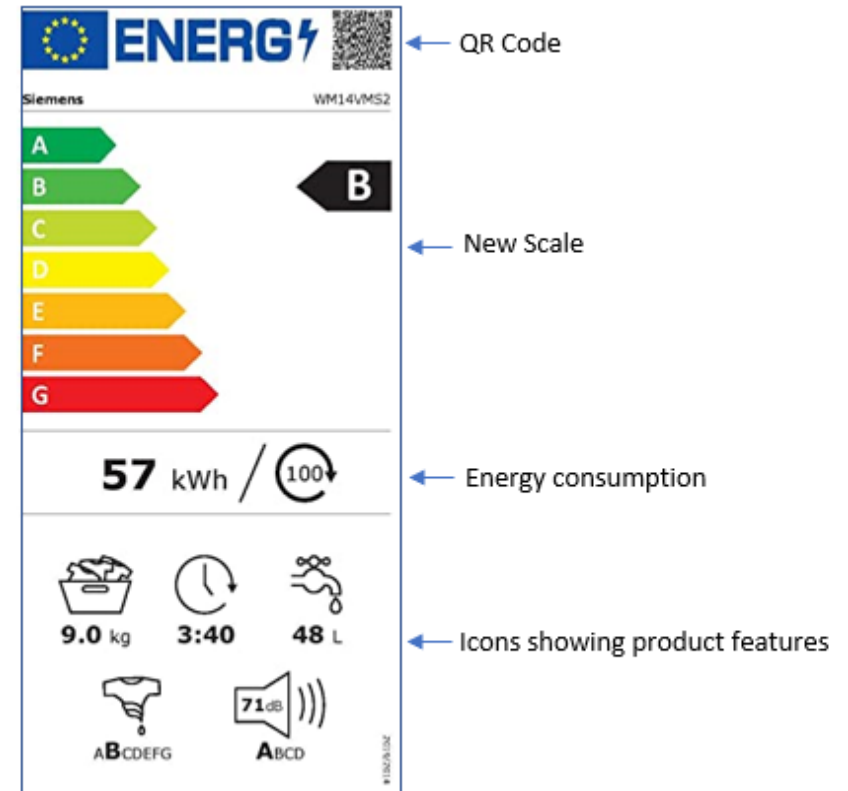
- Televisions and electronic displays
- Household refrigerators and freezers
- Wine storage refrigerators
- Washing machines and washer-dryers
- Dishwashers

The new labels feature new, useful information specific to each product type, and new imagery on the label to represent this.

New features include

- The new consistent scale (energy efficient class) from A to G
- A QR code allowing you to access product information by scanning the code with a smartphone
- Icons showing product features have been adapted, while other new ones will be added
- The energy consumption of the appliance is now more prominent on the label

For more information go to: <https://energylabel.org.uk>



Rubbish/recycling arrangements

In Your Flat

You will find facilities for collecting household rubbish and products that can be recycled in the base unit of your kitchen. These 3 bins provide you with 10 litres of space each.

Communal Bin Store

The main rubbish and recycling bins are located on the ground floor of each block and accessed via your fob.

Collection

Collection dates, local authority recycling schemes and other useful information can be found on www.newham.gov.uk and by following the links to rubbish and recycling.

Credit ladder

Benefit from having your rent contribute to your credit rating.

We have teamed up with CreditLadder and Experian to take part in The Rental Exchange. The Rental Exchange is a way to strengthen your credit report without you needing to take on new credit. The scheme enables you to share details about the rent you pay with CreditLadder on a monthly basis. This is then shared with Experian and included in your credit report, meaning you will then be recognised for paying your rent on time.

One of the benefits of improving your credit history is being able to access finance, or finance at better rates. Examples include credit cards, loans, gas and electric, mortgages and even mobile phone contracts. Once you've signed up and started to have your rent reported, you, and those making lending decisions will be able to see this on your Experian statutory report. More information can be seen at:

www.experian.co.uk/consumer/statutory-report

Homeowners with a mortgage have an advantage as their mortgage payment history can count towards their credit history and we strongly believe that your rent payment history should be used in the same way to help you access more affordable credit. You can find out more information from

<https://www.creditladder.co.uk/faq/browse> or www.experian.co.uk/crain

What do I need to do?

We will need you to click on the following link <https://www.creditladder.co.uk> and sign up to CreditLadder. The process will take no more than a few minutes. To allow us to help you improve your credit history you will need to give CreditLadder read only access to your bank account through which your rent is paid. All details are protected using 256-bit bank grade encryption and the connection is delivered through a partner that is approved by the Financial Conduct Authority (FCA). Each month when your rent is paid CreditLadder automatically let Experian know you're paying your rent on time. We, CreditLadder and Experian, will ensure that your information is treated in accordance with the Data Protection Act so you can have peace of mind that it will be kept secure and confidential and your information will not be used for marketing purposes.

When will this happen?

The sooner you sign up, the quicker you'll be able to benefit. If you have any further questions feel free to contact CreditLadder by email at help@creditladder.co.uk or visit the CreditLadder website.

Customer procedures

Rent Collection

You must pay your rent on or before the payment date. Please be aware that if you are paying by standing order or credit card, there is likely to be a delay between the money coming out of your account and into ours, so please leave sufficient time for this. If at any point in your tenancy you believe that you will be unable to pay rent, contact the Customer Services Team immediately so you can be given the best possible assistance.

Renewing Your Tenancy

You will be written to three months before your property is due for renewal. Please note that the new proposal may include rent increases.

Ending Your Tenancy

Please notify us in writing if you wish to end your tenancy. Refer to your tenancy agreement for the required notice period for this (usually two months).

Viewings

If you give notice to end your tenancy, in order to relet your property you will need to allow access for viewings in line with your tenancy agreement. We ask for your cooperation during this period and that you keep your flat in a clean and tidy condition. You will usually be given 24 hours' notice prior to a viewing and management keys will be used for access so it is not necessary for you to take time off work unless you wish to be there.

Check Out Procedure

Once you have given notice to end your tenancy, we will organise a check out appointment, before which you must have organized a professional end of tenancy clean. This report will enable the most efficient return of your deposit. Please ensure all keys are returned on the last day of the tenancy.

Please see your signed tenancy agreement for further details

Emergency relocation information

We are pleased to be able to advise you that we have now finalised our plan for relocating our customers should one of our developments require emergency evacuation.

In the event that your building is evacuated, and you require temporary accommodation we will initiate our emergency relocation plan. You will receive a text message from our appointed relocation agents who would be instructed to find you alternative accommodation immediately.

All parties have been provided with the appropriate information so this would still be the case even if this happens in the middle of the night.

We hope never to have to use this procedure but wanted you to be aware that it is in place so you can feel safe in the knowledge that you would be looked after efficiently should the need arise.

End of tenancy clean

How to avoid reductions from your deposit

Your tenancy requires you to arrange an end of tenancy clean. Ask your chosen cleaning company for a professional 'end of tenancy' clean! Check if they offer a return service after 48 hours in case anything is unsatisfactory. You also have the option for Populo to organize one for you at a fixed price. Please contact Customer Services to enquire!

Some things to look out for

Pay special attention to any carpets, mattresses (these may need a steam clean to remove sweat marks), furniture, white goods.

Marked walls: whilst the check-out will allow for some wear and tear, excessive marks on the walls you may need to have the walls repainted if they cannot be cleaned off.

Bathroom silicon seals: if these acquire mould during the tenancy it is your responsibility as tenant to rectify this before the check-out.

Air vents: these often acquire dust, mould and food debris which will need to be removed.

The dishwasher and the washing machine: have appropriate products been used to remove any odours or product build-up? If maintained properly throughout the tenancy these should be easy to clean, however you can purchase deep cleaning products at a low cost.

Thank you in advance for your cooperation on this. Please do contact the Customer Services Team if you have any further questions.

Useful links

<https://www.ukwhitegoods.co.uk/help/cleaning-help/cleaning-maintenance/3027-mould-lumps-in-a-washing-machine/>

Washing Machine cleaner: <http://www.dr-beckmann.co.uk/products/appliance-cleaners/service-it-deep-clean/>

Dishwasher Cleaner: <https://www.finish.co.uk/features/dishwashing-articles/products/dishwasher-cleaner/>

FAQs

Can I make alterations to my property?

If you request to make an alteration to the decoration of your property you will need Populo Living's permission first. Please call the Customer Services Team to discuss. Please also note that if the request is made after your tenancy has been signed this could incur a fee. We will normally allow for minor decorations such as putting up shelves as long as you agree to return the property to its original state at the end of your tenancy.

Do I need to take out insurance?

You as tenant are responsible for taking out contents' insurance for your home but Populo takes care of the building's insurance.

What if I lose my key / fob?

If you lose your entry fob, you can re-order a replacement from us, this will incur a £20 charge. If you lose your key the same applies. If you are locked out of your flat it is your responsibility to call a locksmith if it is out of office hours, and you must provide Populo with a new management key.

Fire safety advice

Populo are committed to maintaining high standards of safety for all residents within the premises. With this in mind the following advice has been prepared as a reminder of some key fire safety issues that should be considered by all residents. The advice is taken from current fire authority guidelines.

Small fires are common, causing serious injuries and extensive damage to property and possessions. By following a few simple steps and by maintaining a basic level of awareness you can considerably reduce the chances of fire in your home.

The easiest and most effective way of protecting your home is by ensuring that you have at least one smoke alarm, and regularly making sure that it works.

The following points will help keep you, your family and your home safe and should be considered (where applicable):

- If not already provided ensure that you have smoke alarms on each level in your home. Keep them free from dust and test them regularly (ideally once a week). Ensure that you change the batteries in your alarm at least once a year.
- Agree a plan of action in the event of fire, so that everyone in your

home knows what to do and how to escape. Advice on the action to take in the event of fire is provided in the next section.

- Keep the exits from your home clear so that people can escape if there is a fire. Do not store anything in your hall or corridor, especially anything that will burn easily.
- Make sure that everyone in your home can easily find the keys for doors and windows.
- Take extra care in the kitchen – accidents while cooking account for over half of fires in the home.
- Never leave young children alone in the kitchen.
- Take extra care when cooking with hot oil. Consider buying a deep-fat fryer which is controlled by a thermostat (if you don't already have one).
- Never leave lit candles in rooms that nobody is in or in rooms where children are on their own. Make sure candles are in secure holders on a surface that doesn't burn and are away from any materials that could burn.
- Do not smoke in any part of the building.
- Refrain from using candles at any time.
- Get into the habit of closing doors at night. If you want to keep a child's bedroom door open, close the doors to the lounge and kitchen.
- Don't overload electrical sockets. Remember one plug, one socket.
- Keep matches and lighters where children can't see or reach them.

Fire safety advice

- Take special care when you are tired or have been drinking.
- Don't leave the TV or other electrical appliances on standby as this could cause a fire. Always switch it off and unplug when it's not in use.
- Use the fixed heating system fitted in your home. If this is not possible, only use a convector heater. Do not use any form of radiant heater, especially one with either a flame (gas or paraffin) or a radiant element (electric bar fire).
- Do not store things in the cupboard(s) where your gas and electricity meters are fitted.

If you or a member of your household has any difficulty seeing, hearing or moving about the home, you will need to take extra care to deal with the risk of fire. Your local Fire and Rescue Service will be able to assess how safe your home is and provide advice, as required.

You should plan how to escape if there is a fire in your home. (The attached fire instruction notice provides further guidance in this area). Your flat shares common areas with other occupants. Populo Homes have the responsibility to ensure that the necessary fire precaution measures needed in the common areas are installed (see the arrangements section for further details).

Populo Homes carry out regular fire safety risk assessments of all common areas and ensures that adequate fire safety standards are maintained and all fire precaution equipment is fully operational and routinely serviced, as required. Full details of these fire safety arrangements are contained in the following section of this document.

If you cannot escape you will need to find a room where you can wait for assistance. This is particularly important if you have difficulty moving around or using stairs. It is advisable for your safe room to have a window that opens and a phone. If you are in any way concerned about your ability to safely evacuate the building please contact your local Fire and Rescue Service or Populo Homes.

Fire instruction notice for tenants

The building has been built / refurbished in such a way as to protect the people in it if a fire breaks out. The important thing to remember is that if the fire starts in your home, it is up to you to make sure that you can get out.

If a fire breaks out in your home

- If you are in the room where the fire is, leave the room straight away, together with anybody else, then close the door.
- Do not stay behind to try to put the fire out.
- Tell everybody else in your home about the fire and get everybody to leave. Close the front door behind you and leave the building.
- Do not use lifts.
- Do not use a balcony unless it is part of the escape route from the building.
- CALL THE FIRE BRIGADE (see points opposite).
- Leave the building and stand well clear and wait for the fire brigade.
- If you have any relevant information regarding the location / cause of the fire you should pass this information on to the fire brigade.
- Do not re-enter the building until the fire brigade say that it is safe to do so.

If there is a fire in another part of the building

The building is designed in such a way that if there is a fire in another part of the building, occupants will be safe in their apartments while the fire brigade attend and manage the emergency.

If you are made aware of a fire emergency in the building, feel the effects of fire or are instructed to evacuate by the fire brigade, leave your home immediately and evacuate the building.

The common parts of the building are provided with a smoke control system. This is different from a fire alarm system as it is designed to clear smoke from corridors and stairways to enable the fire brigade to safely access the building and for occupants to leave. If smoke enters the common parts of the building the ventilation system should automatically activate.

Calling the fire brigade

The fire brigade should always be called to a fire, even if it only seems a small fire. This should be done straight away.

- Dial 999 from a land line or 112 from a mobile phone.
- When the operator answers give the telephone number you are ringing from and ask for FIRE.
- When the fire brigade reply tell them clearly the address where the fire is.
- Do not end the call until the fire brigade have repeated the address to you and you are sure that they have it right.

Further useful information

Escape routes

- Each block is provided with a single means of escape from all floors by the main staircase.
- Emergency lighting is provided throughout the common areas to ensure escape routes are illuminated in the event of a power failure.

Assembly points

On evacuating the building, occupants should make their way to the street to the front of the premises and move to a safe distance away from the building. You should then await further instruction from the fire brigade.

Emergency services

- The person who contacted the emergency services should make themselves known to the fire brigade on arrival.
- You may be asked for information to assist the brigade, for example:
 - The location of the fire;
 - The nature of the fire;
 - Whether anyone is known to be trapped inside the building;
- The emergency services should have clear access to the building at all times and cars should not be parked in such a way that would obstruct them from doing so. When on site the emergency services should not be hindered from doing their job.

Re-entering the building

Having evacuated the building, you should not re-enter the building until instructed to do so by the Senior Fire Service Officer at the scene. It is the responsibility of individual persons to ensure that they do not re-enter the building until instructed to do so.

Evacuation arrangements for people with disabilities

As the residential parts of the building are private dwellings, the landlord / managing agent does not have any direct responsibilities to provide assistance to disabled residents during an evacuation. However it is recommended that any residents who may need assistance during an evacuation (either because of limited mobility, hearing or sight impairments etc) contact their local fire protection officer for further advice.

Fire safety arrangements

The following fire safety arrangements are provided for the premises and maintained by the landlord / managing agent:

- The fire risk assessment and this emergency plan for the premises will be reviewed on an annual basis and/or after any significant changes to the fabric or use of the building.
- The emergency plan can also be used in other circumstances where an evacuation is required for example a gas leak.
- The communal areas of the site are kept non-smoking.
- The fire service should be informed of every fire outbreak even if it has been extinguished. The event will be logged, even if it is a false alarm.
- Reasonable precautions have been taken to ensure unwanted individuals cannot access the premises.
- Residents should ensure that they do not block any fire escape routes or doors.
- Adequate control measures are provided between the managing agent and any contractors carrying out work on site, including any hot work.
- A copy of this emergency plan will be issued to all contractors who carry out work in the building.
- The building is provided with an automatic smoke control system connected to a central panel with an integral standby supply. The main alarm panel is located in the main ground lobby area where it can be easily located by the attending fire and rescue service.
- A competent person will conduct maintenance and testing on the main smoke control system within the common areas. Residents are responsible for testing smoke detection to their own apartments.
- A competent person will also routinely test and inspect emergency lighting to all common areas, as required.
- All testing and maintenance will be recorded in the fire log book.
- The main electrical installation is periodically tested and inspected, as required.

Legionella

Legionnaires' disease is a serious and potentially fatal lung infection caused by legionella bacteria. Populo maintains the water tanks that supply your home and regularly test for Legionella, there are also things you should do in your home to protect you and your family.

Raise the temperature to 60°C or higher

Temperatures above 60°C will kill Legionella bacteria so make sure that the temperature of the hot water in your boiler/cylinder is set at a minimum of 60°C. Beware of burns and scalding and take extra care if you have children. Legionella can survive in low temperatures, but thrive at temperatures between 20°C and 45°C.

If your shower has not been used for a week or more

...run water from both hot and cold supplies through the shower hose and showerhead for two minutes. To ensure no spray escapes from the showerhead, run it through a bucket of water or full bath.

If your shower has not been used for two weeks or more

...disinfect the showerhead. The showerhead should be removed, and the shower run for two minutes. The showerhead should be disinfected before being re-fitted by immersing for at least an hour in any solution

designed for cleaning baby feeding bottles (e.g. Milton). Showerheads should be regularly disinfected about four times a year.

If your property has been empty for a while (e.g. after a holiday)

...flush the whole water system for two minutes or more. First flush your toilet, then let the kitchen taps and the hand basin taps run for two minutes or more to let both hot and cold-water pass through. Next, flush the shower through as described above. Finally, let any other taps run for two minutes.

Local information

Medical

To search for your nearest GP, Dentists and Pharmacies go to:
www.nhs.uk/nhs-services/

Entertainment

Leisure Centres

ActiveNewham

020 3770 4444

activenewham.org.uk

Westfield Stratford City (Shopping)

Montfichet Road

London

E20 1EJ

020 8221 7300

uk.westfield.com

Stratford Picture House (Cinema)

Salway Road

London

E15 1BX

020 7326 2649

Picturehouses.com

There are a number of restaurants, bars and pubs in Balaam Street and Barking Road.

Schools / Nurseries

Tregs Day Nursery

97 Whitwell Road

London

E13 8DA

020 7473 3449

tresdaycare.co.uk

Grange Primary School

Suffolk Road

London

E13 0HE

020 7476 5145

grange.newham.sch.uk

Rokeby School

Barking Road

London

E16 4DD

020 7540 5620

rokeby.newham.sch.uk

Library

To search for your nearest library go to:

<https://www.newham.gov.uk/libraries-arts-culture>

Transport

Underground / Tube stations

Plaistow station – District, Hammersmith and City - 0.6 miles
West Ham station – District, Hammersmith and City, DLR and Jubilee - 0.9 miles

National rail stations

West Ham – 0.9 miles
Stratford – 1.9 miles

*Distances are approximate

Bus Service

241, 325, 678 – Liddon Road
69 – Upper Road/Grange Road

Parking

Parking permits are not available to residents, therefore, please do not apply to the council for one. This does not apply if you are a blue badge holder.

Car Club

If you do not need to use a car on a regular basis but would occasionally need access to one, a car club could be for you. The following websites may be useful.

Zipcar: www.zipcar.com
CoMoUK: www.como.org.uk <http://www.como.org.uk/>
Liftshare: www.liftshare.com

Complaints procedure

We're here to listen.

Complaints, compliments and your suggestions

We want you to be happy with the services you receive and we want to know when we get things right. We want to improve on what we do by building on our successes and learning from our mistakes by:

- Listening to your feedback, good or bad
- Dealing with complaints efficiently and effectively
- Keeping you up to date with progress
- Being honest and open about the process

We will ensure that the most urgent consideration is given to complaints relating to harassment and discrimination.

If we fail to deliver on our promises, you may want to make a complaint, this leaflet tells you how to do it.

Stage 1 – Local Investigation

We have a team of Customer Service Co-ordinators to handle your complaint. If you want to make a direct complaint;

Send a letter to the Customer Services Team (please see blue box)

Email your complaint to: Complaints@populoliving.co.uk

Phone us on: 0207 112 8901

If you can't do this yourself, you can ask a friend or relative to help you.

We will always try to resolve your complaint on the day we receive it. If we need time to look into it, we will acknowledge that we have received your complaint within two working days. We will aim to provide you with a full response within ten working days. If we can't get back to you within that time, we will explain why and tell you how long it will take.

Stage 2

If you feel your complaint has not been handled correctly you can ask to progress to Stage 2. Depending on the nature of your complaint and your tenancy/agreement with Populo, we will determine the next stage and inform you of this. This will usually be by a Senior Management review. If necessary we will advise you when it is appropriate to contact a designated panel or person, the Housing Ombudsman Service or a First-Tier Tribunal (FTT).

Complaints procedure

The Stage 2 Complaint will be reviewed by a Senior Manager. They will undertake a thorough and detailed investigation to ensure your complaint has been handled in a fair and appropriate manner and a written response will be provided to you within 20 working days.

Stage 3 – The Housing Ombudsman

We genuinely hope that all concerns can be settled amicably between us. However, if you remain dissatisfied you may seek redress through The Housing Ombudsman, that provides a free, independent service for dealing with unresolved disputes.

The Housing Ombudsman will not consider your complaint until you have exhausted our internal procedure.

Any referral to The Housing Ombudsman must be made within twelve months of the date of our Senior Review letter.

Their details are as follows:

- Review the Housing Ombudsman website at www.housing-ombudsman.org.uk or
- E-mail info@housing-ombudsman.org.uk or
- Telephone the housing Ombudsman on 0300 111 3000
- By post: Housing Ombudsman Service, Exchange Tower 1 Harbour Exchange square, London E14 9GE

Populo Living (Complaints)

Populo Living,
3rd Floor, Discover House,
379-381 High Street
Stratford
London
E15 4QZ

Email us: Complaints@populoliving.co.uk

Phone us: 0207 112 8901

Customer feedback

We welcome and value any feedback from our customers, whether you are recommending one of the team for a pat on the back or have some constructive critique to assist us in improving our service, we would love to hear from you!

Complaints, compliments & suggestions

We want you to be happy with the services you receive and we want to know when we get things right. We want to improve on what we do by building on our successes and learning from our mistakes by:

- Listening to your feedback, good or bad
- Dealing with complaints efficiently and effectively
- Keeping you up to date with progress
- Being honest and open about the process

We will ensure that the most urgent consideration is given to complaints relating to harassment and discrimination.

If we fail to deliver on our promises, you may want to make a complaint. You can download the form from our website: https://www.populoliving.co.uk/media/1458/populo-living_complaints-and-suggestions-2020.pdf



Welcome

Enjoy your new home

