

## COMPLAINTS PROCEDURE

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. This will help us to improve our standards.

Should you feel that a situation has not been dealt with correctly we would first of all encourage you to speak to the member of our team that had dealt with the issue to see if they can resolve the problem to your satisfaction. If you are not comfortable speaking to the member of staff in question please put your complaint in writing or email, to one of the company directors, including as much detail as possible.

Mrs Gill Lardner [gill@thomaslardner.com](mailto:gill@thomaslardner.com)

Mr David Thomas [david@thomaslardner.com](mailto:david@thomaslardner.com)

Thomas Lardner Estate Agents, 4 The Precinct, Romiley, Stockport, SK6 4EA

Should your complaint relate to or involve one of the Directors personally then we would ask that you direct your complaint to the other Director.

We will then respond in line with the timeframes set out below (if you feel we have not sought to address your complaints within eight weeks, you may be able to refer your complaint to the Property Ombudsman to consider without our final viewpoint on the matter).

What will happen next?

- We will send you a letter acknowledging receipt of your complaint within three working days of receiving it, enclosing a copy of this procedure.
- We will then investigate your complaint. This will normally be dealt with by the office manager who will review your file and speak to the member of staff who dealt with you. A formal written outcome of our investigation will be sent to you within 15 working days of sending the acknowledgement letter.
- If, at this stage, you are still not satisfied, you should contact us again and we will arrange for a separate review to take place by a senior member of staff.
- We will write to you within 15 working days of receiving your request for a review, confirming our final viewpoint on the matter.

If you remain dissatisfied, you can then contact The Property Ombudsman to request an independent review:

**The Property Ombudsman Ltd  
Milford House  
43-45 Milford Street  
Salisbury  
Wiltshire  
SP1 2BP**

**01722 333 306**

**[www.tpos.co.uk](http://www.tpos.co.uk)**

Please note the following:

You will need to submit your complaint to The Property Ombudsman within 12 months of receiving our final viewpoint letter, including any evidence to support your case.

The Property Ombudsman requires that all complaints are addressed through this in-house complaints procedure, before being submitted for an independent review.