

Abbeydale Estates
Data Retention Policy
01/05/2018

1. Introduction

This Policy sets out the obligations of Abbeydale Estates whose office is at Commerce Court, Challenge Way, Cutler Heights Lane, Bradford BD4 8NW (“the Company”) regarding retention of personal data collected, held, and processed by the Company in accordance with EU Regulation 2016/679 General Data Protection Regulation (“GDPR”).

The GDPR defines “personal data” as any information relating to an identified or identifiable natural person (a “data subject”). An identifiable natural person is one who can be identified, directly or indirectly, in particular by reference to an identifier such as a name, an identification number, location data, an online identifier, or to one or more factors specific to the physical, physiological, genetic, mental, economic, cultural, or social identity of that natural person.

The GDPR also addresses “special category” personal data (also known as “sensitive” personal data). Such data includes, but is not necessarily limited to, data concerning the data subject’s race, ethnicity, politics, religion, trade union membership, genetics, biometrics (if used for ID purposes), health, sex life, or sexual orientation.

Under the GDPR, personal data shall be kept in a form which permits the identification of data subjects for no longer than is necessary for the purposes for which the personal data is processed. In certain cases, personal data may be stored for longer periods where that data is to be processed for archiving purposes that are in the public interest, for scientific or historical research, or for statistical purposes (subject to the implementation of the appropriate technical and organisational measures required by the GDPR to protect that data).

In addition, the GDPR includes the right to erasure or “the right to be forgotten”. Data subjects have the right to have their personal data erased (and to prevent the processing of that personal data) in the following circumstances:

- a) Where the personal data is no longer required for the purpose for which it was originally collected or processed (see above);
- b) When the data subject withdraws their consent;
- c) When the data subject objects to the processing of their personal data and the Company has no overriding legitimate interest;
- d) When the personal data is processed unlawfully (i.e. in breach of the GDPR);
- e) When the personal data has to be erased to comply with a legal obligation; or
- f) Where the personal data is processed for the provision of information society services to a child.

This Policy sets out the type(s) of personal data held by the Company for installing and guaranteeing the Companies products purposes and/or its representatives, for the period(s) for which that personal data is to be retained, the criteria for establishing and reviewing such period(s), and when and how it is to be deleted or otherwise disposed of.

For further information on other aspects of data protection and compliance with the GDPR, please refer to the Company’s Data Protection Policy.

2. Aims and Objectives

2.1 The primary aim of this Policy is to set out limits for the retention of personal data

and to ensure that those limits, as well as further data subject rights to erasure, are complied with. By extension, this Policy aims to ensure that the Company complies fully with its obligations and the rights of data subjects under the GDPR.

- 2.2 In addition to safeguarding the rights of data subjects under the GDPR, by ensuring that excessive amounts of data are not retained by the Company, this Policy also aims to improve the speed and efficiency of managing data.

3. Scope

- 3.1 This Policy applies to all personal data held by the Company and /or its representatives for maintaining its obligations of the relevant contracts and upholding the terms and conditions of any such relevant agreement and by third-party data processors processing personal data on the Company's behalf.
- 3.2 Personal data, as held by the Company and or its representatives is stored in the following ways and in the following locations:
- a) The Company's servers, located in its registered office, trading address offices and any such satellite offices determined by the company from time to time;
 - b) Third-party servers, operated by online backup providers chosen by the company and subject to change without notice and located in various locations dependant on location of backup company;
 - c) Computers permanently located in the Company's premises at located in its registered office, trading address offices and any such satellite offices determined by the company from time to time;
 - d) Laptop computers and other mobile devices provided by the Company for its employees;
 - e) Computers and mobile devices owned by employees, agents, and sub-contractors used in accordance with the Company's Bring Your Own Device ("BYOD") Policy;
 - f) Physical records stored in the Companies registered office, trading address offices and any such satellite offices determined by the company from time to time or on site by chosen installers and agents;
 - g) Physical records stored by mobile agents and representatives for the purpose of completing installations and any further terms and conditions of any relevant contract.
 - h) Images of installations and installation processes at the data subjects property and associated locations.

4. Data Subject Rights and Data Integrity

All personal data held by the Company is held in accordance with the requirements of the GDPR and data subjects' rights thereunder, as set out in the Company's Data Protection Policy.

- 4.1 Data subjects are kept fully informed of their rights, of what personal data the Company holds about them, how that personal data is used as set out in Parts 12 and 13 of the Company's Data Protection Policy, and how long the Company will hold that personal data (or, if no fixed retention period can be determined, the criteria by which the retention of the data will be determined).
- 4.2 Data subjects are given control over their personal data held by the Company including the right to have incorrect data rectified, the right to request that their personal data be deleted or otherwise disposed of (notwithstanding the retention periods otherwise set by this Data Retention Policy), the right to restrict the Company's use of their personal data, the right to data portability, and further

rights relating to automated decision-making and profiling , as set out in Parts 14 to 20 of the Company's Data Protection Policy.

5. Technical and Organisational Data Security Measures

- 5.1 The following technical measures are in place within the Company to protect the security of personal data. Please refer to Parts 22 to 26 of the Company's Data Protection Policy for further details:
- a) All emails containing personal data other than name and contact details must be encrypted;
 - b) All emails containing personal data must be marked "confidential";
 - c) Personal data may only be transmitted over secure networks;
 - d) Personal data may not be transmitted over a wireless network if there is a reasonable wired alternative;
 - e) Personal data contained in the body of an email, whether sent or received, should be copied from the body of that email and stored securely. The email itself and associated temporary files should be deleted;
 - f) Where personal data is to be sent by facsimile transmission the recipient should be informed in advance and should be waiting to receive it;
 - g) Where personal data is to be transferred in hardcopy form, it should be passed directly to the recipient or sent using Special Delivery postal service;
 - h) All personal data transferred physically should be transferred in a suitable container marked "confidential";
 - i) No personal data may be shared informally and if access is required to any personal data, such access should be formally requested from Richard Caukill at the trading address.
 - j) All hardcopies of personal data, along with any electronic copies stored on physical media should be stored securely;
 - k) No personal data may be transferred to any employees, agents, contractors, or other parties, whether such parties are working on behalf of the Company or not, without authorisation unless necessary for the completion of and installation or enforcing the terms and conditions of any contract;
 - l) Personal data must be handled with care at all times and should not be left unattended or on view;
 - m) Computers used to view personal data must always be locked before being left unattended;
 - n) No personal data should be stored on any mobile device, whether such device belongs to the Company or otherwise without the formal written approval of The data Controller and then strictly in accordance with all instructions and limitations described at the time the approval is given, and for no longer than is absolutely necessary;
 - o) No personal data should be transferred to any device personally belonging to an employee and personal data may only be transferred to devices belonging to agents, contractors, or other parties working on behalf of the Company where the party in question has agreed to comply fully with the Company's Data Protection Policy and the GDPR unless for the purposes of fulfilling / enforcing the terms and conditions of any contract or agreement;]
 - p) All personal data stored electronically should be backed up incrementally, daily, weekly and monthly with backups stored onsite and/or offsite. All backups should be encrypted;

- q) All electronic copies of personal data should be stored securely using passwords and encryption;
- r) All passwords used to protect personal data should be changed regularly and should must be secure;
- s) Under no circumstances should any passwords be written down or shared. If a password is forgotten, it must be reset using the applicable method. IT staff do not have access to passwords;
- t) All software should be kept up-to-date. Security-related updates should be installed not more than six monthly or as soon as reasonably possible after becoming available;
- u) No software may be installed on any Company-owned computer or device without approval; and
- v) Where personal data held by the Company is used for marketing purposes, it shall be the responsibility of the data Controller to ensure that the appropriate consent is obtained and that no data subjects have opted out, whether directly or via a third-party service such as the TPS.

5.2 The following organisational measures are in place within the Company to protect the security of personal data. Please refer to Part 27 of the Company's Data Protection Policy for further details:

- a) All employees and other parties working on behalf of the Company shall be made fully aware of both their individual responsibilities and the Company's responsibilities under the GDPR and under the Company's Data Protection Policy;
- b) Only employees and other parties working on behalf of the Company that need access to, and use of, personal data in order to perform their work shall have access to personal data held by the Company;
- c) All employees and other parties working on behalf of the Company handling personal data will be appropriately trained to do so;
- d) All employees and other parties working on behalf of the Company handling personal data will be appropriately supervised;
- e) All employees and other parties working on behalf of the Company handling personal data should exercise care and caution when discussing any work relating to personal data at all times;
- f) Methods of collecting, holding, and processing personal data shall be regularly evaluated and reviewed;
- g) The performance of those employees and other parties working on behalf of the Company handling personal data shall be regularly evaluated and reviewed;
- h) All employees and other parties working on behalf of the Company handling personal data will be bound by contract to comply with the GDPR and the Company's Data Protection Policy;
- i) All agents, contractors, or other parties working on behalf of the Company handling personal data must ensure that any and all relevant employees are held to the same conditions as those relevant employees of the Company arising out of the GDPR and the Company's Data Protection Policy;
- j) Where any agent, contractor or other party working on behalf of the Company handling personal data fails in their obligations under the GDPR and/or the Company's Data Protection Policy, that party shall indemnify and hold harmless the Company against any costs, liability, damages, loss, claims or proceedings which may arise out of that failure.

6. Data Disposal

Upon the expiry of the data retention periods set out below in Part 7 of this Policy, or when a data subject exercises their right to have their personal data erased, personal data shall be deleted, destroyed, or otherwise disposed of as follows:

- 6.1 Personal data stored electronically (including any and all backups thereof) shall be deleted securely;
- 6.2 Special category personal data stored electronically (including any and all backups thereof) shall be deleted;
- 6.3 Personal data stored in hardcopy form shall be shredded to at least vertical and cross cut level and recycled;
- 6.4 Special category personal data stored in hardcopy form shall be shredded at least vertical and cross cut level and recycled.

7. Data Retention

- 7.1 As stated above, and as required by law, the Company shall not retain any personal data for any longer than is necessary in light of the purpose(s) for which that data is collected, held, and processed.
- 7.2 Different types of personal data, used for different purposes, will necessarily be retained for different periods and its retention periodically reviewed), as set out below.
- 7.3 When establishing and/or reviewing retention periods, the following shall be taken into account:
 - a) The objectives and requirements of the Company;
 - b) The type of personal data in question;
 - c) The purpose(s) for which the data in question is collected, held, and processed;
 - d) The Company's legal basis for collecting, holding, and processing that data;
 - e) The category or categories of data subject to whom the data relates;
 - f) Images of installations and installation processes may be retained indefinitely and used for marketing purposes as per the scope of the terms agreed on any contract.
- 7.4 If a precise retention period cannot be fixed for a particular type of data, criteria shall be established by which the retention of the data will be determined, thereby ensuring that the data in question, and the retention of that data, can be regularly reviewed against those criteria.
- 7.5 Notwithstanding the following defined retention periods, certain personal data may be deleted or otherwise disposed of prior to the expiry of its defined retention period where a decision is made within the Company to do so (whether in response to a request by a data subject or otherwise).
- 7.6 In limited circumstances, it may also be necessary to retain personal data for longer periods where such retention is for archiving purposes that are in the public interest, for scientific or historical research purposes, or for statistical purposes. All such retention will be subject to the implementation of appropriate technical and organisational measures to protect the rights and freedoms of data subjects, as required by the GDPR.

Data Ref.	Type of Data	Purpose of Data	Review Period	Retention Period or Criteria	Comments
Enquiry sheet	Contact and requirement details	Providing information with regard to current tenancy and requirements for new accommodation	None	Three months after conclusion of enquiry or twelve months after end of any tenancy conclusion	
Application	Personal and financial	Assess applicant for suitability as tenant and financial stability	None	Three months after conclusion of enquiry or twelve months after end of any tenancy conclusion	
Credit check form	Contact details Specifications	Assess applicant for suitability as tenant and financial stability	None	Three months after conclusion of enquiry or twelve months after end of any tenancy conclusion	Archive storage after one year on tenancy conclusion
Tenancy Agreement	Contact details	To establish contractual tenancy relationship and manage tenancy	None	Three months after conclusion of enquiry or twelve months after end of any tenancy conclusion	Archive storage after one year on tenancy conclusion
Guarantor Agreement	Contact details and tenancy details	To backup tenancy	None	Three months after conclusion of enquiry or twelve months after end of any tenancy conclusion	Archive storage after one year on tenancy conclusion
Rent statement	Financial	Assess payment record of tenant and guarantor	None	Three months after conclusion of enquiry or twelve months after end of any tenancy conclusion	Archive storage after one year on tenancy conclusion
Property images	images	Record condition of property until tenancy conclusion	None	Three months after conclusion of enquiry or twelve months after end of any tenancy conclusion	Archive storage after one year on tenancy conclusion

8. Roles and Responsibilities

- 8.1 The Company's Data Controller is Richard Caukill.
- 8.2 The Data Controller shall be responsible for overseeing the implementation of this Policy and for monitoring compliance with this Policy, the Company's other Data Protection-related policies (including, but not limited to, its Data Protection Policy), and with the GDPR and other applicable data protection legislation.
- 8.3 The Data Controller shall be directly responsible for ensuring compliance with the above data retention periods throughout the Company
- 8.4 Any questions regarding this Policy, the retention of personal data, or any other aspect of GDPR compliance should be referred to the Data Protection Officer.

9. Implementation of Policy

This Policy shall be deemed effective as of 1st May 2018. No part of this Policy shall have retroactive effect and shall thus apply only to matters occurring on or after this date.

This Policy has been approved and authorised by:

Name: Richard Caukill

Position: Director

Date: 1st May 2018

Due for Review by: 1st May 2019

Signature: