



**Muirhouse
Housing
Association**

MUIRHOUSE HOUSING ASSOCIATION



**Muirhouse
Homes Ltd**

MUIRHOUSE HOMES

Title of Policy:	Data Retention Policy
Date of Adoption or Last Review:	June 2021
Lead Officer:	Susan Bell, Governance and Compliance Manager
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Policy: Data Retention Policy

Our Vision, Our Mission, Our Values

Our Vision is an engaged, thriving, desirable and eco-friendly Muirhouse with high quality, truly affordable and greener homes.

Our Mission - We will provide high quality, truly affordable homes and services for residents and strengthen our engagement and partnerships to enrich the community and safeguard our environment.

Our Values - In upholding our central value of providing high quality, affordable homes and services, our behaviours and decisions will demonstrate our commitment to

Excellence: Ensuring the highest standards in all that we do and innovating to continually improve. Across the MHA Group, we are committed to providing a high quality, customer focused service that demonstrates value for money.

Caring: Being compassionate about and responding appropriately to the needs of our residents, staff, and Board.

Mutual Respect: Valuing the views, knowledge, expertise, and skills of others and collaborating to achieve good outcomes for residents, staff and the Association. We will continue to be a leading member of the local community, working with our customers and statutory, voluntary, and private sector partners.

This policy applies to

This Policy applies to all staff at Muirhouse Housing Association.

Policy Summary

This policy sets out the length of time that information should be retained for to ensure it complies with legal and regulatory requirements.

Equalities

MHA will ensure there is a consistent approach in promoting equality and diversity across all areas and this policy will be administered in accordance with the MHA's Equality, Diversity, and Inclusion Policy

Privacy

This policy has been developed and will be applied in compliance with General Data Protection Regulations (2018).

Compliance

SHR Regulatory Standards

Standard 4: The governing body bases its decision on good quality information and advice and identifies and mitigates risk to the organisation's purpose.

Related Policies

Freedom on Information
Data Protection

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1 Introduction

- 1.1 Our corporate information, records and data are important to how we conduct business and manage employees.
- 1.2 There are legal and regulatory requirements for us to retain certain data, usually for a specified amount of time. We also retain data to help our business operate and to have information available when we need it. However, we do not need to retain all data indefinitely, and retaining data can expose us to risk as well as be a cost to our business.
- 1.3 This Policy explains our requirements to retain data and to dispose of data and provides guidance on appropriate data handling and disposal.
- 1.4 Failure to comply with this Policy can expose us to fines and penalties, adverse publicity, difficulties in providing evidence when we need it and in running our business.
- 1.5 This Policy covers all data that we hold or have control over. This includes physical data, such as hard copy documents, contracts, notebooks, letters and invoices. It also includes electronic data, such as e-mails and electronic documents. It applies to both personal data and non-personal data. In this Policy, we refer to this information and these records collectively as “data”.
- 1.6 This Policy also covers data that is held by third parties on our behalf, for example, cloud storage providers or offsite data storage.

2 Purpose of the Policy

- 2.1 Through our data retention practices, we aim to meet the following commitments:
 - 2.1.1 We comply with legal and regulatory requirements to retain data.
 - 2.1.2 We comply with our data protection obligations, in particular, to keep personal data no longer than is necessary for the purposes for which it is processed.
 - 2.1.3 We handle, store and dispose of data responsibly and securely.
 - 2.1.4 We create and retain data where we need this to operate our business effectively, but we do not create or retain data without good business reason.

2.1.5 We allocate appropriate resources, roles and responsibilities to data retention.

2.1.6 We regularly remind employees of their data retention responsibilities.

2.1.7 We regularly monitor and audit compliance with this Policy and update this Policy when required.

3 Role and responsibilities

3.1 We aim to comply with the laws, rules, and regulations that govern our organisation and with recognised good practices. All employees must comply with this Policy. Failure to do so may subject us to serious civil and / or criminal liability.

3.2 Our Data Protection Officer (DPO) is responsible for identifying the proper period of retention for our data and for providing guidance and training to employees in relation to this Policy. Employees are, however, responsible for handling the destruction of data whose retention period has expired.

4 Recommended retention periods

4.1 Certain data is more important to us and is therefore listed in the recommended retention periods set out in the Schedule to this Policy as being required to be retained permanently. This may be because we have a legal requirement to retain it permanently (so that we can produce it in the future), or because we may need it as evidence of our transactions, or because it is important to the running of our business. The period specified for any personal data is the maximum and the period specified for any non-personal data is the minimum retention period.

4.2 Some data may be discarded or deleted once it has served its useful purpose or the period for bringing any claims against us has expired. The recommended retention periods set out in the Schedule to this Policy specify time periods for the retention of such data. Such data should not be retained beyond this period, unless a valid and strong business reason justifies its continued retention. If employees are unsure whether to retain certain data beyond the recommended retention period, they should consult the DPO.

4.3 If data is not listed in the recommended retention periods set out in the Schedule to this Policy, employees should consult the DPO for guidance.

5 Disposal and destruction of data

5.1 Hard copy data must be destroyed by shredding via the external contractor and electronic data must be deleted securely in a manner that it cannot be

reconstituted after it has been deleted. Hard disk drives must be securely destroyed. No hard copy data should be destroyed by recycling.

- 5.2 Data must not be destroyed if the DPO confirms that its continued retention is relevant and necessary for the purposes of legal proceedings in which we are involved.

6 Consequences of failure to comply

- 6.1 We take compliance with this Policy very seriously. Failure to comply with the Policy may lead to disciplinary action for an employee under our procedures, and this action may result in dismissal for gross misconduct.

- 6.2 Any questions or concerns about this Policy should be directed to the DPO.

7.0 Equality & Diversity

- 7.1 MHA is committed to providing fair and equal treatment to all our customers and to comply with the Equality Act 2010. The Act established 9 protected characteristics (the grounds on which discrimination is unlawful). These cover age, race, sex, religion/belief, sexual orientation, pregnancy/maternity, gender reassignment, disability and marriage/civil partnership.

8.0 Complaints

- 8.1 Although we are committed to providing high level of service, we accept that there may be occasions where you may not be satisfied with the service you have received from us. We value all complaints and use this information to help us improve our services. Our Complaints policy describes our complaints procedure and how to make a complaint.

9.0 Policy Availability

- 9.1 This policy will be made available on our website.

10.0 Review and updates to this Policy

- 10.1 We will review and update this Policy in accordance with our data protection obligations and we may amend, update or supplement it from time to time and at least every 3 years or earlier, if required by changes in legislation.

SCHEDULE
RECOMMENDED DATA RETENTION PERIODS

Type of data	Recommended retention period
Governance and Management	
<ul style="list-style-type: none"> • Certificate of registration as a registered social landlord from SHR • Confirmation of registration as a Scottish charity from OSCR • Confirmation of charitable status from HMRC • Certificate of registration as a registered society with the FCA • Certificate of registration as a care provider with the Care Inspectorate • Rules and Standing Orders 	Permanent
<ul style="list-style-type: none"> • Applications for membership 	5 years from date of end of membership
<ul style="list-style-type: none"> • Full membership register • Abbreviated membership register • Register of share certificates • Register of tenant organisations 	Permanent
<ul style="list-style-type: none"> • Board member declarations of interest • Board member documents, including appointment letters and bank details 	6 years from end of membership
<ul style="list-style-type: none"> • Board (and AGM and SGM) minutes and resolutions (including special resolutions) 	Permanent
<ul style="list-style-type: none"> • Board (and AGM and SGM) papers (including notice of Board meetings, AGMs and SGMs) 	6 years from date of issue
<ul style="list-style-type: none"> • Register of Board members 	Permanent
<ul style="list-style-type: none"> • Register of payments and benefits • Register of gifts and hospitality 	10 years from date of register entry

Type of data	Recommended retention period
<ul style="list-style-type: none"> • Annual return on the Scottish Social Housing Charter, including supporting information 	5 years from date of submission
<ul style="list-style-type: none"> • Annual return to the FCA 	Permanent
<ul style="list-style-type: none"> • Business plans and supporting documentation • Business continuity plans 	5 years from date of completion
<ul style="list-style-type: none"> • Risk registers 	Permanent
Housing Management and Financial Inclusion / Income Maximisation	
<ul style="list-style-type: none"> • Housing application form (including equalities and medical information) • Tenancy offer letters • Tenant visit records • Tenancy agreement • Emergency contact information / next of kin • Correspondence to and from tenants • Tenants' contact details • Tenants' identity documentation • Pet permissions • Alterations permissions • Changes to tenancy, including assignments, changes to joint tenancy, mutual exchange requests, sublets and succession forms and letters • Powers of attorney / mandates of authority • Guardianship documentation • Tenancy reference requests (received and provided) • Housing Benefit related documentation, including applications, claims (including reinstatement claims), consent mandates and correspondence to and from local authority Housing Benefit department • Universal Credit related documentation 	6 years from date of end of tenancy (including moves)

Type of data	Recommended retention period
<ul style="list-style-type: none"> • Referrals for money and benefits advice • Correspondence to and from DWP • Correspondence to and from local authority Social Work department • Correspondence to and from support agencies • Occupational therapists' reports • Anti-social behaviour incidents, including Police reports, complaints, witness statements and noise recordings • End of tenancy form • Eviction case files • Void process documentation • Communications with local authority regarding allocations • Diary notes on document management system • Court letters, documents and notices of proceedings, court reports, correspondence with solicitors and correspondence to and from Shelter 	
<ul style="list-style-type: none"> • Abandonment files 	6 years from the date of end of tenancy
<ul style="list-style-type: none"> • Unsuccessful housing applications 	6 years after notification of outcome of application
<ul style="list-style-type: none"> • Tenant general (non-repair) satisfaction surveys and consultations 	6 years from date of completion
<ul style="list-style-type: none"> • Advice regarding benefits, debts arrears reduction and income maximisation, including details of referrals to, and contact with, other agencies 	6 years from the date of end of tenancy
Maintenance and Works	
<ul style="list-style-type: none"> • Gas records 	6 years from date of inspection
<ul style="list-style-type: none"> • Decanting records • Inspection / complaint file notes 	6 years from date of end of tenancy

Type of data	Recommended retention period
<ul style="list-style-type: none"> • Affordable Housing Supply Programme Funding documentation for adaptations • Correspondence with tenant re: works and adaptations • 	6 years from date of completion of works
<ul style="list-style-type: none"> • Works orders 	Permanent
<ul style="list-style-type: none"> • Stock condition surveys 	2 years from date of survey
<ul style="list-style-type: none"> • Electrical records 	6 years from date of inspection
<ul style="list-style-type: none"> • Insurance claims 	Depends on the requirements of the insurer (but minimum of 6 years from date of claim)
<ul style="list-style-type: none"> • Tenant repair satisfaction surveys and consultations 	6 years from date of completion
Factoring	
<ul style="list-style-type: none"> • Factoring agreement 	6 years from date of termination of factoring agreement
<ul style="list-style-type: none"> • Communal work requests 	6 years from the date of termination of factoring agreement
Finance, Pensions and Insurance	
<ul style="list-style-type: none"> • Accounting records (including cheque counterfoils, bank statements and reconciliations and charitable donations made) • Auditing records • Balance sheets and supporting documents • VAT records and correspondence • Invoices • Credit and debit notes • Cash records, including petty cash • Creditor and debtor accounts • Orders and delivery notes • Budgets and internal financial reports 	7 years from the end of the relevant financial year

Type of data	Recommended retention period
<ul style="list-style-type: none"> • Signed versions of accounts • Grant funding (HAG, etc.) 	Permanent
<ul style="list-style-type: none"> • Tax returns 	10 years from the end of the relevant financial year
<ul style="list-style-type: none"> • Tenant financial information, including bank details 	7 years from the date of final payment
<ul style="list-style-type: none"> • Rent payments, rent statements and rent refunds • Arrears correspondence • Debt recovery, earnings and bank arrestments • Bankruptcy information 	6 years from date of end of tenancy
<ul style="list-style-type: none"> • Employee salary records, records of overtime, bonuses and benefits in kind • Pay As You Earn (PAYE) records, including wage sheets, deductions, working sheets, calculations of the PAYE income of employees and relevant payments to them, the deduction of tax from, or accounting for tax in respect of, such payments • Copies of notices to employees (e.g. P45, P60) • HMRC correspondence in relation to tax codes, pay and tax details • Travel and subsistence payments (including expense claims and payments), season ticket advances and loans to employees • Employee income tax records • Records of income on which National Insurance contributions are payable • Records of employer's and employee's National Insurance contributions • Correspondence with HMRC • National minimum wage requirements records, including hours worked • Statutory sick, maternity, paternity and shared parental pay records, 	7 years from date of termination of employment

Type of data	Recommended retention period
<ul style="list-style-type: none"> calculations, certificates or other evidence • Leave records 	
<ul style="list-style-type: none"> • Pension actuarial valuation reports • Returns of pension fund contributions • Annual reconciliations of pension fund contributions 	Permanent
<ul style="list-style-type: none"> • Documentation relating to retirement benefits 	Permanent
<ul style="list-style-type: none"> • Current and former insurance policies and certificates 	Permanent
<ul style="list-style-type: none"> • Annual insurance schedules 	6 years from the end of period of insurance
Information Requests and Complaints	
<ul style="list-style-type: none"> • GDPR subject access request register • Third party disclosure register • Environmental information request register 	6 years from date of register entry
<ul style="list-style-type: none"> • GDPR subject access request case files, personal data provided, including legal advice and internal communications regarding request • Environmental information request case file, including record of correspondence with applicant and information provided 	3 years from date of response / last contact
<ul style="list-style-type: none"> • Complaints to the Information Commissioner (GDPR) and the Scottish Information Commissioner (environmental information) • Complaints (including stage 2 complaints, correspondence with the SPSO and complaints performance reports) • Data security incident and breach investigation documentation 	6 years from date of last action / report production / end of investigation

Type of data	Recommended retention period
<ul style="list-style-type: none"> GDPR general compliance records 	3 years
<ul style="list-style-type: none"> Data security incident and breach register 	Permanent
Health and Safety	
<ul style="list-style-type: none"> Health and safety assessments Health and safety policy statements Records of consultations with safety representatives 	Permanent
<ul style="list-style-type: none"> Health and safety statutory notices 	6 years after compliance
<ul style="list-style-type: none"> Records of reportable injuries, diseases or dangerous occurrences, including reportable incidents, reportable diagnoses and injury arising out of accident at work (and associated investigations and the accident book) 	5 years from date of the entry
<ul style="list-style-type: none"> Records of reportable injuries, diseases or dangerous occurrences, including reportable incidents, reportable diagnoses and injury arising out of accidents involving children (and associated investigations and the accident book) 	Depends on the requirements of the insurer (but minimum of 25 years)
<ul style="list-style-type: none"> Record of employees exposed to asbestos dust, including health records of each employee Medical records and details of biological tests under the Control of Lead at Work Regulations Medical records specified by the Control of Substances Hazardous to Health Regulations (COSHH) 	40 years from the date of the last entry made in the record
<ul style="list-style-type: none"> Records of monitoring of exposures to hazardous substances (where exposure monitoring is required under COSHH) 	Where the record includes the personal exposures of identifiable employees, 40 years from the date of the last entry made in the record

Type of data	Recommended retention period
	Otherwise, 5 years from the date of the last entry made in the record
<ul style="list-style-type: none"> Records of tests and examinations of control systems and protective equipment under COSHH 	5 years from the date on which the record was made
Recruitment and Human Resources	
<ul style="list-style-type: none"> Rejected job applicant records, including application letters or forms (including equal opportunities monitoring forms), CVs (including copies of qualifications), references and other pre-employment checks, interview notes, assessment and psychometric test results and correspondence concerning application 	6 months from date of notification of rejection
<ul style="list-style-type: none"> Application records of successful candidates, including application letters or forms (including equal opportunities monitoring forms), CVs (including copies of qualifications), references and other pre-employment checks, interview notes, assessment and psychometric test results and correspondence concerning employment 	7 years from date of termination of employment
<ul style="list-style-type: none"> Criminal records requirement assessments for a particular post, consisting of criminal records information forms and the recorded outcomes of Disclosure Scotland checks 	<p>12 months after the assessment was last used</p> <p>All other information, as soon as practicable after the check has been completed and the outcome recorded, unless the DPO assesses – in exceptional circumstances – that retention is relevant to the ongoing employment relationship, in which case, maximum retention period of 6 months after the check has been completed</p>
<ul style="list-style-type: none"> Copies of identification documents 	2 years from date of termination of employment

Type of data	Recommended retention period
<ul style="list-style-type: none"> • Identification documents of foreign nationals (including right to work) 	2.5 years from date of termination of employment
<ul style="list-style-type: none"> • Employment contracts, including personnel and training records, written particulars of employment and changes to terms and conditions of employment • Employee performance and conduct records, probationary period reviews, review meeting and assessment interviews, appraisals and evaluations and promotions and demotions • Death benefit nomination and revocation forms • Resignation, termination and retirement records • Grievances • Collective workforce agreements • Records concerning temporary employees 	7 years from date of termination of employment
<ul style="list-style-type: none"> • Disciplinary investigations, including warnings 	6 months after conclusion of investigation or expiry of warning
<ul style="list-style-type: none"> • Records relating to and / or showing compliance with Working Time Regulations, including registration of work and rest periods and working time opt-out forms 	3 years from the date on which the record was made
<ul style="list-style-type: none"> • Trade union agreements 	10 years after ceasing to be effective
<ul style="list-style-type: none"> • Occupational health records 	40 years after completion of assessment
<ul style="list-style-type: none"> • Redundancy records 	7 years from date of redundancy
Contracts and Procurement	
<ul style="list-style-type: none"> • Transfer Agreement 	30 years after the date of stock transfer
<ul style="list-style-type: none"> • Contracts executed under seal 	20 years after the end of the contract

Type of data	Recommended retention period
<ul style="list-style-type: none"> • Contracts for the supply of goods or services, including professional services • Documentation relating to small one-off purchases of goods and services where there is no continuing maintenance or similar requirement • Licensing agreements • Rental and hire purchase agreements • Indemnities and guarantees 	6 years after the end of the contract
<ul style="list-style-type: none"> • Loan agreements • Right to buy sale documents 	Permanent
<ul style="list-style-type: none"> • Forms of tender 	6 years after notification of award decision
<ul style="list-style-type: none"> • Document relating to unsuccessful tenderers 	3 years after contract award
<ul style="list-style-type: none"> • Documents relating to successful tenderers 	6 years after the end of the contract
Property Records	
<ul style="list-style-type: none"> • Leases and titles to property 	20 years after the end of the lease / ownership ceases
<ul style="list-style-type: none"> • Development documentation 	Permanent
<ul style="list-style-type: none"> • Wayleaves, licences and servitudes 	20 years after the rights that were granted or received cease to exist
<ul style="list-style-type: none"> • Planning and building control permissions • Title searches undertaken prior to purchase of property 	20 years after ownership ceases
<ul style="list-style-type: none"> • Property maintenance records 	Permanent
Vehicles	
<ul style="list-style-type: none"> • Ownership and registration documentation 	2 years after the date of disposal of vehicle

Type of data	Recommended retention period
<ul style="list-style-type: none"> Maintenance records, including MOT tests and servicing Mileage records 	
PR, Communications and Website	
<ul style="list-style-type: none"> Newsletter distribution lists (post) 	Until the recipient opts out of receiving the newsletter
<ul style="list-style-type: none"> Social media posts 	Depends on internal business requirements
<ul style="list-style-type: none"> Website contact forms / requests / enquiries / complaints 	Delete as soon as the form / request / enquiry / complaint has been transferred to the document management system, although the original may be retained for audit trail purposes
<ul style="list-style-type: none"> Photographs (including consent forms, where available) 	Until the subject of the photograph objects to their photograph being used
Office and Administration	
<ul style="list-style-type: none"> Visitor book entries 	6 months from date of visit