

TENANT PRIVACY NOTICE

Choice Lettings is committed to protecting and processing your personal data in accordance with the General Data Protection Regulations and the Data Protection Act 2018 (the legislation). For the purpose of the legislation and your personal data, Choice Lettings is the Data Controller, ICO Registration Reference: Z3028811, Catherine Dobson is the person responsible for data protection and can be contacted at: 161-163 The Parade, Watford, Hertfordshire WD17 1NJ - Tel: 01923 817848 - Email: watford@choicelettings.com - Website: www.choicelettings.com

The General Data Protection Regulations are to safeguard your personally identifiable information or personal data. This privacy notice will be regularly reviewed and updated.

Information held

The personal data we process may include the information in column A of the attached appendix and may also include other sensitive data concerning health, if relevant to your application. Where the provision of data is a statutory, a contractual requirement or a requirement necessary to enter into a contract, a refusal to provide the data may mean that we are unable to provide you with our service.

To ensure that we provide you with the best service possible we will need to collect and retain certain personal data. The data may be collected and processed by those listed in columns B and F. How we source the data is identified in column C. We may source data from third parties or via third parties e.g. Credit referencing company, referees, local authority.

Lawful basis of processing

Your personal data will be used for the activities in column D. There are six lawful bases for processing your data including consent, a legitimate interest, contract fulfilment, a legal obligation and a vital interest. For each usage of the data the lawful basis of the processing of your data will be identified in column E. A legitimate interest is when we have a business or commercial reason to process your personal data which needs to be balanced with your interests i.e. what is right and best for you.

Where we state that we have a legitimate interest, the fact that we have a legitimate interest and what that legitimate interest is, will be stated in column E, e.g. to keep in touch with you during and after the tenancy; to seek your consent when we need it to contact you; fulfilling our legal and contractual duties. Your personal data will be processed during and after your tenancy and any subsequent tenancy arranged through us.

Online identifiers, IP addresses and cookie identifiers

When you visit our website we may collect information about your computer, including where available your IP address, operating system and browser type, for system administration and to report aggregate information to our advertisers. This is statistical data about our users' browsing actions and patterns.

We may obtain information by using a cookie file which is stored on the hard drive of your computer. Cookies contain information that is transferred to your computer's hard drive.

They help us to improve our site and to deliver a better and more personalised service. They enable us:

- To estimate our audience size and usage pattern.
- To store information about your preferences, and so allow us to customise our site according to your individual interests.
- To speed up your searches.
- To recognise you when you return to our site.

You may refuse to accept cookies by activating the setting on your browser which allows you to refuse the setting of cookies. However, if you select this setting you may be unable to access certain parts of our site. Unless you have adjusted your browser setting so that it will refuse cookies, our system will issue cookies when you log on to our site. You can find more information about cookies at www.allaboutcookies.org

This policy only applies to our site. If you leave our site via a link or otherwise, you will be subject to the privacy policy of that website provider. We have no control over that privacy policy or the terms of the website and you should check their privacy policy before continuing to access the site.

Recipients of personal data

It will be necessary for us to process or share all or some of your personal data with a range of individuals, businesses and organisations and these may include those listed in column F. **Where is the data stored?**

Your personal data is stored in the way described in column G and the data is always stored within the European Union or outside of the European Union but with an organisation operating under the General Data Protection Regulations.

Retention period and criteria used to determine the retention period

We will retain some elements of your personal data for up to the time defined in column H after your tenancy. The information which can be anonymized will be that which is no longer required for either contractual fulfilment or a legitimate interest. If the lawful basis for processing your data was consent then you may withdraw such consent at any time.

Your rights

You have a right of access to check your personal data to verify the lawful basis of processing. We are obliged to respond to an access request within 30 days and may not charge a fee unless the request is unfounded, excessive or repetitive. If a fee is charged it is to be a reasonable fee based upon the administrative cost of providing the information.

You have a right to rectification if the data we hold is either inaccurate or incomplete. If your data has been disclosed to third parties then we must inform them of the rectification, where possible.

You have a right to require erasure of your data when consent is our basis of processing (the right to be forgotten). You may request that your personal data be erased, for example, where there is no compelling reason for its continued processing or where you withdraw consent. We will comply with your request unless we have another basis of processing justifying our retaining the data (for example a legal requirement or the defence of a legal claim).

You have some rights to ask us to restrict processing i.e. to block or suppress processing where, for example, the data may be incorrect and whilst the accuracy is verified. We are permitted to store the data.

Your right to object

You do have a right to object to further processing of your personal data. We may be required to stop processing unless there is some other legitimate basis of processing such as a legitimate interest or a requirement for the exercise or defence of a legal claim.

Withdrawal of consent

Where the lawful basis for processing is your consent, you may withdraw consent at any time by writing to, Catherine Dobson, Choice Lettings at 161-163 The Parade, Watford,

[How to lodge a complaint with the supervisory authority](#)

The supervisory authority responsible for data protection is the Information Commissioners Office (ICO) to whom concerns may be reported by phone on **0303 123 1113** or +44 1625 545 745 if calling from outside the UK, by email using the form on the website ico.org.uk or the livechat function.

DATA CONTROLLER ANALYSIS

– APPLICANT/TENANT

A	B	C	D	E	F	G	H
<u>Information held</u>	<u>Who is collecting</u>	<u>How is it collected</u>	<u>Why is it collected</u>	<u>Lawful basis for</u>	<u>Who will it be shared with</u>	<u>How stored</u>	<u>When will it be deleted</u>
Tenant name	Staff	In office, over the phone, email, self registration	To use on contract	Contract fulfilment	Staff, landlord, guarantor, local authority, utilities	Paper/electronic, back up/cloud	6 years after tenant leaves
			Add to property management software	Contract fulfilment	Staff, software provider	Software, back up/cloud	6 years after tenant leaves
			Referencing Sanctions Check	Contract fulfilment	Staff, referencing company, credit check company, employer, current landlord, home office	Paper/electronic, back up/cloud	6 years after tenant leaves
			To be able to contact tenant eg property management (accounts/repairs/replacements)	Contract fulfilment	Staff, contractor, supplier, property management company	Software system, back up/cloud	6 years after tenant leaves
			To use on prescribed information	Legal obligation	Staff, deposit scheme, relevant person	Paper/electronic, back up/cloud	6 years after tenant leaves
			To offer extra services eg insurance	Consent	Staff, 3 rd party	Paper/electronic, back up/cloud	Within a month of the end of tenancy
			If legal action is required	Legal work	Staff, solicitor, court services	Paper/electronic, back up/cloud	6 years after tenant leaves
			Services	Contract fulfilment	Staff, council tax, utility providers	Paper/electronic, back up/cloud	6 years after tenant leaves

Tenant contact details	Staff	In office, over the phone, email, self registration	To use on contract	Contract fulfilment	Staff, landlord, guarantor, local authority, utilities	Paper/electronic, back up/cloud	6 years after tenant leaves
			Add to property management software	Contract fulfilment	Staff, software provider	Software, back up/cloud	6 years after tenant leaves
			Referencing Sanctions Check	Contract fulfilment	Staff, referencing company, credit check company, employer, current landlord, home office	Paper/electronic, back up/cloud	6 years after tenant leaves

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			To be able to contact tenant eg property management (accounts/repairs/replacements)	Contract fulfilment	Staff, contractor, supplier, property management company	Software system, back up/cloud	6 years after tenant leaves
			To use on prescribed information Sanctions Check	Legal obligation	Staff, deposit scheme, relevant person	Paper/electronic, back up/cloud	6 years after tenant leaves
			To offer extra services	Consent	Staff, 3 rd party	Paper/electronic, back up/cloud	Within a month of the end of tenancy
			If legal action needed eg possession claim	Legal work	Staff, solicitor, court services	Paper/electronic, back up/cloud	6 years after tenant leaves
			Notify utilities & council tax	Contract fulfilment	Staff, council tax, utility providers	Paper/electronic, back up/cloud	6 years after tenant leaves
Tenant employer	Staff	Tenant application form	Referencing & assessment	Contract fulfilment	Staff, referencing company, credit check company, landlord	Paper/electronic, back up/cloud	6 years after tenant leaves
Tenant current landlord	Staff	Tenant application form	Referencing & assessment	Contract fulfilment	Staff, referencing company, credit check company, landlord	Paper/electronic, back up/cloud	6 years after tenant leaves
Tenant next of kin	Staff	Tenant application form	Contact in case of emergency	Legitimate interest	Staff, public bodies	Paper/electronic, back up/cloud	6 years after tenant leaves
Tenant bank details	Staff	Tenant application form	To process payments	Contract fulfilment	Staff, landlord, bank	Paper/electronic, back up/cloud	6 years after tenant leaves
Tenant children details	Staff	Tenant application form	To identify permitted occupiers to include on tenancy agreement	Contract fulfilment	Staff, landlord	Paper/electronic, back up/cloud	6 years after tenant leaves

Credit score results	Credit check company	Email, online	To assess suitability	Contract fulfilment	Staff, landlord	Paper/electronic, back up/cloud	6 years after tenant leaves
Other returned references	Credit check company, agent	Email, online, hardcopy	To assess suitability	Contract fulfilment	Staff, landlord	Paper/electronic, back up/cloud	6 years after tenant leaves
Tenant passport or ID documents	Staff	Photocopy of original, face to face	To comply with right to rent checks Sanctions Check	Legal obligation, contract fulfilment	Staff, landlord, home office, referencing company	Paper/electronic, back up/cloud	12 months after tenant leaves

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