

DATED

16th May

2018

PRIVACY NOTICE provided by JACKSONS

relating to

Leaseholders and sub-tenants of Block of Flats



This privacy notice explains what personal data (information) we hold about you, how we collect it, how we use and may share information about you during our management of your development and after it ends. We are required to notify you of this information under the General Data Protection Regulation.

Please ensure you read this notice (sometimes referred to as a "privacy notice") and any other similar notice we may provide to you from time to time when we collect or process personal information about you. This privacy notice contains important information on who we are, how and why we collect, store, use and share personal information, your rights in relation to your personal information and on how to contact us and supervisory authorities in the event you have a complaint.

1. **WHO WE ARE**

Gary Pickard and Jill Pickard trading as JACKSONS collects, uses and is responsible for certain personal information about you. When we do so we are regulated under the [General Data Protection Regulation](#) which applies across the European Union (including in the United Kingdom) and we are responsible as 'controller' of that personal information for the purposes of those laws.

In this privacy notice, references to "we" or "us" means JACKSONS.

2. **DATA PROTECTION PRINCIPLES**

We will comply with the data protection principles when gathering and using personal information, as set out in our GDPR data protection policy.

3. **THE PERSONAL INFORMATION WE COLLECT AND USE: INFORMATION COLLECTED BY US**

In the course of performing our contractual obligations as set out in the lease and/or management agreement we collect the following personal information when you provide it to us:

- NAME, CONTACT DETAILS (ADDRESS, PROPERTY ADDRESS, HOME AND MOBILE TELEPHONE NUMBERS, E-MAIL ADDRESS, MORTGAGE DETAILS ETC)
- REGISTERED TITLE OF THE PROPERTY & LEASE
- CONTACT IN CASE OF EMERGENCIES

The provision of the above data is required from you to enable us to perform our contract as managing agent appointed for and on behalf of the Freeholder or Freehold Owning, or RTM or Management Company. We will inform you at the point of collecting information from you, whether you are required to provide the information to us.

4. **THE PERSONAL INFORMATION WE COLLECT AND USE: INFORMATION COLLECTED FROM OTHER SOURCES**

We also obtain personal information from other sources as follows:

- Information willingly provided by you.
- Any additional personal information provided by your solicitors during the sale/purchase of a flat.



5. HOW WE USE YOUR PERSONAL INFORMATION

We will typically collect and use this information for the following purposes:

- For the performance of a contract you have with our client (the freeholder or freehold company) and pursuant to which we are appointed as their agent.
- For the purposes of our legitimate interests or those of a third party, but only if these are not overridden by your interests, rights or freedoms.

We seek to ensure that our information collection and processing is always proportionate. We will notify you of any material changes to information we collect or to the purposes for which we collect and process it.

6. WHO WE SHARE YOUR PERSONAL INFORMATION WITH

We routinely share the following categories of personal data:

- Those listed under section 3 (above)

This personal information may be shared with the following categories of recipients:

- The Freeholder and/or the Freehold Company; The RTM or Management Company
- Shareholders of the freehold company
- Any approved consultants, surveyors, contractors and subcontractors – approved in line with our in-house vetting procedures and ARMA guidelines
- Our IT and telecommunications support team
- Appointed Chartered Accounts or Auditors for your building/development
- Our property management software support team
- Other leaseholders from the same building/development
- HMRC, including Anti Money Laundering agencies
- Association of Residential Managing Agents (ARMA)
- First Tier Tribunals & Her Majesty's Courts & Tribunal Service
- Solicitors acting for the freeholder and/or the freehold company or RTM or Management Company
- Any insurance company or broker connected with your building/development
- The Ombudsman Services
- The new managing agent, if we cease to manage your building/development

This data sharing enables us to perform our contract as managing agent for our client.

We will share personal information with law enforcement or other authorities if required by applicable law.

We will not share your personal information with any other third party.

7. WHERE YOUR PERSONAL INFORMATION MAY BE HELD

Information may be held at our offices and those of our group companies, and third party agencies, service providers, representatives and agents as described above.



We have security measures in place to seek to ensure that there is appropriate security for information we hold including those measures detailed in our GDPR data protection policy.

8. HOW LONG YOUR PERSONAL INFORMATION WILL BE KEPT

We will hold the details as set out in this notice for a maximum of 12 years or, for example, a set number of years after a data subject ceases to be a lessee in that development.

9. REASONS WE CAN COLLECT AND USE YOUR PERSONAL INFORMATION

We rely on a contractual obligation in the case of a leaseholder and legitimate interests in the case of a subtenant as the lawful basis on which we collect and process your personal data.

In case of the sub-tenant, we hold and process personal data as we have a legitimate interest to manage and maintain the development/building in pursuance of fulfilling the contractual obligation between the freehold company and the leaseholder(s).

10. YOUR RIGHTS

Under the [General Data Protection Regulations](#), you have a number of important rights free of charge.

In summary, those include rights to:

- fair processing of information and transparency over how we use your use personal information
- access to your personal information and to certain other supplementary information that this Privacy Notice is already designed to address
- require us to correct any mistakes in your information which we hold
- require the erasure of personal information concerning you in certain situations
- receive the personal information concerning you which you have provided to us, in a structured, commonly used and machine-readable format and have the right to transmit those data to a third party in certain situations
- object at any time to processing of personal information concerning you for direct marketing
- object to decisions being taken by automated means which produce legal effects concerning you or similarly significantly affect you
- object in certain other situations to our continued processing of your personal information
- otherwise restrict our processing of your personal information in certain circumstances
- claim compensation for damages caused by our breach of any data protection laws

For further information on each of those rights, including the circumstances in which they apply, see the [Guidance from the UK Information Commissioner's Office \(ICO\) on individuals' rights under the General Data Protection Regulation](#).



If you would like to exercise any of those rights, please:

- email, call or write to us at our registered address
- let us have enough information to identify your full name, address and property address
- let us have proof of your identity and address (a copy of your driving licence or passport and a recent utility or credit card bill), and
- let us know the information to which your request relates, including any account or reference numbers, if you have them

11. KEEPING YOUR PERSONAL INFORMATION SECURE

We have appropriate security measures in place to prevent personal information from being accidentally lost, used or accessed in an unauthorised way. We limit access to your personal information to those who have a genuine business need to know it. Those processing your information will do so only in an authorised manner and are subject to a duty of confidentiality.

We also have procedures in place to deal with any suspected data security breach. We will notify you and any applicable regulator of a suspected data security breach where we are legally required to do so.

12. HOW TO COMPLAIN

We hope that we can resolve any query or concern you raise about our use of your information.

The [General Data Protection Regulation](#) also gives you right to lodge a complaint with a supervisory authority, in particular in the European Union (or European Economic Area) state where you work, normally live or where any alleged infringement of data protection laws occurred. The supervisory authority in the UK is the Information Commissioner who may be contacted at <https://ico.org.uk/concerns/> or telephone: [0303 123 1113].

13. CHANGES TO THIS PRIVACY NOTICE

This privacy notice was published on 16 May 2018 and last updated on: 16 May 2018

We may change this privacy notice from time to time, and when we do we will inform you.

14. DO YOU NEED EXTRA HELP?

If you would like this notice in another format (for example: audio, large print, braille) please contact us.

