



**UNIVERSITY OF
CAMBRIDGE**
Estates Division



ESTATES DIVISION – RECORDS RETENTION SCHEDULE

Period January 2025 – January 2026



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The following categories can be found in the [University Master Retention Schedule](#):

FINANCE	University Master Records Retention Schedule Section 5
HEALTH & SAFETY	University Master Records Retention Schedule Section 12
HR	University Master Records Retention Schedule Section 6
IT SERVICES	University Master Records Retention Schedule Section 11
MEETING RECORDS	University Master Records Retention Schedule Section 1.2
PROCUREMENT	University Master Records Retention Schedule Section 5.8



Purpose of the Retention Schedule

The retention schedule was compiled with guidance from the University's Data Protection Office

The Retention Schedule is the control document which is continually evolving and is a key component in the management of the lifecycle of records (creation, receipt, maintenance, use, and disposition).

The schedule sets out the prescribed periods for the minimum length of time for the retention of documents regardless of their format therefore applies to both paper and electronic records and media storage such as memory sticks. Records should be retained to meet business and operational needs, as well as complying with Statutory, Regulatory and information management obligations (e.g. UK GDPR General Data Protection Regulation).

The Estates Division is a large and complex organisation, and whilst there is an overlap between Sections in relation to the records they continually work with, there are also many types of records unique to specific Sections. If there is not an entry to cover the records you work with, please contact the Records Management Team, EMRecords@admin.cam.ac.uk.

The Schedule lists the methods of disposal i.e. recycling, shredding, deletion of electronic version.

Efficient application of the retention schedule will:

- Provide a consistent controlled system for disposal of records
- Prevent records from being discarded prematurely and to identify records with historic value for preservation
- Ensures information is not saved unnecessarily

Using the schedule

The schedule identifies the relevant functions of the Estates Division (ED) and the categories of records within those functions.

There are no automatic deletions in SharePoint, deleting of post-retention records is a manual task, ED Teams must review and delete as appropriate. If there are legitimate reasons for retaining records this is acceptable. In the first instance please contact EMRecords@admin.cam.ac.uk.

The schedule describes:

- The record series (type),
- Description of the record,
- Recommended disposal date and method.



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Hard copy records which require permanent retention will be securely held in ED's archives which are stored off-site. These may be obtained on request and will be received within 24 hours.



Citations - Acts of Parliament (UK)

DATE	TITLE
1980 c.58	Limitation Act 1980
2005	The Regulatory Reform (Fire Safety) Order 2005
2014	Immigration Act
2018	General Data Protection Regulation (GDPR UK)
2021 c.30	Environment Act
2022	Fire Safety Act-note this comes into force January 2023

Statutory Instruments (SI)

1996/972	The Specialist Waste Regulations
1997/1840	The Fire Precautions (workplace) Regulations
1998/2306	The Provision & Use of Workplace Equipment
1998/2307	The Lifting Operations & Lifting Equipment Regulations
1999/3242	The Management of Health & Safety at Work Regulations
2004/3391	The Environmental Information Regulations
2012/632	The Control of Asbestos Regulations
2013/147	Reporting injuries, diseases & dangerous occurrences Regulations
2015/51	Construction (Design & Management) Regulations



ACCOMMODATION SERVICE	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Booking forms	6 years after booking		Shredding/ Delete electronic version
Accommodation lists	Destroy when superseded		Shredding/ Delete electronic version
Tenancy agreement	End of tenancy + 10 years		Shredding/ Delete electronic version
Fair Rent tenancy agreements	10 years after successor has moved or died		Shredding/ Delete electronic version
Accommodation fees register	6 years after booking		Shredding/ Delete electronic version
Right to rent check records, documenting whether a tenant can legally rent in England	End of tenancy + 1 year	Section 22 of the Immigration Act 2014	

ASSET MANAGEMENT	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
PLANNED MAINTENANCE			
Records documenting the installation of equipment: items which are safety critical or associated with hazardous operations	Decommissioning/ removal + 40 years	1980 c.58 s14	Permanent Retention
Reports of pre-commissioning examinations of lifting equipment	Decommissioning/ removal of plant	SI 1998.2307	Shredding/ Delete electronic version
Records documenting the inspection, testing and maintenance of equipment: major items other than those specified elsewhere	Disposal of item + 1 year	SI 1998/2307 Regulation	Shredding/ Delete electronic version
Records documenting inspections of equipment, made under Regulation 6 of the Provision and Use of Work Equipment Regulations 1998	Life of equipment + 6 years	1980 c.58 s 5 SI 1998/2306	Shredding/ Delete electronic version
Records documenting the examination, testing and repair of plant and equipment provided to control exposure to substances hazardous to health	Decommissioning/ Disposal + 15 years	SI 1998/2306 Regulation 6(3) SI 2002/2677	Shredding/ Delete electronic version
Reports of inspection and 'thorough examination' of lifting equipment.	Subsequent Report + 2 years	SI 1998/2307	Shredding/ Delete electronic version
Gas Safety Certificates	Expiry + 2 years	H&S Executive Gas Regulations	Shredding/ Delete electronic version
Roof Inspection Reports including fall arrest	Date of report + 5 years		Shredding/ Delete electronic version



Crack monitoring	Date of report + 10 years		Shredding/ Delete electronic version
Electrical Testing EICR	Expiry + 2 years Expiry + 7 years		Shredding/ Delete electronic version
Refrigerant Gas Logs	Creation of record + 5 years	EC 2014 No517 F	Shredding/ Delete electronic version
Maintenance logs for equipment	Decommissioning /Removal + 1 year	SI 1998/2306 Reg. 5(2) ;1980 c58 s5	Shredding/ Delete electronic version
Records documenting carrying out of planned preventative maintenance work	Current year + 5 years		Shredding/ Delete electronic version
Maintenance Contracts	Cessation of contracts + 5 years		Shredding/ Delete electronic version
O&M Manuals	Permanent Retention (life of building, transfer to new owner if applicable)		Retain/transfer to new owner
Records documenting the transfer of ownership of equipment	Disposal of item + 6 years	1980 c.58 s 14	Shredding/ Delete electronic version
SPACE DATA			
CAD Drawings	Permanent Retention		Retain
Drainage survey reports	Permanent Retention		Retain
SURVEYING			
Records documenting minor maintenance works on property	Completion of works + 5 years	1980 c. 58 s 14B	Shredding/ Delete electronic version
Records documenting the carrying out of major maintenance works within facilities	Review after completion of work + 15 years	NA JISC HE Retention Schedule	Shredding/ Delete electronic version
Records documenting the carrying out of interior refurbishment and fitting out works	Review after completion of works + 5 years	1980 c. 58 s 14 JISC HE Retention Schedule	Shredding/ Delete electronic version



Maintenance Contracts	Cessation of contracts + 5 years		Shredding/ Delete electronic version
Building condition surveys	Date of survey + 10 years		Shredding/ Delete electronic version

CATERING SERVICES	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Records of catering requirements & options for provision	End current year + 6 years		Shredding/ Delete electronic version
Design & delivery of catering, menu plans, events plans.	End current year + 1 year		Shredding/ Delete electronic version
Vending services	End current year + 6 years		Shredding/ Delete electronic version
Bar licence	End current year + 6 years		Shredding/ Delete electronic version
Hiring of conference facilities	Review end of current year + 5-year s		Shredding/ Delete electronic version

COMPLIANCE	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
ASBESTOS			
Records documenting the monitoring of the condition of asbestos in premises, and of maintaining or removing it	Permanent Retention	SI 2006/2739	Retain
Records documenting assessments made to determine the presence (or presence) of asbestos in premises, as required by the Control of Asbestos Regulations 2012 (CAR 2012)	Permanent Retention	CAR 2012 does not prescribe a retention period for these records.	Retaining assessments provides evidence of effective management risks associated
Asbestos Register	Permanent Retention		Asbestos register is a live document and should therefore be retained for the life of the building. However, if an exposure has occurred these records must be kept for a minimum of 40 years
FIRE SAFETY			
Records documenting the conduct and review of fire drills	Current year + 5 years	Fire Safety order 2005	Shredding/ Delete electronic version
Records documenting arrangements with external emergency services	Current year + 5 years after superseded		Shredding/ Delete electronic version
Records of Active & Passive Fire Precautions	Current year + 5 years		Shredding/ Delete electronic version
Fire Strategy Reports	Retain for life of building		Retain
Records of unwanted fire alarms	Current + 5 years		Shredding/ Delete electronic version



Incident reports	Current year + 5 years after superseded		Shredding/ Delete electronic version
Records of fire risk assessments	Current year + 5 years after superseded	SI 2005/1541	Shredding/ Delete electronic version

WATER SAFETY

Legionella Risk Assessment (Water Safety)	Subsequent report + 7 years		Records must be retained for the period they remain current and for at least two years afterwards, except for records kept for monitoring and inspection, which should be kept for at least five years
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ESTATE DEVELOPMENT	TRIGGER/ RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Capacity Record documents	Superseded + 5 years	Good Practice	Shredding/ Delete electronic version
Records documenting development of ED's Estate plan	Superseded + 10 years	Good Practice	Shredding/ Delete electronic version
Records documenting the development of the Capital Plan	Current + 15 years	Good Practice	Shredding/ Delete electronic version
Space Management	Superseded + 10 years	Good Practice	Shredding/ Delete electronic version
Records documenting the conduct and outcomes of space audits.	Completion of subsequent audit + 5 years	N/A	Shredding/ Delete electronic version
Masterplans for sites & buildings	Permanent Retention		Retain

ENERGY MANAGEMENT	TRIGGER /RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Records documenting formal reviews of use of energy and action taken to address issues raised	Current report + 5 years	n/a	Shredding/ Delete electronic version
Records monitoring use and consumption of energy	Current year + 5 years	n/a	Shredding/ Delete electronic version
Energy Certificates for all Buildings	Subsequent certificate +5 years	n/a	Shredding/ Delete electronic version
Meter Readings	Subsequent reading + 5 years	n/a	Shredding/ Delete electronic version
Annual utilities report	Subsequent report + 5 years	n/a	Shredding/ Delete electronic version



ESTATE STRATEGY/ POLICY	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Records documenting the development of ED's estate strategy	Superseded + 10 years	NA	Shredding/ Delete electronic version
Records documenting the development and establishment of ED's Estate Management policies: key records.	Superseded + 10 years	NA	Shredding/ Delete electronic version



FACILITIES MANAGEMENT	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES / DISPOSAL METHOD
Cleaning Contract	End of contract + 6 years		Shredding/ Delete electronic version
Waste Disposal Statistics	End of year + 3 years		Shredding/ Delete electronic version
Car Parking Permits	Expiry + 1 year		Shredding/ Delete electronic version

FLEET MANAGEMENT	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Note, Fleet Check System manages the documentation			
Records documenting the purchase or lease of vehicles	Retention of vehicle + 3 years		Deletion
Records documenting vehicle road tax, MOT, and servicing	Retention of vehicle + 12 months		Deletion (Also held electronically by DVLA)
Records documenting insurance	Retention of vehicle + 12 months		Deletion (Also held by central insurance team)
Records documenting sale or disposal of vehicle	12 months following disposal		Deletion (If sold, finance produce invoice and retain for 7 years)
Records of damage to vehicles	Retention of vehicle + 12 months		Deletion



MAJOR PROJECTS	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Tender procedures – refer to University Compliance Retention Policy			
Graces/Warrants/Authorities	Review after 15 years		If disposal agreed – Shredding/ Delete electronic version
Appointment of Consultants - unsuccessful applicants	Award of contract + 1 year		Shredding/ Delete electronic version
Appointment of consultant - retained with contract documents	Completion + 15 years		Shredding/ Delete electronic version
Records documenting the carrying out of major projects (Feasibility, Procurement, Design team, Estimates & Financial Reports, Local Authority Planning, H&S Management, COW Reports, Meetings, General Correspondence, Handover)	Review after Completion + 15 years Note – Permanently Retain O&M, H&S, Fire Strategy & as built drawings		Shredding/ Delete electronic version



PERFORMANCE & STATISTICS	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
EMR (Estates Management Record) Statistics	Report + 7 years		Shredding/ Delete electronic version
Benchmarking Annual Reports	Report + 10 years		Shredding/ Delete electronic version



PLANNING	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Local Government Reviews	Superseded + 10 years		Shredding/ Delete electronic version
Listed Buildings/Conservation areas	Permanent Retention		Retain
Planning Obligations	Permanent Retention		Retain

PROPERTY MANAGEMENT	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Records documenting the acquisition of ownership of properties.	Closure of negotiations + 10 years	1980 c. 58 s 2	Shredding/ Delete electronic version
Records documenting negotiations for properties where the property was not acquired.	Close of negotiations + 3 years		Shredding/ Delete electronic version
Records documenting the negotiation of leases and original lease agreements.	End of lease + 15 years		Shredding/ Delete electronic version
Records documenting residential tenancy agreements	End of tenancy + 6 years	Code of practice for Residential Lettings 1.h	Shredding/ Delete electronic version
Records documenting Fair Rent tenancy agreements	Permanent Retention		Retain
Management of Historical buildings and monuments	Permanent Retention		Retain



RECORDS MANAGEMENT	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Records documenting the handling of requests for information held by ED (Estates Division), made under the Freedom of Information Act 2000	Completion of request + 3 years	Common practice 1998 c.29	Shredding/ Delete electronic version
Records documenting the development and establishment of ED's Records Management strategy: key records.	Superseded + 5 years	N/A	Shredding/ Delete electronic version
Records documenting storage locations of records.	Superseded	N/A	Shredding/ Delete electronic version
Copyright Licences	End of year +15 years		Shredding

RURAL ESTATE	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Appointment of Forestry Managers & Countryside Stewardships	Termination of licence + 15 years		Shredding/ Delete electronic version
Felling licence applications	Termination of scheme + 15 years		Shredding/ Delete electronic version
Woodland Grant Scheme	Termination of licence + 15 years	Countryside & Rights of way Act 2000 (CROW) S37	Shredding/ Delete electronic version
Rights of way	Termination + 15 years		Shredding/ Delete electronic version
Countryside access agreements	Termination + 15 years		Shredding/ Delete electronic version
Grazing Licences	Permanent Retention		Retain
Rural Land Register	Termination + 15 years		Shredding/ Delete electronic version
Cropping Licence	Permanent Retention		Retain
Agriculture set-aside policy	Completion + 15 years		Shredding/ Delete electronic version

SUSTAINABILITY & ENVIRONMENT	TRIGGER / RETENTION PERIOD	AUTHORITY/ LEGISLATION	NOTES/ DISPOSAL METHOD
Records documenting results of environmental audits and actions taken to address issues raised	Completion of audit + 5 years	Provides evidence	Shredding/ Delete electronic version
Records documenting notification and reporting of incidents to enforcing authorities	Date of notification + 5 years	Provides evidence	Shredding/ Delete electronic version
Records documenting attainment of accreditation and maintenance of environmental schemes	Termination of accreditation + 1 year	Waste (England & Wales) Regulations 2011	Shredding/ Delete electronic version
Waste transfer notes	Removal of waste + 5 years	Waste (England & Wales) Regulations 2011	Shredding/ Delete electronic version
Consignment notes	Removal of waste + 3 years	Provides evidence	Shredding/ Delete electronic version
Register of special waste for disposal by registered contractors (not asbestos)	Removal of waste + 3 years	SI 2004/3391	Shredding/ Delete electronic version
Records containing (anonymous) management statistics, analyses, and reports of requests for environmental information.	Completion of request handling process + 3 years	Good Practice	Shredding/ Delete electronic version
Records documenting identified hazards created by its operations (i.e., drains)	Current + 5 years	Provides Evidence	Shredding/ Delete electronic version
Duty of care records	Minimum 5 years		Shredding/ Delete electronic version



Permanent Retention Schedule

The following document types are required to be retained permanently by Estates Division. Permanently retaining certain Estate Management records ensures that critical historical, legal, and operational information remains accessible for as long as the estate exists. These records support compliance with regulations, provide continuity of knowledge, inform future decisions, and preserve the estate’s legacy.

Building Maintenance Records	
Record Type	Justification for Permanent Retention
Asbestos Surveys & Assessments	Required for the lifespan of the building to ensure health and safety compliance. Essential for managing asbestos risk and responding to future inquiries or incidents.
Drainage Survey Reports	Provide critical insight into underground infrastructure. Useful for future maintenance, redevelopment, and resolving drainage issues.
CAD Drawings	Serve as a definitive reference for building layout and systems. Support planning, refurbishment, and structural assessments.
Operation & Maintenance (O&M) Manuals	Contain vital operational details, warranties, and maintenance requirements. Essential for ensuring the correct upkeep and compliance over time.

Compliance	
Record Type	Justification for Permanent Retention
Installation Records of Safety-Critical or Hazardous Equipment	Provide legal evidence of safe installation practices. Required for regulatory compliance, audit trails, and equipment lifecycle management.

Estate Development	
Record Type	Justification for Permanent Retention
Masterplans for Sites & Buildings	Preserve the strategic vision and development trajectory of the estate. Support long-term planning, consistency, and alignment with past decisions.



Planning	
Record Type	Justification for Permanent Retention
Listed Buildings / Conservation Areas	Required to ensure preservation standards and to inform future interventions. These documents are crucial for compliance and heritage protection.
Planning Obligations	Legal documents (e.g., Section 106 agreements) containing long-term or perpetual commitments. Required for transparency, compliance, and enforcement.

Property Management	
Record Type	Justification for Permanent Retention
Management of Historical Buildings and Monuments	Document restoration, upkeep, and conservation efforts. Essential for maintaining integrity, supporting funding applications, and preserving historical context.

Rural Estate	
Record Type	Justification for Permanent Retention
Grazing Licences	Provide a historical land-use record. Useful for managing long-term environmental impacts, rights, and land value trends.
Cropping Licences	Support continuity and understanding of agricultural use and estate stewardship. Assist in environmental planning and land management decisions.



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This policy encompasses most ED Records and will be updated regularly to comply with Legislation and University Policies.

Please contact Records Management for further advice:

EM.Records@admin.cam.ac.uk