Deanfield Homes

Anti Modern Slavery & Human Trafficking Statement

2026-27

1. Introduction

This statement is made by Deanfield Homes Limited on its own behalf. The Board has approved this statement which is made in accordance with section 54 of the Modern Slavery Act 2015 (the MSA) and covers the financial year from 1 April 2026 to 31 March 2027.

Deanfield Homes Limited strictly prohibits the use of modern slavery and human trafficking in our operations and supply chain, and respecting human rights more generally is a fundamental part of our culture and values as an organisation.

Deanfield Homes Limited fully supports the implementation of the MSA and has and will continue to take its responsibilities under this legislation with the seriousness that they require and deserve. Our commitment to this legislation will continue to be reviewed and updated annually in accordance with the MSA.

In line with current Government guidance, this statement will be published in a prominent place on the Deanfield Homes Limited website, and the Company will consider adding it to the Government modern slavery statement registry.

2. Our business

Business model

Deanfield Homes Limited is a UK based housebuilder specialising in small to medium sized residential developments. The Deanfield brand is designed to be synonymous with aspirational homes, built to a high specification and with high-quality workmanship.

When assessing and designing new sites to add to the portfolio, a key influence is to ensure that our homes integrate well into established communities and that they are sympathetic to their environment and local communities.

Organisational structure

We predominantly operate across the counties of Buckinghamshire, Berkshire, and Oxfordshire; however, we may venture into neighbouring counties where appropriate opportunities exist. We directly employ, on average, 30 people in total, carrying out a range of work including office-based functions, site management and supervision, and forklift drivers.

We engage with a range of subcontractors to build our homes, from groundwork through to completed homes.

All employees are paid at least the voluntary living wage, as calculated by the Living Wage Foundation.

3. Policies and due diligence

We are committed to treating suppliers and contractors fairly and paying on time.

Our Employee Handbook, available to all employees, incorporates our Anti-Slavery and Human Trafficking Policy. The Company has zero tolerance to slavery and human trafficking. We expect all those in our supply chain and contractors to comply with our values.

Our supply chain providers are always with a UK provider, and we expect these entities to have suitable anti-slavery and human trafficking policies and processes.

All relevant Policies and Procedures will continue to be reviewed regularly and updated as necessary to reflect our business processes, best practice, and compliance with the law.

4. Risk assessment

As part of our initiative to identify and mitigate risk the Company has in place systems to encourage the reporting of concerns and the protection of whistleblowers.

This Statement has been approved by the Board of Deanfield Homes Limited and in accordance with the requirements of the MSA it will be reviewed and updated annually.

Melanie Whitfield-Lewis, Company Secretary
Deanfield Homes Limited
12 August 2026