



THE CROWN ESTATE'S MODERN SLAVERY AND HUMAN TRAFFICKING STATEMENT

This is The Crown Estate's Modern Slavery and Human Trafficking Statement for the financial year ending 31 March 2026, made in accordance with section 54 of the Modern Slavery Act 2015. It has been approved by The Crown Estate Commissioners.

For the purposes of this statement, the term 'modern slavery' encapsulates slavery, servitude, forced or compulsory labour.

OUR BUSINESS

The Crown Estate's role is to put the nation's interests first.

Established by an Act of Parliament, the Crown Estate Act 1961, subsequently amended by the Crown Estate Act 2025, we are an independent and commercial £17 billion business. We manage a diverse portfolio of land, property and the seabed across England, Wales and Northern Ireland. Our profits, which have totalled more than £5 billion over the last ten years, are returned to the UK government for public spending.

Through our activities and investments, we are growing our portfolio's value and using it to positively impact climate, nature, communities and the UK's finances, today and for generations to come.

Our purpose, to create lasting and shared prosperity for the nation, guides us and underpins our strategy to focus on addressing key national challenges where we can make a meaningful impact. This includes investing and playing a significant role in enabling energy and climate resilience, protecting and restoring nature, and supporting inclusive growth that enables communities to thrive, all while responsibly generating financial returns for the UK.

Structured into three business units (as set out below), our organisation works together on business-wide programmes to achieve our corporate strategy. The business is supported by our Group Partners, which include functions such as Corporate Affairs, Digital, Finance, Operations, People & Culture, and Sustainability.

- **Marine:** As manager of the seabed and much of the coastline around England, Wales and Northern Ireland, we have an ambitious vision for how the UK's seabed can support nature recovery and the transition to clean energy. By collaborating with industry and stakeholders, we aim to unlock the potential of our seabed, sea, and coastline to support the nation's journey to a resilient, sustainable, and decarbonised future.
- **Urban:** We manage a diverse portfolio of urban centres and development opportunities across the country delivering vibrant and sustainable places benefitting local economies and communities. Including Regent Street and St James's in London's West end, our portfolio and pipeline spans workspace, retail, leisure and residential properties through to strategic land, public realm, lab space and housing.
- **Windsor, Rural and Coastal:** We have one of the largest rural holdings in the country, spanning over 200,000 acres of land including The Windsor Estate. We are supporting the sustainable transformation of land use through diversified, regenerative agriculture and environmental best practice across our rural portfolio.

To find out more about us, including our corporate values of Caring, Together, Creative and Impactful, please visit our website: www.thecrownestate.co.uk

OUR POLICIES

The Crown Estate has a zero-tolerance to inaction approach to modern slavery and human trafficking within its business and supply chains. We are committed to ensuring that there is transparency in our own business and to tackling any modern slavery or human trafficking in our supply chains. Our policies are embedded throughout the procurement and tendering lifecycle, and we expect the same standards from our suppliers.

Our Procurement Policy requires that anyone procuring goods, services or works on behalf of The Crown Estate complies with the legislation and policy frameworks governing public sector procurement. This includes adherence to the Procurement Act 2023, the Public Services (Social Value) Act 2012, the Equality Act 2010, the Modern Slavery Act 2015, and HM Treasury's Managing Public Money. Through this framework, we embed responsible business conduct, including the prevention of modern slavery risks, into our sourcing and contracting processes.

Our Supplier Code of Conduct sets out the standards we expect all suppliers to meet, including compliance with human rights legislation such as the Modern Slavery Act 2015 and the Universal Declaration of Human Rights, and requires suppliers to uphold responsible labour practices, including those aligned with the International Labour Organisation's core labour standards. Suppliers are required to confirm their commitment to our Supplier Code of Conduct as part of the onboarding process.



OUR SUPPLY CHAIN

We operate a large and diverse business across the UK, supported by an extensive supply chain comprising thousands of direct suppliers, the majority of which are UK-based. Our procurement spans a broad range of categories, including facilities management, construction and building services, IT and technology, and professional services.

We are committed to working with suppliers who share our purpose and values. Our Supplier Charter embodies these principles, setting clear expectations for how they are applied across our supply chain and supporting consistent standards of responsible business conduct. This includes a zero-tolerance to inaction approach to modern slavery, human trafficking and bribery, alongside a commitment to ethical, inclusive and non-discriminatory practices. Our Supplier Charter also promotes fair work principles, including our expectation that suppliers support the Living Wage. Further information is available on our website [Suppliers | The Crown Estate](#)

We acknowledge that some of our suppliers may pose a higher risk, especially those using contracted labour or products. To help address this, we require relevant contractors undertaking works-related activities to hold a valid Common Assessment Standard (CAS) certificate during supplier onboarding. The CAS includes assessment of compliance with the Modern Slavery Act 2015, alongside broader labour, equality and ethical standards, providing a level of assurance as part of our initial supplier due diligence.

In addition, modern slavery considerations are incorporated at the procurement stage through the Procurement Specific Questionnaire (PSQ), by including the relevant Modern Slavery in Supply Chains (PPN 009) question where applicable, to assess suppliers' compliance and approach at the point of tender. We also conduct risk-based due diligence on key suppliers as part of the onboarding process, supported by third-party risk analytics tools that enable supplier screening and ongoing monitoring, including the assessment of risks related to human rights and modern slavery.

OUR PEOPLE

We ensure that all staff directly employed by The Crown Estate understand their right to freely choose and leave employment in accordance with their contractual terms. We carry out right to work checks for all employees through an independent provider as part of our recruitment and vetting processes, and all salaries are paid directly into employee bank accounts.

We are also an accredited Living Wage employer, reflecting our commitment to fair pay and responsible employment practices.

We operate a confidential whistleblowing reporting channel, managed by an independent provider, to enable employees, suppliers and members of the public to raise concerns. This complements the Government's Modern Slavery Helpline and provides a route for suppliers to report genuine concerns relating to suspected illegal or unethical conduct involving The Crown Estate or its employees. More information can be found here: [EthicsPoint - The Crown Estate](#)

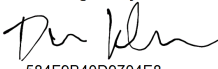
EFFECTIVENESS

There have been no known instances of slavery or human trafficking offences in our supply chain in the 2025/26 financial year.

We are in the process of reviewing the effectiveness of the measures we take to highlight where we can improve to ensure there is no modern slavery or human trafficking in either our business or our supply chains, and we will use this to inform the development of our procedures and best practices.

Approved by the Crown Estate Commissioners on 9 June 2026.

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Dan Labbad Chief Executive, The Crown Estate