

Fine Living – Modern Slavery & Human Trafficking Statement

1. Introduction

Fine Living was built on a simple belief: people deserve to be treated well. That belief sits behind every home we represent and every relationship we build. It is the reason clients trust us and the reason we hold ourselves, and the people we work with, to a high standard.

We are not legally required to publish a Modern Slavery Statement, but we choose to do so because it reflects who we are. Our business started with “why”, and that “why” has always been about doing things properly, responsibly, and with respect for the people whose lives intersect with ours.

2. Our business

Fine Living is an award-winning residential agency based in Central London. We specialise in sales, lettings and property management. Our work involves a wide range of contractors and service partners, including maintenance teams, cleaners, inventory clerks, photographers and marketing professionals.

These people play an important part in the service our clients experience. Because our business is built on trust and long-term relationships, we take seriously the responsibility to ensure that everyone involved in delivering our services is treated fairly, safely and with dignity.

3. Our commitment

We are opposed to all forms of modern slavery, forced labour and human trafficking. This commitment is rooted in our values. If we say we care about people, that must include everyone connected to our work, not only those our clients meet.

We want our supply chain to reflect the same integrity and care that guide our day-to-day work. When we identify risks or concerns, we act.

4. Expectations of our suppliers

We expect our suppliers and contractors to share our approach. This includes:

- Ensuring all workers have the legal right to work in the UK
- Paying people fairly and providing safe working conditions
- Avoiding any form of coercion, exploitation or hidden recruitment practices
- Being open about how workers are recruited, paid and managed
- Treating every individual with dignity and respect

If a supplier cannot meet these expectations, we will review the relationship and, if necessary, end it.

5. How we manage risk

Our approach is practical and proportionate to the size of our business. We carry out basic checks on new suppliers, ask for confirmation of ethical working practices and prioritise long-standing partners we know and trust. We respond promptly to concerns raised by staff, clients or contractors and keep records where appropriate. As our business grows, we will continue to strengthen these processes.

6. Training and awareness

Everyone at Fine Living plays a part in upholding our values. We make sure our team understands what modern slavery looks like in real-world situations, how risks can appear

in the property sector and what to do if something does not feel right. Concerns can be raised safely and confidentially. This is not a box-ticking exercise. It is part of the care and responsibility we bring to our work every day.

7. Reporting concerns

Anyone connected to Fine Living can raise concerns directly with senior management. All concerns are handled sensitively and discreetly. We take them seriously and, where appropriate, investigate and act. This may include ending a business relationship or referring matters to the relevant authorities.

8. Our ongoing commitment

This statement is part of a wider commitment to doing things the right way. We will review it each year and continue to strengthen our approach as our business evolves. Fine Living started with “why”, and this commitment is one of the ways we continue to honour that foundation by acting with integrity and protecting the people connected to our work.