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Company No. 10960533

Bumblebee Lettings Limited

Annual Report and Financial Statements

Year ended 31 March 2021

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1. Company Information

Directors	
Derek Rust	Chair
Jeremy Arnold	Non-executive Director
Shaun McLean	
Tim Mulvenna	
Julie Riley	
Elliott Sweetman	
Company Secretary	Shaun McLean
Registered Office	2 Bristol Avenue Colindale London NW9 4EW
Registered Number	10960533
Auditor	Grant Thornton UK LLP 1 Whitehall Riverside Leeds LS1 4BN
Bankers	Santander UK PLC T54 Ground Floor Ops Bridle Road Bootle Liverpool L30 4GB

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2. Report of the Directors

The Board is pleased to present the financial statements of Bumblebee Lettings Limited (the Company) for the year to 31 March 2021.

Principal activities
Bumblebee Lettings Limited is a private lettings agency within TheBarnetGroup structure for the private letting of property. The Company was created to capitalise on the expertise and track record the Group has acquired through the delivery of a successful private sector lettings and management service under the Let2Barnet model. Bumblebee Lettings Limited utilises our experience to gain a foothold in the private rented lettings and management market through an online lettings agency.

Results for the year
The result for the year was a profit of £8,000 (2020: £116,000 deficit).

Dividends
The Directors do not propose a dividend for the period.

Directors
The names of the Directors who served during the year can be found on page 2.

3rd party indemnity provision for Directors
Directors are provided with indemnity insurance procured through TheBarnetGroup Limited for Personal Accident and Directors' and Officers' liability.

Disabled persons
Bumblebee Lettings Limited is committed to equality and diversity and our goal is to embed it into our practices and everything we do. We want to ensure that all the people we support receive the best possible service and that everyone is supported to develop and achieve to the best of their abilities.

Our objective is to ensure that services are provided fairly to all the people we support and that all the people we support have equal opportunities.

Charitable donations
No charitable donations were made by Bumblebee Lettings Limited for the year to 31 March 2021 (2020: £nil).

EU Political donations and expenditure
No political donations or expenditure were made for the period to 31 March 2021 (2020: £nil).

Donations to non-EU political parties
No political donations or expenditure were made for the period to 31 March 2021 (2020: £nil).

Payment policy
The Company pays suppliers where possible within suppliers' credit terms. Payments to suppliers will be made on average within 15 days of receipt of the invoice.

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Statement of Directors' Responsibilities
The Directors are responsible for preparing the Strategic Report, the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law, including FRS 101 'Reduced Disclosure Framework'. Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs and profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors confirm that:

- so far as each Director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- the Directors have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Directors' Remuneration Report
The Directors are defined as being the Board members of Bumblebee Lettings Limited. The Independent Directors receive emoluments and are entitled to reimbursement of incidental expenses incurred when attending Board meetings and other formal events in their capacity as Board members. The Independent Directors are not entitled to pension benefits. These are the only transactions with the Independent Directors of the Company. The Executive Directors do not receive emoluments in their role as Directors. They are paid as executive Directors of TheBarnetGroup Limited and are entitled to reimbursement of incidental expenses incurred when attending Board meetings and other formal events in their capacity as Board members.

Code of Governance
The Company has adopted the National Housing Federation's 'Code of Governance: Promoting Board Excellence for Housing Associations (2015 edition)' and confirm that the Company complies fully with the Code apart from the majority of directors are Executive Directors and the Chair is not a non-executive.

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Going Concern
The company's business activities, its current financial position and factors likely to affect its future development are set out in the strategic report. In preparing the financial statements on the going concern basis, the Board considered the following:

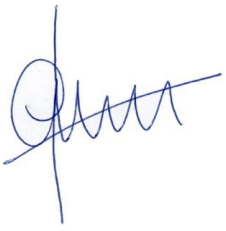
- Management has prepared forecasts (including monthly cash flows) of expected results for the 2021/22 and 2022/23 financial years. These demonstrate that the company has sufficient resources to meet all liabilities as they fall due for the foreseeable future and for at least for the 12 months following the approval of these accounts.
- The key risks to financial performance are retention rates and working capital requirements. Whist retention rates means reduced revenues, there is a reduction in costs, but the margin is required to compensate for fixed overhead costs. The loan from a related party can be negotiated but is dependent on their agreement.
- That in the event the Covid-19 pandemic results in further 'lockdowns' or other financial or operational issues, Government support and legislation that has been in place to date would continue; but if not, then the company has sufficient liquid resources and suitable mitigating actions available in the short, medium and long-term to manage the impact on operational and financing activities.
- That in the event of the implementation of controls and other legislation following the end of the Brexit transition period, the Group has sufficient liquid resources and suitable mitigating actions available in the short, medium and long-term to manage the possible impact of increased inflation and potential increased operating costs.
- The London Borough of Barnet has confirmed its intention to offer support to TheBarnetGroup Limited if this is required; to allow the company to meet its liabilities as they fall due in a scenario where forecasts are materially inaccurate.

The Directors have reviewed the Company's forecasts as described above and on this basis, as well as the London Borough of Barnet's stated intention to support TheBarnetGroup, the Board consider preparation of the Financial Statements on a going concern basis to be appropriate.

Auditor
Grant Thornton UK LLP has expressed their willingness to remain in office. A resolution to reappoint Grant Thornton UK LLP as auditor will be proposed at the June 2021 Board meeting.

Other information
The strategic report below and the remainder of these financial statements, includes important information regarding events after the year-end, Covid-19 and other relevant matter pertinent to the organisation and understanding the operations and financial position of the organisation. As such the entire Annual report and financial statements document should be read, not only the Report of the Directors.

Approval and signature
The report of the Directors was approved by the Board on 24 June 2021 and signed on its behalf by:



Derek Rust, Chair

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3. Strategic Report

COVID-19

Firstly, the entire Board and I wish to extend our condolences to all staff, residents and members of the communities served by TheBarnetGroup, who have lost loved ones to Coronavirus. The pandemic has affected our lives in so many ways. Some impacts will be temporary, but others will be longer term and permanent. We will work with all our partners to mitigate the negative impacts and continue to support our most vulnerable service users going forward.

The impact of Covid on the business has been relatively limited. Bumblebee benefitted by taking on 54 leases from another organisation in May 2020 and this single transaction meant that the business achieved most of its growth target for the year via this single transaction. Aside from this, Bumblebee did grow over the year, but it was slower than was expected, mainly due to landlords not having vacant properties via a combination of inability to evict residents or residents not wanting or being able to move due to lockdown. The uncertainty of Covid though did also enhance the Bumblebee service offering, whereby guaranteed rents to landlords was very 'attractive' with the significant uncertainty in the market. Bumblebee also benefitted from its relationship with the London Borough of Barnet where there has unfortunately been continued demand for accommodation by those presenting as homeless to the Council

Review of Results

The result for the year was a profit of £8,000 (2020: £116,000 deficit). This was the third year of trading for the business and the growth achieved during the year means that profits are now consistently achieved on a monthly basis. The results are in line with the original business plan that forecast profits will be in achieved in 2020/21 and the loan repaid to Barnet Homes in 2023.

The Statement of Financial Position presents negative retained earnings of £253,000 at 31 March 2021 (2020: £261,000 deficit).

Principal risks and uncertainties

Bumblebee Lettings Limited's principal source of income is fees from the lettings and management of properties in the private rented sector.

Key risks and uncertainties include growing the business to deliver the assumed level of lettings in the business plan, both in terms of volume of transactions and the fee paid by customers.

The lettings market has faced increased challenges during the year, with greater competition from the established agencies meaning that margins are under pressure as agents compete for the business of landlords. There is also still some uncertainty as to the longer-term impact of Covid, including further potential lockdowns.

Taken together, the two areas of activity are performing as expected, which will enable it to repay the loan to its fellow Group company, Barnet Homes.

Other principal risks facing the company include a bad debt risk, which has been partially mitigated through the acquisition of rent guarantee insurance.

Key performance indicators

	Actual	Target
Units let	157	135
Units in management	278	259
Retention rate	99%	90%
Units let by let2barnet	647	615

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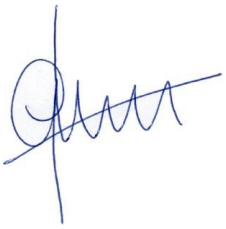
Future Developments – Bumblebee Lettings Limited
The Company's business plan for the first five years contains growth assumptions including:

- Average annual rent inflation of 2% from 2020 to 2025
- An average business retention rate of 90% from 2020

The above assumptions are based on long-term averages of the housing market and the performance of the Company will continue to be closely monitored during its growth phase.

Approval and signature
The strategic report was approved by the Board on 24 June 2021 and signed on its behalf by:



Derek Rust, Chair

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Independent auditor's report to the members of Bumblebee Lettings Limited

Opinion

We have audited the financial statements of Bumblebee Lettings Limited (the 'company') for the year ended 31 March 2021, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flow, Statement of Changes in Reserves and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 'Reduced Disclosure Framework' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the 'Auditor's responsibilities for the audit of the financial statements' section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We are responsible for concluding on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify the auditor's opinion. Our conclusions are based on the audit evidence obtained up to the date of our report. However, future events or conditions may cause the company to cease to continue as a going concern.

In our evaluation of the directors' conclusions, we considered the inherent risks associated with the company's business model including effects arising from macro-economic uncertainties such as Brexit and Covid-19, we assessed and challenged the reasonableness of estimates made by the directors and the related disclosures and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate. The responsibilities of the directors with respect to going concern are described in the 'Responsibilities of directors for the financial statements' section of this report.

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Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the report of the directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the report of the directors have been prepared in accordance with applicable legal requirements.

Matter on which we are required to report under the Companies Act 2006

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the report of the directors.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors for the financial statements

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes

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our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK).

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company, and the industry in which it operates. We determined that the following laws and regulations were most significant; financial reporting legislation (United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 101 and the Companies Act 2006), and the NHF Code of Governance 2015. The engagement team remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.
- We understood how the company is complying with these legal and regulatory frameworks by making inquiries of management, internal audit, and those charged with governance. We enquired of management and those charged with governance whether there were any instances of non-compliance with laws and regulations, or whether they had any knowledge of actual or suspected fraud. We corroborated the results of our enquiries through our review of board minutes and papers provided to the Audit and risk committee, and through our legal and professional expenses review.
- To assess the potential risks of material misstatement, including how a fraud might occur, we obtained an understanding of:
  - The Company's operations, including the nature of its sources of income, expected financial statement disclosures and risks that may result in risk of material misstatement; and
  - The Company's control environment including the adequacy of procedures for authorisation of transactions.
- Audit procedures performed by the engagement team included:
  - Evaluating the processes and controls established to address the risks related to irregularities and fraud;
  - Testing manual journal entries, in particular journal entries relating to management estimates and entries determined to be large or relating to unusual transactions;
  - Challenging assumptions and judgements made by management in its significant accounting estimates;
  - Identifying and testing related party transactions; and
  - Completion of audit procedures to conclude on the compliance of disclosures in the financial statements with applicable financial reporting requirements.
- We communicated relevant laws and regulations and potential fraud risks to all engagement team members, and remained alert to any indications of fraud, or non-compliance with laws and regulations throughout the audit.

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- We assessed the appropriateness of the collective competence and capabilities of the engagement team, including consideration of the engagement team's knowledge and understanding of the sector in which the Company operates in and their practical experience through training and participation with audit engagements of a similar nature. All team members are qualified accountants or working towards that qualification and are considered to have sufficient knowledge and experience of companies of a similar size and complexity, appropriate to their role within the team.
- From the procedures performed we did not identify any material matters relating to non-compliance with laws and regulation or matters in relation to fraud.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Grant Thornton UK LLP

Victoria McLoughlin BA FCA
Senior Statutory Auditor
for and on behalf of Grant Thornton UK LLP
Statutory Auditor, Chartered Accountants
Leeds

1/7/2021

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BUMBLEBEE LETTINGS LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

STATEMENT OF COMPREHENSIVE INCOME

	Notes	2021	2020
		£'000	£'000
Revenue			
Turnover	3	3,462	1,166
Expenses			
Other expenses		(3,117)	(1,137)
Operating profit	4	**345**	**29**
Finance charges	5	(337)	(145)
Total comprehensive profit/(loss) for the period		**8**	**(116)**
Total comprehensive profit/(loss) is attributable to:			
TheBarnetGroup Limited		8	*(116)*

The accompanying accounting policies and notes form part of these financial statements.

The above results are derived from continuing operations.

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BUMBLEBEE LETTINGS LIMITED

STATEMENT OF FINANCIAL POSITION AT 31 MARCH 2021

	Note	2021	2020
		£'000	£'000
ASSETS			
Tangible Assets			
Fixed Assets- Right of use assets	6	6,084	3,185
Current assets			
Trade and other receivables	7	170	291
Cash and cash equivalents		117	35
		287	326
Total assets		**6,371**	**3,511**
LIABILITIES			
Non-current liabilities	9	3,341	2,085
Current liabilities			
Trade and other payables	8	3,283	1,687
Current tax liabilities	12	-	-
		3,283	1,687
Total liabilities		6,624	3,772
Capital and reserves			
Revenue reserves		(253)	(261)
Total Equity		(253)	(261)
Total equity and liabilities		**6,371**	**3,511**

The financial statements were authorised and approved by the Board on 24 June 2021 and signed on its behalf by:-

Derek Rust, Chair
Company Number: 10960533

The accompanying accounting policies and notes form part of these financial statements.

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BUMBLEBEE LETTINGS LIMITED
STATEMENT OF CHANGES IN EQUITY

	Total revenue reserve and retained earnings
	£'000
Balance as at 1 April 2019	(131)
Adjustment from the adoption of IFRS 16	(14)
Adjusted balance as at 1 April 2019	**(145)**
Loss for the period	(116)
Balance as at 31 March 2020	**(261)**
Balance as at 1 April 2020	(261)
Profit for the period	8
Balance as at 31 March 2021	**(253)**

The accompanying accounting policies and notes form part of the financial statements.

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BUMBLEBEE LETTINGS LIMITED
ACCOUNTING POLICIES AND EXPLANATORY NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 March 2021

1. LEGAL STATUS AND STATEMENT OF COMPLIANCE

Bumblebee Lettings Limited is a company within TheBarnetGroup. The Company is incorporated and domiciled in England and Wales. The address of the registered office is 2 Bristol Avenue, Colindale, London NW9 4EW.

The company registration number is 10960533.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of preparation
These financial statements are for the year ended 31 March 2021 and are presented in British Pounds Sterling to the nearest thousand.

The financial statements of the Company have been prepared in accordance with Financial Reporting Standard 101, 'Reduced Disclosure Framework' (FRS 101) and on a historical cost basis unless otherwise stated in the accounting policies, and in accordance with the Companies Act 2006.

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 101 "Reduced Disclosure Framework":

- the requirements of paragraph 52, the second sentence of paragraph 89, and paragraphs 90, 91 and 93 of IFRS 16 Leases; the requirements of paragraph 58 of IFRS 16;
- the requirements of the second sentence of paragraph 110 and paragraphs 113(a), 114, 115, 118, 119(a) to (c), 120 to 127 and 129 of IFRS 15 Revenue from Contracts with Customers;
- the requirement in paragraph 38 of IAS 1 Presentation of Financial Statements to present comparative information in respect of:
- paragraph 79(a)(iv) of IAS 1; and
- paragraph 73(e) of IAS 16 Property, Plant and Equipment;
- the requirements of paragraphs 10(d), 10)(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D and 111 of IAS 1 Presentation of Financial Statements;
- IFRS 7, 'Financial instruments: Disclosures'
- the requirements of paragraphs 134 to 136 of IAS 1 Presentation of Financial Statements;
- the requirements of IAS 7 Statement of Cash Flows;
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors;
- the requirements of paragraphs 17 and 18A of IAS 24 Related Party Disclosures;
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a Group.

New standards, amendments, IFRIC interpretations and new relevant disclosure requirements
There are no amendments to accounting standards, or IFRIC interpretations that are effective for the year ended 31 March 2021 that have a material impact on the company's financial statements.

The principal accounting policies of the Company are set out below and have been consistently applied.

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Going Concern

The company's business activities, its current financial position and factors likely to affect its future development are set out in the strategic report. In preparing the financial statements on the going concern basis, the Board considered the following:

- Management has prepared forecasts (including monthly cash flows) of expected results for the 2021/22 and 2022/23 financial years. These demonstrate that the company has sufficient resources to meet all liabilities as they fall due for the foreseeable future and for at least for the 12 months following the approval of these accounts.
- The key risks to financial performance are retention rates and working capital requirements. Whist retention rates means reduced revenues, there is a reduction in costs, but the margin is required to compensate for fixed overhead costs. The loan from a related party can be negotiated but is dependent on their agreement.
- That in the event the Covid-19 pandemic results in further 'lockdowns' or other financial or operational issues, Government support and legislation that has been in place to date would continue; but if not, then the company has sufficient liquid resources and suitable mitigating actions available in the short, medium and long-term to manage the impact on operational and financing activities.
- That in the event of the implementation of controls and other legislation following the end of the Brexit transition period, the Group has sufficient liquid resources and suitable mitigating actions available in the short, medium and long-term to manage the possible impact of increased inflation and potential increased operating costs.
- The London Borough of Barnet has confirmed its intention to offer support to TheBarnetGroup Limited if this is required; to allow the company to meet its liabilities as they fall due in a scenario where forecasts are materially inaccurate.

The Directors have reviewed the Company's forecasts as described above and on this basis, as well as the London Borough of Barnet's stated intention to support TheBarnetGroup, the Board consider preparation of the Financial Statements on a going concern basis to be appropriate.

Significant management judgements and estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not apparent from other sources. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

Significant management judgements

The following are management judgements in applying the accounting policies of the organisation that have the most significant effect on the amounts recognised in the financial statements:

Extension options for leases:

All leases can be extended with both lessee and lessor agreement. Management has not assumed any leases will be extended beyond their contract period.

Lease borrowing rate:

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Management has used the company's incremental borrowing rate when calculating the Right of use asset value and corresponding lease liability.

BUMBLEBEE LETTINGS LIMITED

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES CONTINUED

Turnover and Revenue recognition

Turnover comprises of letting and management fees from private landlords, contract with customers that generate rental income from leased properties and project fees.

Rental income is recognised from the point when the property is leased, net of voids and fee income is at the point of delivery of service.

Taxation

Current tax is recognised for the amount of income tax payable in respect of the taxable surplus for the current or past reporting periods using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

VAT

A proportion of the company's revenue is subject to VAT and gives rise to a partial exemption claim. The financial statements include VAT to the extent that it is suffered by the Group and not recoverable from HM Revenue and Customs. Amount of VAT payable or recoverable at the year-end is included as a current liability or asset.

Impairment

Right of use assets are assessed annually for impairment indicators. Where indicators are identified, an assessment for impairment is undertaken comparing the lease's carrying amount to its recoverable amount. Where the carrying amount of a lease is deemed to exceed its recoverable amount, the lease is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure.

Depreciation

Right of use assets are depreciated over the life of the lease.

Leases

For any new contracts entered into on or after 1 April 2019, the company considers whether a contract is, or contains a lease. A lease is defined as 'a contract or part of a contract, that conveys a right to use an asset (the underlying asset) for a period of time in exchange for consideration'. To apply this definition the company assesses whether the contract meets three key evaluations which are whether:

- the contract contains an identified asset, which is explicitly identified in the contract or implicitly specified by being identified at the time the asset is made available to the company;
- the company has the right to obtain substantially all of the economic benefits from use of the identified asset throughout the period of use, considering its rights within the defined scope of the contract;
- the company has the right to direct the use of the identified asset throughout the period of use. The company assess whether it has the right to direct 'how and for what purpose' the asset is used throughout the period of use.

Measurement and recognition of leases as a lessee

At lease commencement date, the company recognises a right of use asset and a lease liability on the Statement of Financial Position. The right of use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the company, an estimate of any costs to dismantle and remove the asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any incentives received).

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The company depreciates the right of use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right of use asset or the end of the lease term. The company also assesses the right of use asset for impairment when such indicators exist.

At the commencement date, the company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that is readily available or the company's incremental borrowing rate.

Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed), variable payments based on an index or rate, amounts expected to be payable under a residual value guarantee and payments arising from options reasonably certain to be exercised.

Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is remeasured to reflect any reassessment or modification, or if there are any changes in in-substance lease payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right of use asset, or profit and loss if the right of use asset is already reduced to zero.

The company has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognising a right of use asset and lease liability, the payments in relation to these are recognised as an expense in profit or loss on a straight-line basis over the lease term.

On the Statement of Financial Position, right of use assets and lease liabilities have been separately identified.

Trade and other receivables
Trade and other receivables are measured at transaction price, less any impairment.

Trade and other payables
Trade and other payables are measured at the transaction price.

Equity and reserves
Retained earnings include all current retained results.

Provisions, contingent liabilities and contingent assets
Provisions and contingent liabilities are recognised when the company has a present obligation as a result of a past event, and it is probable that the company will be required to settle that obligation.

Provisions are measured at the Directors' best estimate of the expenditure required to settle the obligation at the statement of financial position date, and are discounted to present value where the expenditure required to settle the obligation at the statement of financial position date, and are discounted to present value where the effect is material. The company has no contingent assets.

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BUMBLEBEE LETTINGS LIMITED

3. REVENUE

Revenue is attributable to the principal activity of the company and arises solely within the United Kingdom.

	2021 £'000	2020 £'000
Rent receivable	3,422	1,005
Management fees	28	30
Other income	12	131
	3,462	1,166

Minimum lease income receivable	Within 1 year	1-2 years	2-3 years	More than 3 years	Total
	£000	£000	£000	£000	£000
Rent receivable	3,685	2,651	962	46	7,344

The above income receivable relates to housing properties the Company has leased from landlords and is leasing these to other parties. The Company is responsible for all income collection on these leases, maintenance responsibilities vary per lease.

4. OPERATING PROFIT FOR THE YEAR

The results for the period have been arrived at after charging the following:

	2021 £'000	2020 £'000
Depreciation	2,733	818
Auditor's remuneration		
- Fees payable to the company's auditors for the audit of the financial statements	9	6
- Fees payable to the company's auditors for tax compliance	4	-

There are no employees of the company apart from the executive Directors shown on page 2. No remuneration was paid to the executive Directors in the year under review. As Executive officers of the parent company, salaries are paid by Barnet Homes Limited to these Directors.

5. FINANCE CHARGES

	2021 £'000	2020 £'000
Loan interest payable and other charges	20	19
Lease finance costs	317	126
	337	145

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BUMBLEBEE LETTINGS LIMITED

6. RIGHT OF USE ASSETS

	Right of use assets £'000	**Total** **£'000**
Gross carrying amount		
Balance 1 April 2020	4,003	**4,003**
Additions	5,640	**5,640**
Lease terminations	(96)	**(96)**
Balance 31 March 2021	9,547	**9,547**
Accumulated Depreciation		
Balance 1 April 2020	818	**818**
Charge for year	2,733	**2,733**
Lease terminations	(88)	**(88)**
Balance 31 March 2021	3,463	**3,463**
Carrying amount 1 April 2020	3,185	**3,185**
Carrying amount 31 March 2021	6,084	**6,084**

The above right of use assets comprises leases for 244 (2020: 106) residential homes.

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BUMBLEBEE LETTINGS LIMITED

7. TRADE AND OTHER RECEIVABLES

	2021 £'000	2020 £'000
Amounts due within one year:		
Trade receivables	212	159
Less: Bad debt provision	(42)	(26)
Prepayments	-	124
Amounts due from Group companies	-	28
Other receivables	-	6
	170	291

8. TRADE AND OTHER PAYABLES

	2021 £'000	2020 £'000
Amounts due within one year:		
Trade payables	60	141
Lease liabilities- less than one year	2,954	1,390
Amounts due to Group companies	269	156
	3,283	1,687

The Company aims to pay all suppliers within the contract or invoice payment terms and within the limits set by the late payment legislation.

9. NON-CURRENT LIABILITIES

	2021 £'000	2020 £'000
Opening balance	1,845	-
IFRS 16 opening balance adjustment- Lease liabilities	-	983
New leases during current year	5,640	3,034
Less: lease payments in the year	(1,458)	(782)
Less: lease liabilities payable in less than one year	(2,954)	(1,390)
Total lease liabilities payable in more than one year	3,073	1,845
Amounts due to Group companies	268	240
	3,341	2,085

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9. NON-CURRENT LIABILITIES (continued)

Minimum lease payments due	**£000**				
	Within 1 year	1-2 years	2-3 years	More than 3 years	**Total**
31 March 2021					
Lease payments	3,231	2,292	896	29	**6,448**
Finance charges	277	120	23	1	**421**
Net present value	**2,954**	**2,172**	**873**	**28**	**6,027**

Minimum lease payments due	**£000**				
	Within 1 year	1-2 years	2-3 years	More than 3 years	**Total**
31 March 2020					
Lease payments	1,544	1,303	594	36	**3,477**
Finance charges	154	72	15	1	**242**
Net present value	**1,390**	**1,231**	**579**	**35**	**3,235**

10. EQUITY

Share capital

	2021	**2020**
	£	**£**
Called up and fully paid	1	1

The share capital of the company consists of 1 share with a nominal value of £1. The shares are owned by TheBarnetGroup Limited.

11. CONTROLLING PARTIES

The ultimate parent entity is London Borough of Barnet by virtue of its controlling interest in TheBarnetGroup Limited, which in turn owns the entire issued share capital of Bumblebee Lettings Limited.

The smallest Group to consolidate these financial statements is TheBarnetGroup Limited. The largest Group to consolidate these financial statements is London Borough of Barnet. Copies of TheBarnetGroup Limited and London Borough of Barnet accounts can be obtained from 2 Bristol Avenue, Colindale, London NW9 4EW.

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BUMBLEBEE LETTINGS LIMITED

12. TAXATION

Tax charge per accounts

	Current period		Prior period	
	Derived	Accounts	Derived	Accounts
	£'000	£'000	£'000	£'000
Analysis of tax charge/(credit) for the period				
Current tax				
UK corporation tax at 19.00% (PY: 19.00%)	-	-	-	-
Deferred tax				
Origination and reversal of temporary differences	-	-	-	-
Tax on profit on ordinary activities	-	-	-	-
Provision for deferred tax				
Movement in Provision:				
Provision at start of period	-	-	-	-
Deferred tax charged in the income statement for the period	-	-	-	-
Provision at end of the period	-	-	-	-
Deferred tax (asset)/liability not recognised	(48)	(48)	(49)	(49)
Reconciliation of tax charge				
Profit/(loss) on ordinary activities before tax	8	8	(116)	(116)
Tax on profit/(loss) on ordinary activities at standard CT rate of 19.00% (PY:19.00%)	1	1	(22)	(22)
Effects of:				
Fixed asset differences	-	-	-	155
Income not taxable for tax purposes	-	-	-	(155)
Adjustments to brought forward values	-	-	(2)	-
Adjust opening deferred tax to average rate of 19.00%	-	-	(3)	(3)
Deferred tax not recognised	(1)	(1)	27	25
Tax charge/(credit) for the period	-	-	-	-

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13. KEY MANAGEMENT PERSONNEL

13.1 NON- EXECUTIVE DIRECTORS

Non-Executive Directors are defined as being the members of Bumblebee Lettings Limited's Board who are not Executive officers of the Company. The Non-Executive Director received emoluments for the financial year and was entitled to reimbursement of incidental expenses incurred when attending board meetings and other formal events in their capacity as board members. The total value of payments to the Non- Executive Director was £2,273. Non-Executive Directors are not entitled to pension benefits.
This was the only transaction with the Non-Executive Director of the Company.

13.2 EXECUTIVE OFFICERS

No remuneration was paid by Bumblebee Lettings Limited to the Executive Directors during the period under review.