

Unique Property Syndicates Ltd

Companies House Registration Number SC403621

Financial Statements & Accounts

[Small Companies (M.E.Accounts) Regulations 2013]

For the period:

1st August 2018

To

31st July 2019

DORMANT



Unique Property Syndicates Ltd.,
Ingledene Office,
Sannox Bay Hotel,
Sannox,
Island of Arran,
KA28 8JD.

Unique Property Syndicates Ltd

Year ending 31st July 2019.

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The company to which these financial statements relate, where relevant, upon the following statute:-

The Small Companies (Micro-Entities Accounts) Regulations 2013

Specifically rules for qualifying as a micro-entity. This requires at least two of the following conditions:-

- 1. Turnover: Not more than £632,000.**
- 2. Balance Sheet Total: Not more than £316,000.**
- 3. Employees: Not more than 10.**

Reference A]. Statute: www.legislation.gov.uk/ukdsi/2013/9780111105207/contents

Reference B]. Companies House: www.gov.uk/annual-accounts/microentities-small-and-dormant-companies

Unique Property Syndicates Ltd

Year ending 31st July 2019.

Company Information

Company Director:	David Rutherford
Company Secretary:	Russell McLean
Registered Office: *	Unique Property Syndicates Ltd., Ingledene Office, Sannox Bay Hotel, Sannox, Island of Arran, KA28 8JD.
Registered Number:	SC403621 (Scotland).
Solicitors:	Hay Cassels, Solicitors & Notaries, Almada Chambers, 95 Almada Street, Hamilton, ML3 0EY.

*** Post Balance Sheet Event**

As a direct result of the Coronavirus pandemic, there has been a delay to filing these financial statements. The delay means the company officers have time to report the post Balance Sheet event: Change of registered office location to: Abbey Studios Business Centre, 280 High Street, Arbroath, Angus, DD11 1JF.

Unique Property Syndicates Ltd

Year ending 31st July 2019.

Company Report

Unique Property Syndicates Ltd., was incorporated at Companies House on 15th July 2011 and assigned the official number SC403621. The group of subscribers and individuals who ensure the unique property syndicates run well and create new, viable jobs, started the original entity and registered it at Companies House on 9th April 1999. This previous incarnation was known as **Unique Consortia PLC** (SC195145). That endeavour had a lifespan of 6 years 8 months until the directors sought a vote to take the public limited company to a private formation. The reason being that it costs a disproportionate amount of money to remain and maintain a public limited company based. Particularly one based in Argyll where property prices are a fraction of London City property prices. The plc format can be very good for London and the Home Counties based projects and we may well revisit the public limited company format again for future projects in the South East of the UK. However, the relatively high cost of red tape had the opportunity-cost loss of around four new jobs each year because these plc costs lead to a more efficient corporate organisational structure.

So in Autumn 2005 the earlier public limited company (plc) was taken private and split into three relatively standard "ltd" companies. The original plc was dissolved in an orderly manner. All debts were paid and the company closure was purely an administrative corporate reorganisation.

After the 2007 worldwide Banking Crisis, the original subscribers of Unique Property Syndicates wanted to increase the job creation element, so in May 2007 our counterpart Argyll Group Private Equity was commenced. The brief was: ***To purchase, renovate and mentor new businesses by re-opening...***

- > **Defunct shops.**
- > **Closed-down hotels.**
- > **Empty industrial units.**

To date, our 383 subscribers and members across the range of companies have renovated in excess of 52 buildings via the three main platforms in the UK and in excess of 131 new jobs. The year, 2020 is scheduled to encompass a determined effort aimed at creating 23 new jobs on the mainland and 11 new jobs on the island of Arran. A total of 44 new jobs in just one year.

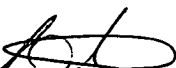
However, the way our various businesses are structured have been affected by an unfortunate accident aboard the CalMac ferry *MV Caledonian Isles* on April 2019 where one of our company officers sustained a serious head injury. Several hours after the injury aboard that Arran ferry our founder suffered a stroke. As a consequence, our autonomous group of companies have had to re-organise the way of working. Specifically so that there is suitable administration staff employed to support members here that are disabled.

This reorganisation also means that our company: Unique Property Syndicates Ltd., is being mothballed and made "dormant" in terms of the Companies Act. The majority of administrative capability is now being conducted by the sister company Scotslion Ltd. Further details can be found here...

www.Scotslion.co.uk

Lastly, for this report, if we can help other new businesses, please get in touch. There is a contact form on that website for anyone wishing to get in touch. Please also note, our new HQ offices in Arbroath are being designed to be over-engineered in protecting staff an, clients and visitors. Therefore you may require to utilise new technology. This will be evident at the premises and also on our various websites.

This company report is signed by:-


.....
David Rutherford, Director. 23rd July 2020.

Unique Property Syndicates Ltd**Balance Sheet - Year Ending: 31st July 2019.****Year Ending
31-7-2019****ASSETS**

Current Assets:	Archived Material	£240.00	
	Royal Mail Stamps	£ 4.88	
	Cash at Hand	<u>£ 5.12</u>	£250.00
TOTAL ASSETS:			<u>£250.00</u>

LIABILITIES

Amounts Falling Due After One Year	£155.00	
Cumulative Profit & Loss Account	£ 94.00	
Called Up Share Capital]		
1 x £1 Ordinary Share]	<u>£ 1.00</u>	
TOTAL LIABILITIES:		<u>£250.00</u>

Notes

1(a). For the year ending 31st July 2019, this company, Unique Property Syndicates Ltd., SC403621 was entitled to exemption from audit under Section 477 of the Companies Act 2006 ("the Act") relating to small companies.

1(b). The members of this company have not required the company to obtain an audit of its accounts for this year, in accordance with Section 476 of the Act.

1(c). The director acknowledges his responsibility for complying with the requirements of the Act in respect to accounting records and preparation of accounts. These financial statements have been prepared in accordance with provisions relating to companies subject to the small companies' regime. Signed:-



 David Rutherford, Director. 23rd July 2020.

Continued overleaf:-

Unique Property Syndicates Ltd

Year ending 31st July 2019.

Notes (continued)

2. Unique Property Syndicates Ltd., is currently a dormant company. Official number: SC403621.
3. The financial statements within this document have been prepared in harmony with the micro-entity provisions and delivered in accordance with the requirements of the Companies Act 2006 and the Small Companies (Micro-Entities) Regulations 2013.
4. The director is aware of his responsibilities in deciding whether to publish the company profit and loss account, in accordance with sections 394 and 395 of the Companies Act 2006. In terms of the Small Companies (Micro-Entities Accounts) Regulations and the Companies Act 2006 (as amended), after due consideration, the director has elected to exercise the appropriate protocol and exclude the profit and loss account from these financial statements. For the period ending 31st July 2019 the net loss for this company was NIL for this financial years resulting in a neatly break-even position. The cumulative loss is a relatively small £94 since registration on 15th July 2011. The subscribers are more than comfortable underwriting the modest loss over the past 8 years.
5. The following responsibilities are adhered to:-
- (i) The Director acknowledges his responsibility for complying with the requirement of the Companies Act 2006 in respect of accounting records and the preparation of accounts.
 - (ii) The Director reconfirms again on this second page of notes that the information contained within theses accounts, present a true and fair view of the state of affairs of the company at the end of the financial year 31st July 2019.
 - (iii) The financial statements within this document have been approved by the Director in accordance with the micro-entity provisions of the Small Companies (Micro-Entities) Regulations 2013 and part 15 of the Companies Act 2006 relating to small companies.

These Financial Statements and Notes as at 31st July 2019 have been approved by the Board on 4th July 2020

These Financial Statements and Notes to the Balance Sheet and Statutory Statements are approved of and signed by:-


.....
David Rutherford, Director. 23rd July 2020.