

Unique Property Syndicates Ltd

Companies House Registration Number SC403621

Financial Statements & Accounts

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

For the period:

1st August 2020

To

31st July 2021

DORMANT

The current reason for maintaining this company on the Register at Companies House is to protect the nomenclature and thereby our employment creating work elsewhere.



Unique Property Syndicates Ltd.,

(Registered Office as at: 31st July 2021)

Abbey Studios Business Centre
280 High Street,
Arbroath,
Angus
DD11 1JF.

Unique Property Syndicates Ltd

Year ending 31st July 2021.

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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 2021.

Company Information

Company Director:	David Rutherford
Company Director:	Russell McLean
Company Secretary:	Russell McLean
Registered Office: (as at the date of this report)	Unique Property Syndicates Ltd., Abbey Studio Business Centre, 280 High Street, Arbroath, Angus, DD11 1JF.
Post Balance Sheet Event:	As of 16/3/2022 the Registered Office moved to: Unique Property Syndicates Ltd., Endeavour House, 1 James Street, Arbroath, Angus, DD11 1JP.
Registered Number:	SC403621 (Scotland).
Solicitors:	Hay Cassels, Solicitors & Notaries, Almada Chambers, 95 Almada Street, Hamilton, ML3 0EY.

Unique Property Syndicates Ltd

Year ending 31st July 2021.

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 syndicate group of companies 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 **Argyll Group plc** and **Unique Property plc** (SC195145). That endeavour had a lifespan of 6 years 8 months until the directors sought a vote to take the public limited company private (Plc to Ltd). The reason being that it costs a disproportionately large amount of money to remain and maintain a public limited company. Particularly one based outside the London M25 orbital motorway and where property prices can be a fraction of London City property transactions. The plc format can be very good for property projects in London/Home Counties, but it proved a very inefficient way of funding building renovations and job creation elsewhere in the UK.

Therefore 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 on 12th October 2007. All debts were paid and the company closure was purely an administrative house-keeping procedure during 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.**

As at the date of this 2020-2021 report, our 565 (383 UPS + 182 Argyll Group) subscribers and members across the range of companies have:-

- > **Renovated in excess of 64 buildings.**
- > **Created in excess of 162 new jobs.**

A further 20 new jobs on the mainland and 12 new jobs on the island of Arran have been delayed by the Covid pandemic and growing problem with the CalMac ferry service to the island falling into disarray; including the newbuild MV Glen Sannox ferry cost over-runs. The logistic problems to our other non-dormant, fully operational companies are expected to resolve as we have in place remedial measures. Fortunately, with care, the current series of planning permissions and new projects we have coming on-stream, the continuation of regenerating High Streets and creating jobs should continue apace.

There are also ongoing discussions following an approach from a television production company for our subscribers to assist in a new format television series similar to the *"24 hours in A&E"* etc.

"24 Months To Save The High Street" "

That is a working title and may transform into something by a different description.



.....
Russell McLean, Director. 14th April 2021.

Unique Property Syndicates Ltd

Year ending 31st July 2021.

Company Report

continued...

The next property programme format that comes anywhere close to the 21 series, 210 episodes, 22 year old **"Grand Designs"** property series, or the 31 series, 240 episode, 22 year old **"DIY SOS"** + **"DIY SOS The Big Build"** and ubiquitous: 24 series, 1000+ episode 19 year old **"Homes Under The Hammer"** series will be the Holy Grail for commissioning editors up and down the land. It looks likely that even if the current major network television production company fails to launch the **"24 Months to Save The High Street"**, series, the fact that our subscribers already helped save a High Street between 2002 and 2004 with 14 closed shops, 4 light-industrial units plus a derelict pub and two closed hotels being re-opened augers well for a tv production company to run with this concept.

Failing which, our subscribers have sufficient funds and are keen on the idea that a new television production company may well be established from our *Unique Property Syndicate* friends.

Given the damage that the Covid pandemic has done to lives and livelihoods all around the world, if we can illustrate in real-world ways how it is possible to bring the High Street back to life - and we can - then it would seem remiss not to do precisely that.

The High Street does not need to die. The planning permission our subscribers successfully gained to open a NEW village shop as part of the Sannox Bay Hotel project proves that there is an appetite for the retail and office supply sector. You just need to be fair with the rents, keep them as low as possible whilst ensuring shareholders are happy and also provide *Dragons' Den* style support to newstart businesses.

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 (TBI). 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 now 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 the Scotslion 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, plus clients, shareholders and visitors. Therefore you may require to utilise new technology. This will be evident at the premises and also on our websites.

This company report is signed by:-

.....

Russell McLean, Director. 14th April 2022.

Unique Property Syndicates Ltd**Balance Sheet - Year Ending: 31st July 2021.****Year Ending
31-7-2021****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	£249.00	
Cumulative Profit & Loss Account	£ 0.00	
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 2021, 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:-



Russell McLean, Director. 14th April 2022.

Continued overleaf:-

Unique Property Syndicates Ltd

Year ending 31st July 2021.

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 directors are aware of their 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 directors have elected to exercise the appropriate protocol and exclude the profit and loss account from these financial statements. For the period ending 31st July 2021 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 9 years. The directors are more than happy to cover the very nominal £12 annual filing fee at Companies House and small amounts of related stationery etc., to keep this company on standby should it be required.
5. The primary reason for maintaining this company on the Register at Companies House is to protect the nomenclature and thereby our employment creating work elsewhere.
6. The following responsibilities are adhered to:-
 - (i) The Directors acknowledges their responsibility for complying with the requirement of the Companies Act 2006 in respect of accounting records and the preparation of accounts.
 - (ii) The Directors reconfirm 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 2021.
 - (iii) The financial statements within this document have been approved by the Directors 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 2020 have been approved by the Board on 14th April 2022.

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



.....
Russell McLean, Director. 14th April 2022.