Unique Property Business Angel Group Ltd

Companies House Registration Number SC403621

Financial Statements & Accounts

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

For the period:

1st August 2024

To

31st January 2026

[Period extended due to unresolved IT problems with Companies House "Verify-ID" systems]

Unique Property Business Angel Group Ltd.,
Endeavour House,
1 James Street,
Arbroath,
Angus.
DD11 1JP.

THURSDAY
AFCRU7T6
A04 15/10/2026 #134
COMPANIES HOUSE

Unique Property Business Angel Group Ltd

Year Ending 31st January 2026

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

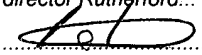
The Small Companies (Micro-Entities Accounts) Regulations 2013

Specifically rules for qualifying as a micro-entity. Statutory protocol official source:-

https://ww.legislation.gov.uk/ukdsi/2013/9780111105207/contents

To satisfy the requirements of and to comply with the Small Companies (Micro-Entities Accounts) Regulations 2013, this company, Unique Property Bulletin Ltd., is registered and domiciled in Scotland, with the Companies House registered number: SC403621. This is a private company limited by shares.

This page is approved and signed by director Rutherford...



Unique Property Business Angel Group Ltd

Year Ending 31st January 2026

Company Information

Company Director:	]	David John Rutherford
Company Secretary:	]	David John Rutherford
Company Director:	]	* Russell Calum McLean *
Company Secretary:	]	* Russell Calum McLean *
Registered Office	]	Endeavour House, 1 James Street, Arbroath, Angus, DD11 1JP.
Solicitors:	]	Hay Cassels, Solicitors & Notaries Public, 95 Almada Street, Hamilton, ML3 0EY.

**** Post Balance Sheet Event - Forced Resignation of a Company Director Due To "Verify-ID" IT Defects***

The founder and managing director of this company, Russell Calum McLean has, unfortunately, been forced to resign as a director of this company by reason of a defective Companies House "Verify-ID" system and lack of any contemporaneous support for disabled directors.

Furthermore, contrary to a resolution in favour of Mr McLean at the HM Court Case of March 2022 in the matter of...

Russell Calum McLean -v- The Registrar of Companies House

...it is important to let the new shareholders of this company know of the reasons that caused the managing director to resign and whether the difficulties that Companies House is inflicting upon directors with disabilities requires to be independently audited as it cannot be right, in a civilised society, for a person to be forced to resign as a result of that person being disabled. At the time of the HM Court matter in March 2022, it was averred that 40 directors with disabilities were serving. Approximately 4 years and 6 months later, it is understood that 203 company directors sustain a disability that significantly impacts their lives, yet they prefer to remain active and productive for as long as is humanly possible.

This page is approved and signed by director Rutherford...

Unique Property Business Angel Group Ltd

Company Report

Unique Property Business Angel Group Ltd., was incorporated at Companies House on **15th July 2011** and assigned the official number SC403621. Prior to the separation of divisions within our group, the earlier holding company name was ***Unique Property plc*** (est 1999~2007). However in 2007, the cost of running a *public limited company* (***plc***) was very expensive, to the size of our company at that time. Consequently, the company was taken ***private***.

This company was divested from the *plc* as part of the job-creation, philanthropic and charity establishment of the original organisation.

Namely:

(i). Creditcare Debt Advice Charity / Association.

Source 1: https://uniquepropertyclub.co.uk/creditcare-money-advice-associaton/

(ii). Friends of TS Queen Mary Charity & Queen Mary Ltd.

Source 1: https://tinyurl.com/FOTSQM-Officers

Source 2: https://uniquepropertyclub.co.uk/friends-of-ts-queen-mary-charity/

(iii). The High Street Rescue Initiative Ltd

Source 1: https://tinyurl.com/High-Street-Rescue

Unique Property Business Angel Group Ltd., and also at least 9 other UK limited liability companies within the voluntary directorship of Russell McLean and fellow HNW (High Net Worth) shareholder support network can provide bona fides for a body of work that has, so far produced...

=> **232 direct jobs and recently discovered by our book-keeper: 973 indirect jobs.**

=> **31 closed-shops, shut-hotels and defunct-factories brought back to life.**

=> **57 unique and/or historic property purchases and restorations.**

=> **28 affordable homes and a proof-of-concept to multiply this dozens of times over.**

=> **2 registered charities and a third nascent charity on the starting block.**

This page is approved and signed by director Rutherford...

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Unique Property Business Angel Group Ltd

Company Report

The directors do not expect any sort of thank you, but they DO draw the line at gratuitous unlawful *ultra vires* threats from a Companies House Registrar of fines and imprisonment from that Registrar, when he is, at best, repeating the horrendous mistakes of the ***Post Office Horizon-IT*** scandal, where both organisations have delegated powers to fine and prosecute.

With regard to ex-CEO Paula Vennells, ex-CBE? We would respectfully mention here - as our mail to Companies House is frequently marked "gone away", that he obtains formal counsel as to the wisdom of placing stroke survivors in harm's way of another stroke, brought about by the stress of a Companies House system that is utterly unfit for purpose.

The directors of this and other companies do NOT need to create jobs NOR establish charities, NOR make considerable efforts bring High Streets back to life.

That is the point?

When a defective ***Post Office IT Scandal*** is described by former prime minister Rishi Sunak as...

"One of the greatest miscarriages of justice in British History."

Then, hundreds of people warn, counsel and urge the current Companies House Registrar (appointed September 2025) that he risks REPEATING this miscarriage in an eerily similar way, including fatalities, it would surely be wise to for this Registrar to consider whether to temporarily suspend the Companies House "Verify-ID" system and contract with a proven and professional company such as ***Experian*** to complete the KYC (Know Your Client) + SoF (Source of Funds) + AMLR (Anti Money Laundering Regs) as it is well known amongst business, and banking professionals that ***Experian*** have an excellent range of products via a system that works.

Not the bourach of a scratch-built "Verify-ID" system that is, without doubt, failing.

Or does the current Registrar wish his legacy to be one where thousands of jobs have been killed off by malfunctioning red-tape.

Our resigning director served as a police officer with no demerits and only commendations supports the *ECCTA* legislation. But the new Registrar would be wise to be mindful of the new ***"Hillsborough Law"*** ~ otherwise known as of it's second reading in the House of Lords last month (September 2026) as the...

The Public (Accountability) Bill.

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David Rutherford, Director,
Unique Property Business Angel Group Ltd.
11 October 2026.

Unique Property Business Angel Group Ltd

Financial Statements

Balance Sheet As At 31st January 2026

			Year Ending 31-1-2026
ASSETS			
Fixed Assets:- Land & Buildings (UPS/UPC)		£257,500.00	
Tangible Assets:-	Office Furniture	£ 330.00	
	Royal Mail Stamps	£ 48.22	
	Cash in Hand	£ 2,180.00	£260,058.22
Intangible Assets:-	Websites (5):	£ 1,000.00	£ 1,000.00
TOTAL ASSETS			**£261,058.22**
LIABILITIES			
Amount Falling Due After One Year		£250,000.00	
Amount Falling Due Within One Year		£ 11,000.00	
Cumulative Profit & Loss Account		£ 57.22	
Called Up Share Capital: 1 x £1.00		£ 1.00	
TOTAL LIABILITIES			**£261,058.22**

Notes

(1). For the year ending 31st January 2026, this company, *Unique Property Business Angel Group Ltd.*, was entitled to exemption from audit under section 477 of the Companies Act 2006 ("the Act") relating to small companies. The members have not required the company to obtain an audit of its accounts for this year, in accordance with section 476 of the Act. The director acknowledges his responsibilities for complying with the requirements of the Act in respect to accounting records and the preparation of financial statements.

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David Rutherford. Director,
Unique Property Business Angel Group Ltd.
11th October 2026.

Unique Property Business Angel Group Ltd

Financial Statements

Balance Sheet As At 31st January 2026

Notes (continued)

(2). The financial statements within this document have been prepared in conformity with the micro-entity provisions and delivered in accordance with the requirements of the Companies Act 2006 and the Small Companies (Micro-Entities Accounts) Regulations 2013.

(3). The Directors, are aware of their responsibilities to prepare a 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 2013 and the Companies Act 2006 (as amended), after due consideration, the directors have elected to exercise their preference to exclude the profit and loss account from these public domain financial statements.

(4). The Directors do not recommend a dividend for this financial year.

(5). The following responsibilities are adhered to:-

(i) The Directors acknowledge their responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

(ii) These accounts present a true and fair view of the state of affairs of this company at the end of the financial year: 31st January 2026.

(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 Accounts) Regulations 2013 and Part 15 of the Companies Act 2006 relating to small companies.

These Financial Statements for the year-ending 31st January 2026 have been approved by the Board on the 11th October 2026.

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

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David Rutherford. Director,
Unique Property Business Angel Group Ltd.
11th October 2026.