

Year Ended 31st December 2019.

Registration Number: SC413700 (Scotland)

Unique Property Bulletin Ltd

Companies House Registration Number: SC413700.

Financial Statements & Accounts.

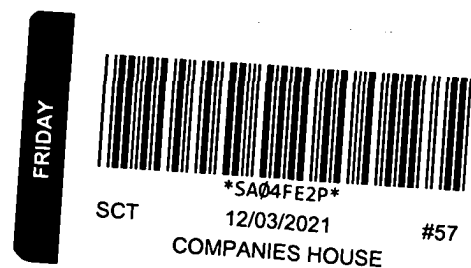
[Small Companies (M.E. Accounts) Regulations 2013]

For the period:

1st January 2019

To

31st December 2019



Unique Property Bulletin Ltd.,
Tower House
Noss Head Lighthouse Station,
Wick,
Caithness,
KW1 4QT

Unique Property Bulletin Ltd

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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. This requires at least two of the following conditions and for this company to be met and purified to qualify. The directors confirm this is the case:

1. Turnover: Not more than £632,000 or an amount as amended by statutory instrument etc.
2. Balance Sheet Total: Not more than £316,000 or an amount as amended by statutory instrument etc.
3. Number of Employees: Not more than 10 or an amount as amended by statutory instrument etc.

Reference A] Statute: www.tinyurl.com/M-Company-10-Law

Reference A] Companies House: www.tinyurl.com/M-Company-10

Unique Property Bulletin Ltd

Company Information

Company Director:	David Rutherford
Company Director:	Russell McLean (appointed: 21 November 2019)
Company Secretary:	David Rutherford
Registered Office*:	Tower House, Noss Head Lighthouse Station, Wick, Caithness, KW1 4QT.

** Post Balance Sheet Event: On 3rd March 2020 the Registered Office of Unique Property Bulletin Ltd was moved to: **Abbey Studios Business Centre, 280 High Street, Arbroath, Angus, DD11 1JF.***

Registered Number:	SC413700 (Scotland).
Bankers:	Royal Bank of Scotland plc, 101 High Street, Montrose, Angus, DD10 8QT.
Solicitors:	Hay Cassels, Solicitors & Notaries Public, Almada Chambers, 95 Almada Street, Hamilton, ML3 0EY.

Unique Property Bulletin Ltd

Company Report

Unique Property Bulletin Ltd., was incorporated at Companies House on 23rd December 2011 and assigned the official number: SC413700. The original Unique Property Bulletin was established 34 years ago in 1987 and by 2001 had grown to become Unique Property plc. However, the costs of running and maintaining a public limited company (plc) outweighed the benefits at that time, so it was taken private. During the first decade of this century our founding shareholders bought all of the shares and reduced a vast swathe of costly red-tape. The de-plc effort and reigning in the paperwork helped keep this publication viable and sufficiently fleet footed to beat the inexorable decline of print media. The founder still has a lead-print Adana letterpress and lists Johannes Gutenberg as his inspiration. Russell McLean believes the printed word on paper is one of man and womankind's most important inventions.



Johannes Gutenberg: 1400 - 1468
Wooden Printing Press of That Era



Adana Printing Press: 1922 - 1999
CC Licence: Adana Printing Machines Ltd 1946

During 2011 the process of transferring the paper version of Unique Property Bulletin to an online internet format was achieved. By the end of that year, the subscribers reviewed the company structure going forward and due to a number of reasons, the publication was once again registered: SC413700. The Companies House structure for relatively ordinary companies (as opposed to public limited companies - plc's) is an excellent business model with clearly defined roles, memoranda and rules. Updated by the Companies Act 2006 (as amended).

As the years continued, the main publication has fortunately gone from strength to strength. A testament to Gutenberg, Adana and the original letterpress industry: www.archive.is/x2Yb0

On 9th October 2012 one of the UK national newspaper's featured a two page article derived from our website (www.archive.is/depS2). Within two hours our online readership in October 2012 went from 30 people per hour reading the Unique Property Bulletin website to 10,000 readers. The website then froze due to the bandwidth being overloaded. This is an example of the raw power contained within the internet.

This page signed by...

Company Report for 2019 continued...

At the time in 2012 when the online Unique Property Bulletin was, on occasion going viral the directors of this company learned to make sure we always had plenty of bandwidth. A safety backup website was also established. An almost identical web-page to that of the main Bulletin. But on an entirely different webhost server. We regularly remind our readers if we ever the Bulletin goes offline, if they can change the suffix from .co.uk to .org or vice versa and get straight back onto our website. Even the biggest and best organisations have an hour offline each year. The safety backup website system we deploy seems a reasonable way in which to safeguard against such overload outages. If you own a website, we recommend a backup site.

As for this year, 31/12/2019, our fleet of websites include the following domains:-

www.uniquepropertybulletin.org

www.uniquepropertybulletin.co.uk

www.uniquepropertybulletinarchive.co.uk

www.granddesignsforsale.co.uk

www.lighthousesforsale.co.uk

www.lighthousesforsale.org

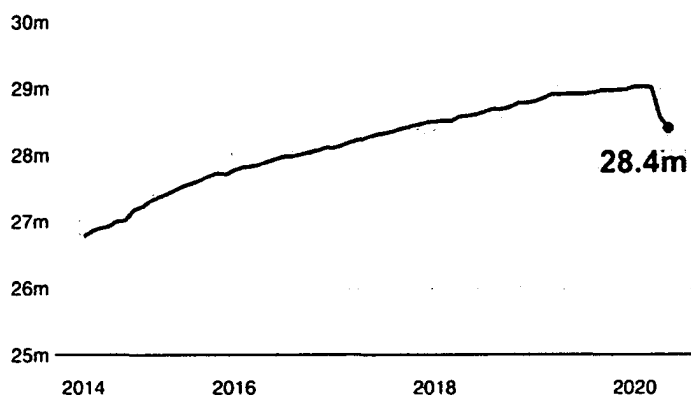
The company operates on a **not-for-profit** basis and aims to run the financial affairs in the medium term on a **break-even** footing. Further to the statutory provisions of the Companies Acts, the directors of Unique Property Bulletin Ltd., confirm that this company is operated on a **"non-for-profit"** basis.

For the avoidance of doubt, the company is structured and operated in a manner, that for any given year, should a surplus appear likely, that money is reinvested within the company during the course of that accounting period. Thereby ensuring the **not-for-profit** business ethos is always kept in focus as the guiding destination and the business always navigates back to a **breaks-even** status in respect to its finances.

Similarly, in any given year, if a loss appears likely, this company is in the very fortunate position of having in excess of 182 high-net-worth individuals who are comfortable underwriting the losses that might accrue. The directors are most appreciative of these offers and as a consequence are increasingly motivated to manage the company's affairs prudently so such a relief package is never required.

The number of employees on payroll has fallen for the first time in years

Total paid employees, seasonally adjusted



Unemployment Data During Covid19. This Will Worsen When UK Government Furlough Funding Tapers Off

Reproduced With Appreciation To HMRC: www.tinyurl.com/daufd76f
Reporting of Current Events

Company Report for 2019 continued...

In addition to our high-net-worth subscribers, the company is delighted to welcome our new shareholders for this year. Each is termed in law as a “sophisticated investor.” This year and next, the Unique Property Bulletin Ltd., shareholder base is scheduled to gently rise as more friends and colleagues join in the unique home adventures, plus the job creating initiatives.


The directors would especially like to express their thanks to the shareholders and also the 182 high-net-worth supporters. All of whom have been magnificent with the full spectrum of projects we support. Combined with the 32 sophisticated-investor shareholders and our 50,000 to 150,000 readers, a wealth of experience in business and job creation is available to put into action. This is particularly important given the post-balance sheet event of the Coronavirus pandemic. In all likelihood the requirement for mass job creation initiatives will be needed. Currently this company does not employ any staff directly. That may change in the next 12 to 36 months. However, our directors and volunteers have been fortunate in helping **create 132 jobs** to date with our dedicated and ringfenced project companies. Add this to the whole subscribers base and our network has created approximately **2,362 jobs** since Unique Property Bulletin was established first in 1987.

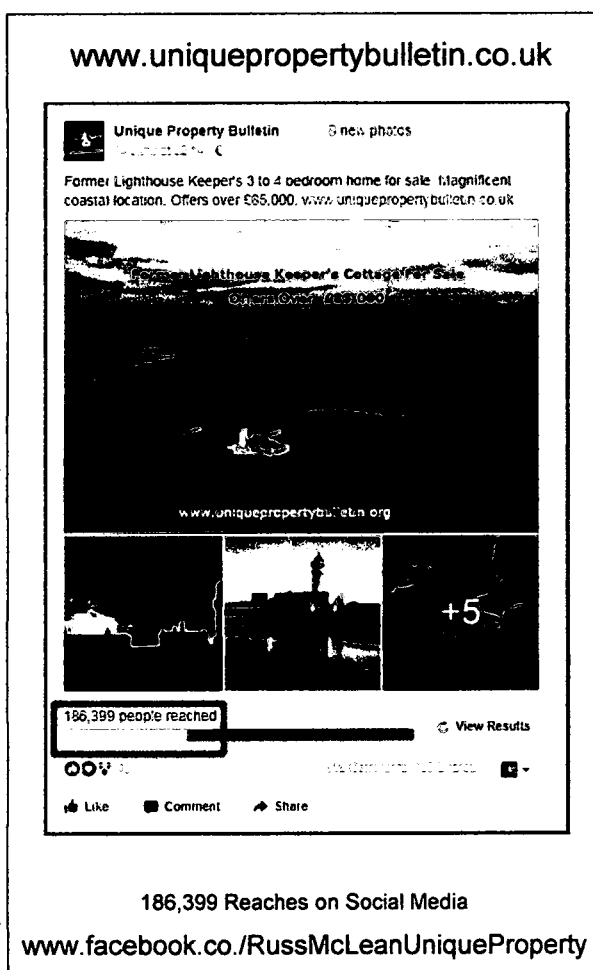
Our shareholders and fellow Unique Property Bulletin friends have demonstrated their belief in the guiding principles of job creation that flows from our company and the publications within it's portfolio, including but not limited to those at the upper part of page 4.

Our directors and network of subscribers are very enthusiastic about unique property projects.

This enthusiasm has evolved, over time to also include the creation of jobs as a very beneficial by product of what we do. In fact, an emphasis on creating jobs throughout our network of associated projects is now as integral to what Unique Property Bulletin Ltd., does to the point where that it ranks alongside the importance of our inaugural mantra from 34 years ago: **“Unique Homes For Unique People”**. Now the pandemic can clearly be seen to have a detrimental effect upon worldwide unemployment numbers as illustrated in the HMRC table (page 4). So it is our intention to help create as many meaningful, viable and sustainable jobs as is within our ability during this terrible time.

These Financial Statements & Accounts been prepared in accordance with the special provision of Part 15 of the Companies Act 2006 relating to small companies. The financial statements were approved by the Board of Directors on 24th February 2021 and signed on its behalf by:

 Director
Russell McLean, 24th February 2021.



Unique Property Bulletin Ltd**Balance Sheet & Notes****Year Ending 31st December 2019****Year Ending
31-12-2019****ASSETS**

Intangible Assets:	Websites:-	
	{ [www.uniquepropertybulletin.org]	£ 8,950.00
	{ [www.uniquepropertybulletin.co.uk]	
Note (6) -----	{ [www.lighthousesforsale.co.uk]	
	{ [www.lighthousesforsale.org]	
	{ [www.granddesignsforsale.co.uk]	
	{ [www.uniquepropertybulletinarchive.co.uk]	
Fixed Assets	Investments	£ 9,500.00
Tangible Assets	Office Furniture:	£ 450.00
	Computer Equipment:	£ 950.00
	Petty Cash:	£ 91.93
	Cash at Bank:	£ 58.07

TOTAL ASSETS - (Note 5):		£20,000.00

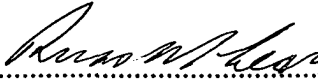
LIABILITIES

Amounts Falling Due After One Year:	£13,695.23
Cumulative Profit & Loss Account - Note (4):	£ 4,809.77
Called Up Share Capital 1,495 x £1 Share:	£ 1,495.00

TOTAL LIABILITIES:	£20,000.00

Financial Statements

(1) For the year ending 31st December 2019, this company, Unique Property Bulletin Ltd., was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476. The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts. These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.


 Director
 Russell McLean
 24th February 2021

Unique Property Bulletin Ltd

Financial Statements

Year Ending 31st December 2019

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) 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 financial statements.**

(4) Notwithstanding the discretion and commercial privacy of this private company, some of the empirical figures are included here for reference:-

Cumulative net profit/(loss) brought forward (23rd December 2011) to 31/12/2018: (£3,904.36)


Net profit/(loss) for this set of financial statements year ending 31/12/2019 (£ 905.41)

Cumulative profit/(loss) account from incorporation to the year ending 31/12/2019: (£4,809.77)

The annual deficit for this financial year ending 31st December 2019 is £905.41. This is predominantly due to office moves and the reduction in Google AdSense income as the company has reduced its website content to a "care an maintenance" level. Events away from the website are moving apace and the voluntary work that our group of shareholders and subscribers have been helping us with have made the "legacy" project advance to the point that even with Covid19 pandemic causing huge disruption, means we will be finally locating to an office which will be held permanently in trust for this publication. The objective is to make the company self-financing with some income from a modest asset portfolio and that will pay staff wages and PAYE. This will reduce the stress on our volunteers, especially the one who sustained a catastrophic life-changing accident requiring hospitalisation. Our penultimate "legacy" aim of the publication being free, for everyone, forever, is now within reach.

(5). During this financial year, an unsolicited offer was kindly made by one of our shareholders to purchase the entire company for £20,000. This was a reflection of the current asset value.

(6). Valuation of the six internet web domains and related websites can be, to quote the internet language, "virtually" impossible. We continue to have offers to buy the company websites and backup domain names well in excess of the valuation placed upon them within the Balance Sheet of 31st December 2019. In line with our policy, and notwithstanding the generous offer from a friend who offered to buy the company, we have currently declined this by majority vote.

 Director
 Russell McLean
 24th February 2021