

# **Unique Property Bulletin Ltd**

## **Financial Statements & Accounts**

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

For the period:

1st January 2021

To

31st December 2021



*The address for this company's "year end" date of these Financial Statements and Balance Sheet was precisely at 31st December 2021 was 280 High Street, Arbroath, Angus, DD11 1JF. Post Balance Sheet event. As of 3rd February 2022, the date for the registered office of this company is:-*

**Unique Property Bulletin,  
Endeavour House,  
1 James Street,  
Arbroath,  
Angus,  
DD11 1JP**

## **Unique Property Bulletin Ltd**

Year Ending 31st December 2021

### **Contents**

Contents .....	Page 1
Company Information .....	Page 2
Company Report .....	Page 3
Balance Sheet, Financial Statements & Notes .....	Page 7
Notes To The Financial Statements (continued) .....	Page 8

*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:*

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

Reference A] Statute: [www.tinyurl.com/M-Company-10-Law](http://www.tinyurl.com/M-Company-10-Law)

Reference B] Companies House: [www.tinyurl.com/M-Company-10](http://www.tinyurl.com/M-Company-10)

## **Unique Property Bulletin Ltd**

Year Ending 31st December 2021

### **Company Information**

Company Director:	}	David Rutherford
Company Director	}	Russell McLean
Company Secretary:	}	Russell McLean
Registered Office	}	Abbey Studios,
As at 31 December 2021	}	280 High Street,
		Arbroath,
		Angus,
		DD11 1JF.
Post Balance Sheet Event.	}	Endeavour House,
On 3rd February 2022 this	}	1 James Street,
Company changed	}	Arbroath,
Registered Office to	}	Angus,
		DD11 1JP.
Solicitors:		Hay Cassels,
		Solicitors & Notaries Public,
		Almada Chambers,
		95 Almada Street,
		Hamilton,
		ML3 0EY.

## Unique Property Bulletin Ltd

Year Ending 31st December 2021

### Company Report

This current incarnation of 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 35 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.

Subsequently in 2012 the paper format publications from this company were transferred to an online presentation. This has proven to be a twin edged sword. On the one hand the readership figures for certain editions can exceed 180,000. Whilst the volunteer effort required to handle subsequent enquiry volumes have, at times, prove extremely challenging.

An example of these large volumes can be seen with the screenshot excerpt to the right of this text from one of our Unique Property Bulletin social media pages.

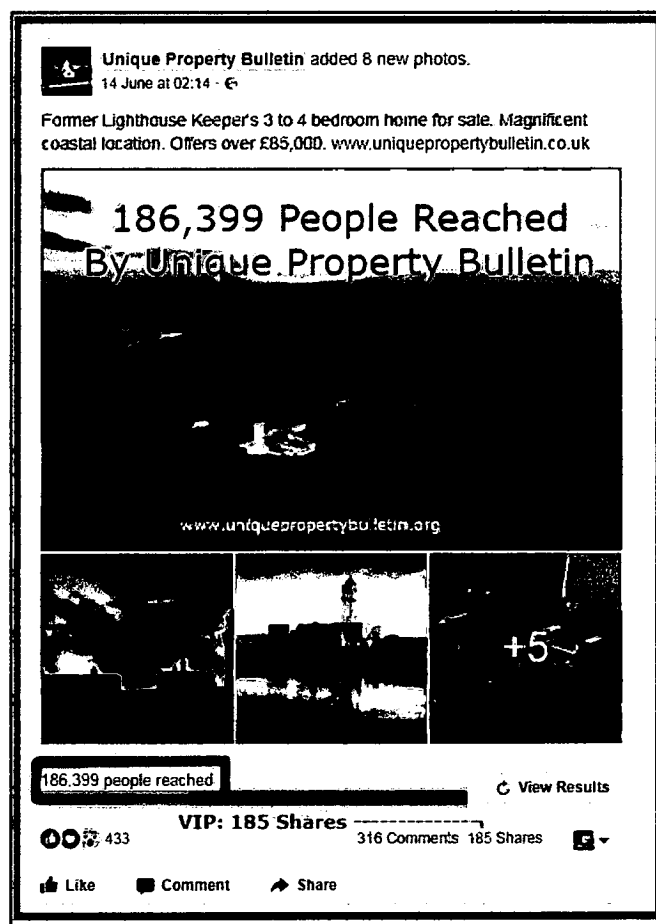
The phenomena is known as “going viral”. The catalyst occurs when readers start “sharing” a topic on their own social media pages. The 185 “shares” shown in the excerpt left of here are a prime reason the overall “reach” of the article summary link reached **186,399**.

The old paper version was lucky to reach 3,000 and here were figures for an obscure publication exceeding those of national newspapers.

The directors of Unique Property Bulletin had some scepticism at first regarding these high volume readership numbers.

But the website IT specialist that takes care of website security and operating systems confirmed the numbers to be correct.

The acid test being a few days later when vast volumes of emails, texts, phone calls and letters started arriving at our main office.



After several instances of these large volumes steps have been taken and continue to the point where the volunteers will be assisted by freelance journalist help in the next year or two. Once the volumes have stabilised, then either this company or one of our supporting endeavours will look to securing PAYE staff. But that is for the future. Right now we have more pressing matters to attend to.

This page signed by...

*[Handwritten Signature]*

## Company Report Continued

The more pressing matters at the time this report is being prepared (post balance sheet) is the issue of horrendously high electricity bills.

In addition to publishing a magazine that covers all aspects of unique homes, we also feature quite popular related issues, such as “off-grid” living. Within that are DIY electricity generation supplies. It should be noted that in the UK it is mostly unlawful for non-qualified electricians to install domestic electricity generation systems. Therefore design choices and types of electricity generation usually requires the appropriately qualified and registered electricians with speciality knowledge in ecological power generation/supply fields of expertise.

Though the more general subject of power supply and especially the “power mix” that is becoming popular for home owners seeking to reduce their electricity costs is well within the purview of each consumer. Specifically the balance between some or all of the following: (i) wind turbine; (ii) water turbine power generation; (iii) solar power; (iv) tidal power. There is also a new system being developed by Tesla and other specialists in this area where the electric car is deployed as a large battery pack. The economies being that it can be a lot cheaper to “fill” you electric vehicle up with power and then “plug” the electric car into your own home’s supply-side. Though PLEASE DO NOT DO THIS without first obtaining the appropriate professional electrical engineering safety advice. Recent figures experienced by the directors of this company showed a Tayport based electricity vehicle power charging point for electric vehicles at 8.5 pence per KWH, whereas the turbulent electricity market had the domestic home on what was being invoiced for the house at 33.8 pence per KWH.

With over 30 electricity supply companies having gone bankrupt over the past couple of years and the war in Ukraine having terrible results it is becoming apparent that the supply of electricity will be a major issue for some time to come.

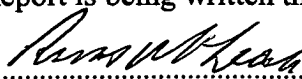
The irony for this company is it started at Davaar Island Lookout Station with an electricity supply in the 1980s that we were responsible for. A relatively simple OFF-GRID self-supply system with a modest petrol generator supplying our building and charging a bank of lorry/HGV batteries up simultaneously. After about 3 hours, the generator was switched off and an inverter switched on to bring the 12 volt DC to a fully functional 240 volt AC. Careful use meant the batteries supplied the household needs for the other 21 hours a day. That worked very well way back in the 1980s, but would NOT work (nor would it be legal) to do the same thing now as the safety issues are rightfully paramount now.

The subject of self-supply of electricity is front and centre of what this company will be doing for the next year or two.

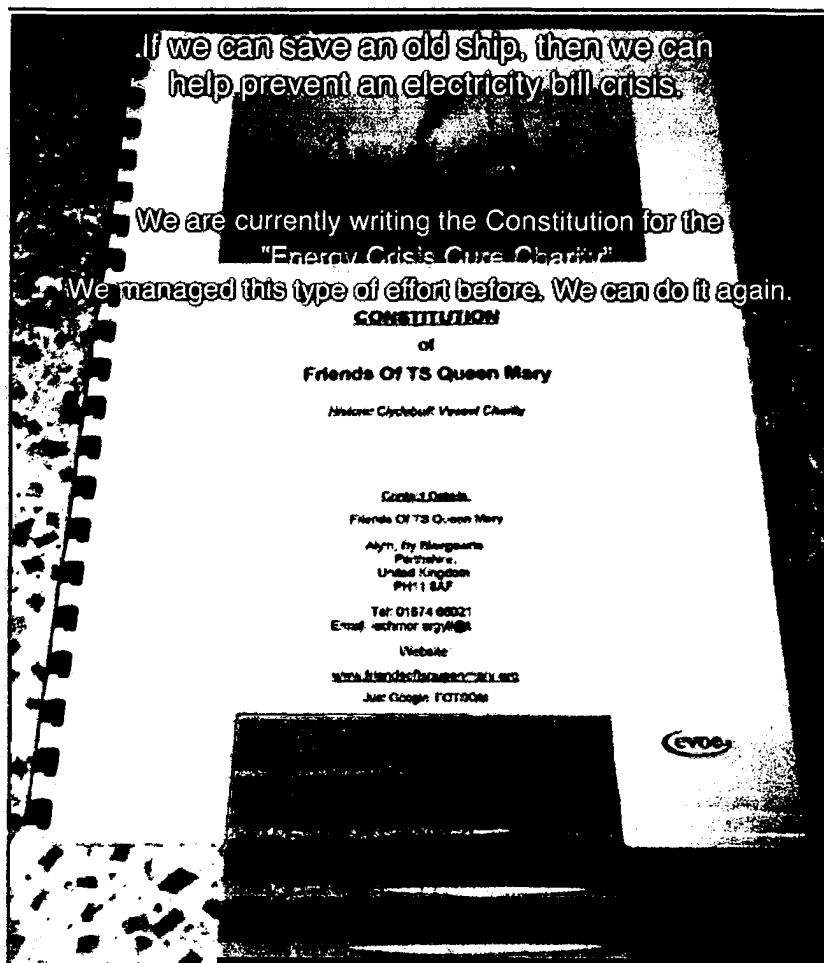
We intend launching a “proof-of-concept” initiative where a community owned wind-turbine will supply between 500 and 5,000 homes in Dundee. The general numbers indicate this (and lateral thought to cure times when wind is low) can bring electricity bills back down to pre-covid levels.

There is a tradition in Scotland for the sucking of teeth and decrying constructive efforts with the oft heard refrain: “that’ll no’ work son”. As a rejoinder, we are on our 49th project in proving these sorts of attitude utterly wrong. The most recent large project being the rescue and preservation of TS Queen Mary.

The format we deployed for that project was via a registered charity. It was from the keyboard this Annual Report is being written that the Constitution of our “Friends of TS Queen Mary” was typed.

 ..... Director.  
Russell McLean, 15th September 2022.

To provide veracity agin the naysayers, here is the Constitution that was printed off from this computer. It was put before founding trustees Ian Sim and Russ McLean, signed and then we handed the document into the Office of the Scottish Charity Regulator just along the road at nearby Dundee...




**Bona Fides:-** The new "Energy Crisis Cure" charity is based on hard won experience. Here is an earlier charity started and registered by Russ McLean and Iain Sim: [www.tinyurl.com/TSQM-OK](http://www.tinyurl.com/TSQM-OK) - Iain now chairs the TS Queen Mary charity. Russ had the honour of preparing and submitting the Constitution: helping give birth. But now the "Energy Crisis Cure" charity needs forming and so much work to be completed so quickly before good people get hurt with financial pain. So Russ is devoting all his time to the new charity. Apologies for inconvenience. Details: [www.scotstion.co.uk](http://www.scotstion.co.uk)

It is relevant to note (due to spinal surgery/disability), Russ McLean had to retire from being a trustee of the charity. But it has gone from strength to strength under the custodianship of co-founding trustee Iain Sim. The TS Queen Mary is well on the way to the goal of being restored to a full and meaningful static exhibit. Our patron, Robbie Coltrane has been instrumental in helping get the ship through TWO dry-docks. Remarkably our Royal Patron, HRH Princess Anne has been very kind in helping fundraise sufficient to give the ship a chance at being re-engined and brought back into full service as on the Clyde again.

This example is deliberately presented to any and all of those detractors who have the mantra: "that'll never work son" stuck on their 78rpm record player. We enjoy proving that miserable phrase wrong.

Presenting example bona fides is also important as it is a fairly big ask to seek support for our next project: a cure to the horrendous increasing price of electricity.

  
 ..... Director.  
 Russell McLean, 15th September 2022.

**Unique Property Bulletin Ltd**  
**Company Report**  
**Concluded**

There is a significant amount of work going on in the background. This triage ranking of what is effectively...

**DIY Cooperative Electricity Generation & Supply**

...is mentioned here and now so that our shareholders, members, readers of Unique Property Bulletin and broad range of stakeholders can be alerted to the fact that we will be making best efforts to find an economic and viable cure to an issue that is causing so many folk too worry a great deal. Namely the horrendously high electricity bills.

Further details towards a cure will appear via our main website...

**[www.uniquepropertybulletin.co.uk](http://www.uniquepropertybulletin.co.uk)**

This solution to rocketing electricity prices is not just via wind-turbines. We have already bid on TWO reservoirs that have been for sale by auction.

It is most likely we shall end up with a balanced electricity supply system ranging across...

**Wind + solar panel + tidal + water-turbine from rivers and small dams.**

Notwithstanding this priority to help resolve the eye watering electricity and fuel price rises, we shall be continuing with our efforts to help bring closed businesses back to life and restore jobs to communities that have scars from chronic closure of businesses (especially in the High Streets across the country).

Last but not least, the directors of Unique Property Bulletin Ltd., would like to make a heartfelt thanks to our shareholders, friends and colleagues. All of whom share our passion in creating new jobs and bringing closed down businesses and buildings back to life.

Not just in dry academia, theory or abstract articles we publish. It is a testimony to all of those good people who have supported this company over the years that we can report the creation of 152 new jobs since this publication was first started on Davaar Island in Argyll.

Herewith our latest Annual Report.



..... Director.  
Russell McLean, 15th September 2022.

**Unique Property Bulletin Ltd****Financial Statements****Balance Sheet As At 31st December 2021****Year Ending**  
**31-12-2021****ASSETS**


Fixed Assets:	Land & Buildings (AGPE11)	£ 90,000.00	
	Land & Buildings (AGPE28)	£185,000.00	
	Land & Buildings (AGPE38)	£ 23,500.00	
	Investments:	£ 1,500.00	£300,000.00
Tangible Assets:	Office Furniture	£ 628.00	
	Computer Equipment	£ 1,550.89	
	Petty Cash	£ 84.22	
	Stamps	£ 186.24	
	Cash at Bank	£ 2,602.65	£ 5,052.00
Intangible Assets:	Websites:-		
	{ [www.uniquepropertybulletin.org ]		£ 8,950.00
	{ [www.uniquepropertybulletin.co.uk ]		
Note (5)-----	{ [www.lighthousesforsale.co.uk ]		
	{ [www.lighthousesforsale.org ]		
	{ [www.granddesignsforsale.co.uk ]		
	{ [www.uniquepropertybulletinarchive.co.uk ]		
<b>TOTAL ASSETS</b> .....			<b>£314,002.00</b>

**LIABILITIES**

Amounts Falling Due After One Year:	£300,000.00
Amount Falling Due Within One Year:	£ 5,500.00
Cumulative Profit & Loss Account:	£ 3,547.00
Called Up Share Capital - 100 x £1 Share:	£ 4,955.00
<b>TOTAL LIABILITIES</b> .....	<b>£314,002.00</b>

**Notes**

(1). These Financial Statements & Accounts have been prepared in accordance with the special provision of Part 15 of the Companies Act 2006 relating to small companies. The financial statements herein were approved by the Board of Directors on Thursday 15th September 2022 and signed on behalf of this company by:-

 Director.  
Russell McLean, 15th September 2022.



## **Unique Property Bulletin Ltd**

### **Financial Statements**

#### **Notes As At 31st December 2021**

(2) For the year ending 31st December 2021, this company, Unique Property Bulletin 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.

(3). 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.

(4). 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 director has elected to exercise their preference to exclude the profit and loss account from these public domain financial statements.

(5). 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 2021. In line with our policy, we have declined the offers by majority vote.


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

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

- (i) The Director acknowledge their responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts. These accounts present a true and fair view of the state of affairs of this company at the end of the financial year: 31st December 2021.
- (ii) 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 December 2021 have been approved by the Board on the 15th September 2022.

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

  
..... Director.  
Russell McLean, 15th September 2022.