

Unique Property Bulletin Ltd

Financial Statements & Accounts

Companies House Registration Number: SC413700.

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

For the period:

1st January 2020

to

31st December 2020

THURSDAY



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RCT

23/09/2021

#121

COMPANIES HOUSE

Unique Property Bulletin Ltd.,
Abbey Studios Business Centre.
280 High Street,
Arbroath,
Angus,
DD11 1JF.

Unique Property Bulletin Ltd

Contents

Front Page	Page 1
Contents	Page 2
Company Information	Page 3
Company Report	Page 4
Balance Sheet & Notes	Page 7
Notes To The Financial Statements & Accounts	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 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

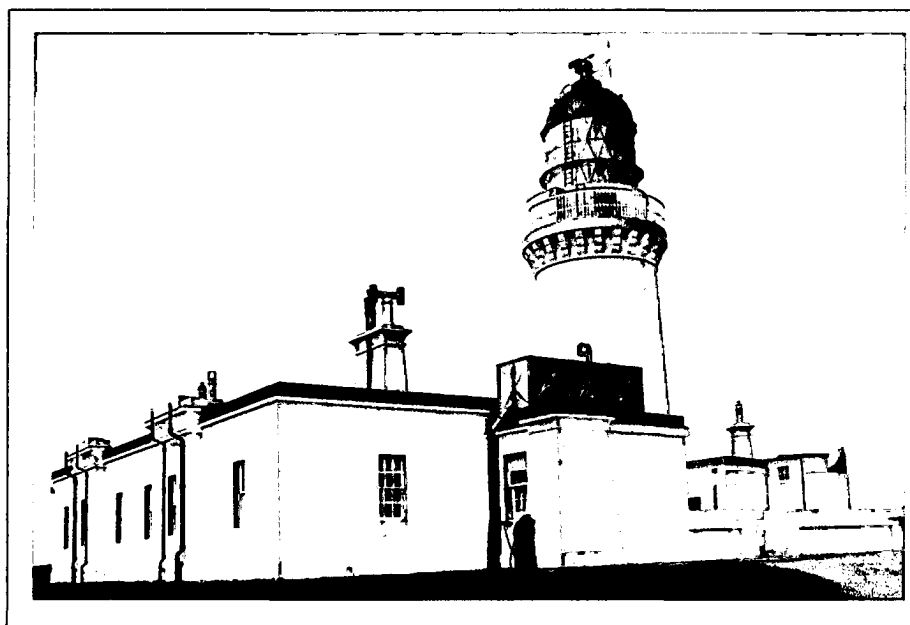
Company Director:	Russell McLean
Company Director:	David Rutherford
Company Secretary:	Russell McLean
Registered Office:	Abbey Studios Business Centre, 280 High Street, Arbroath, Angus, DD11 1JF.
Registered Number:	SC413700 (Scotland).
Bankers:	Royal Bank of Scotland plc, 101 High Street, Montrose, Angus, DD10 8QT.
Solicitors:	Hay Cassels, Solicitors & Notaries Public, Almada Chambers, 95 Almada Street, Hamilton, ML3 0EY.

Unique Property Bulletin Ltd

Company Report

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 33 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 in going private and reigning in the paperwork helped keep this publication viable and sufficiently fleet footed to beat the inexorable decline of paper print media. However, since we transferred this publication online in 2012, it has gone "viral" at times with an audience reach of over 180,000. To satisfy members of our main publication's offshoot, the popular: "*Unique Property Clubs*" which began in 1997 with the aim of renovating dilapidated unique property, allied with the growth of our readership, we are actively in receipt of wise counsel from accountancy and corporate law colleagues to study the merits/demerits of re-launching this organisation as a public limited company (plc) again. In the main part to ensure the demand from many members is met. Those members regularly ask to own part of the many unique buildings our various limited company fleet members end up buying and renovating from the pages of this publication.



Noss Head Lighthouse Station: Main Buildings.
Photograph (c) 1974 John R Hume Collection.

For example, our Noss Head Lighthouse Station adventure. In the 1970s it was pristine with lighthouse keepers' living and working onsite. By the 1990s they had been pensioned off and this magnificent set of Grade A listed buildings had become derelict. Our unique property members bought this place on 23rd May 2017 and now it is fully restored. Better still, the Northern Lighthouse Board (NLB) renovated the tower at the same time and the whole property is close to it's former glory.

If/when we relaunch as a public limited company (plc), it shall be announced, along with access to the statutory prospectus and related fiduciary health advisories on our main website...

www.uniquepropertybulletin.co.uk

(Safety backup website: www.uniquepropertybulletin.org)

It should be noted that we BAN mortgages on every one of the assets that we manage and/or own.

That way we make best efforts to ensure this organisation has a robust structure and is protected to a greater degree from the horrendous pandemic and stock market share price fluctuations.

As one member said:

"If you have gotten rid of the mortgage and then have a bad few months, you may end up eating beans on toast for several weeks, but you will not end up homeless".

Quite a unique insight. Indeed our readers and members encompass a wealth of very talented individuals, all of whom, when joining for a specific endeavour such as the derelict lighthouse station renovation mentioned on page 4 of this report, end up achieving significant and successful result. Plus several new jobs in the process. To date we are approaching 172 new jobs over a 23 year period that the *Unique Property Club* part of the group our directors manage.

There is specific good news for this current accountancy period as a result of our very supportive shareholders at Unique Property Bulletin Ltd., along with several of what the relevant statutes term our "High Net Worth" and "Sophisticated Investors" in the other companies within our sphere of this publication.

That news being the purchase and renovation of the new Head Office building at 280 High Street Arbroath (28th February 2020).

This is a major event for our group of friends. One we have been working towards for several years.

Just 23 days following purchase of this substantial 3-storey building with 17 offices, the UK lockdown for Covid occurred. Therefore the renovations have over-run by approximately 6 months. Fortunately with our Covid-safer work policy...

www.uniquepropertybulletin.co.uk/covid19-safety-policy-1/

...the two instances where family members of contractors have contracted the virus, they did not spread it and harm was avoided. All of our other contractors were kept safe. This Covid safety policy was and is a little unusual, but it has proven to work and now been rolled out to our other sites.

Indeed we have followed the "unique" nature of what we do, and are testing a "covid-safer" format office within the building renovation. This is further described on our websites and has become very popular amongst those who wish to return to work.

But we seem to have stumbled across a growing trend:-

Open-plan offices are in decline. Closed-plan offices are a growth sector.

Little did we realise that "open-plan" would become so unpopular and the older style historic "closed-plan" private style of office would end up as a much sought after option. This is because many folk feel safer with their own office due to the wretched Covid pandemic.

With respect to this *Annual Report*, it is important to note that a safety backup website has been established as there are a couple of times each year that our web-host has technical issues and the main website goes offline for an hour or two. This happens to most websites in the world.

We have remedied that matter by operating an almost identical web-page to that of the main Unique Property Bulletin. But on an entirely different webhost server. We regularly remind our readers if the Bulletin goes offline, they can change the suffix from .co.uk to .org or vice versa and get straight back onto our website. 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 ending 31/12/2020, 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.

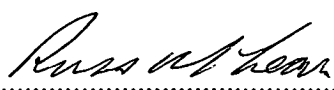
For the avoidance of doubt, the company is structured and operated in a manner, that for any given year, should a surplus appear likely, that money is reinvested within the company during the course of that accounting period. Thereby ensuring the *not-for-profit* business ethos is always kept in focus 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 many of our 585 high-net-worth subscribers who are comfortable underwriting the relatively modest admin., losses that might accrue. The directors are most appreciative of this support.

In addition to our high-net-worth subscribers, this 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 like to express their thanks to all shareholders and readers of Unique Property Bulletin..

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 18th September 2021 and signed on its behalf by:


..... Director
Russell McLean, 18th September 2021.

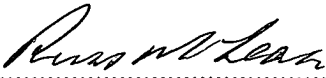
Unique Property Bulletin Ltd**Balance Sheet & Notes**Year Ending 31st December 2020**Year Ending**
31-12-2020**ASSETS**

Fixed Assets:	Land & Buildings (AGPE11)	£90,000.00	
	Land & Buildings (AGPE38)	£23,500.00	
	Land & Buildings (AGPE39)	£30,000.00	
	Investments	<u>£ 9,500.00</u>	£153,000.00
Tangible Assets	Office Furniture	£ 405.00	
	Computer Equipment:	£ 1,244.86	
	Petty Cash	£ 91.82	
	Cash at Bank	<u>£ 2,058.07</u>	£ 3,799.75
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]		

TOTAL ASSETS: £165,749.75**LIABILITIES**

Amounts Falling Due After One Year:	£160,000.00
Cumulative Profit & Loss Account - Note (4):	£ 3,614.75
Called Up Share Capital 2,135 x £1 Share:	£ 2,135.00
TOTAL LIABILITIES:	<u><u>£165,749.75</u></u>

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..... Director
Russell McLean, 18th September 2021.

Unique Property Bulletin Ltd

Financial Statements

(1) For the year ending 31st December 2020, 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.

(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). 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 2020. 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. We have assessed the value of the websites at the same number that we held for the **previous year** ending 31/12/2019. This is due to much less output on the websites. Our volunteers concentrating on securing suitable office premises from where to run this company. This will shortly produce a virtuous circle, where spare office capacity can be rented out and those funds deployed to make sure the freelancers and PAYE contract staff we are imminently about to take on to cope with the growth of the company websites.

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

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 18th September 2021 and signed on its behalf by:

 Director

Russell McLean

12th September 2021