

Unique Property Syndicates Ltd

Companies House Registration Number SC403621

Financial Statements & Accounts

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

For the period:

1st August 2017

To

31st July 2018

With effect from 1st January 2018, this company is:

DORMANT

Unique Property Syndicates Ltd.,
Dibble Tree Building,
1D Ferrier Street,
Carnoustie,
Angus,
DD7 7EE



Unique Property Syndicates Ltd

Year ending 31st July 2018

Contents

Contents	Page 1
Company Information	Page 2
Company Report	Page 3
Balance Sheet & Notes	Page 4
Notes To The Financial Statements & Micro Accounts ...	Page 5

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

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

Unique Property Syndicates Ltd

Year ending 31st July 2018

Company Information

Company Director:	David Rutherford
Company Secretary:	Russell McLean
Registered Office:	Unique Property Syndicates Ltd., Dibble Tree Building, 1d Ferrier Street, Carnoustie, Angus, DD7 7EE.
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 2018

Company Report

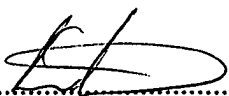
Unique Property Syndicates Ltd., was incorporated at Companies House on 15th July 2011 and assigned the official number SC403621. The group of subscribers and individuals who make up the unique property syndicates started the original entity in 1998. In the 21 years since then, 24 building renovation projects have been completed. To date, over 111 new jobs have been created.

The current nomenclature of "Unique Property Syndicates Ltd" was provided and preserved via a change of name event for this company (SC403621) on 29th October 2014.

However, each unique property is bought by a stand-alone and dedicated limited liability company; the asset/liability and accountancy elements are all ring-fenced to help demarcate the financial and precise ownership structures of each project. The Unique Property Syndicates Ltd., entity has been primarily for project management coordination, research and administration purposes and not direct property ownership within this specific company number SC403621. Therefore, with effect from 1st January 2018, the subscribers of this company took the decision that all administrative and project management functions will be for each respective, stand-alone building-owning company to undertake.

Consequently, from 1st January 2018 (inclusive of that date) this company, Unique Property Syndicates Ltd., is being placed into a dormant state in terms of the Companies Act.

This Company Report Signed By:-



.....
David Rutherford, Director. 18th April 2019.

Unique Property Syndicates Ltd**Balance Sheet - Year Ending 31st July 2018**

			<u>Year Ending</u>
			<u>31-7-2018</u>
<u>ASSETS</u>			
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>
			=====
<u>LIABILITIES</u>			
Amounts Falling Due After One Year		£155.00	
Cumulative Profit & Loss Account		£ 94.00	
Called Up Share Capital]		
1 x £1 Ordinary Shares]	<u>£ 1.00</u>	£250.00

TOTAL LIABILITIES:			<u>£250.00</u>
			=====

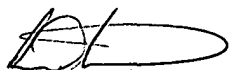
Notes:

(1a). For the year ending 31st July 2018, 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.

(1b). 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.

(1c). The director acknowledges his responsibility for complying with the requirements of the Act in respect to accounting records and the preparation of accounts. These financial statements have been prepared in accordance with the provisions relating to companies subject to the small companies' regime.

Signed:-



David Rutherford, Director. 18th April 2019.

continued overleaf:-

Unique Property Syndicates Ltd

Year ending 31st July 2018

Notes (continued)

(2). 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 Accounts) Regulations 2013.

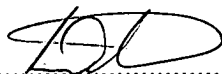
(3). The director is aware of his responsibilities in deciding whether to publish the company profit and loss account in accordance with sections 394 and 395 of the Companies Act 2006. In terms of the Small Companies (Micro-Entities Accounts) Regulations 2013 and the Companies Act 2006 (as amended), after due consideration, the director has elected to exercise the appropriate protocol and exclude the profit and loss account from these financial statements. For the period ending 31st July 2018 the net loss for this company was a relatively small, £94.00 for the financial year. As such, the director does not recommend a dividend payment. The subscribers are more than comfortable underwriting this modest loss.

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

- (i) The Director acknowledges his responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts and financial statements.
- (ii) The Director confirms that the information contained within these accounts present a true and fair view of the state of affairs of this company at the end of the financial year: 31st July 2018.
- (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 and Notes as at 31st July 2018 have been approved by the Board on 18th April 2019.

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



.....
David Rutherford, Director. 18th April 2019.