

Unique Property Syndicates Ltd

Companies House Registration Number SC403621

Financial Statements & Accounts

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

For the period:

1st August 2022

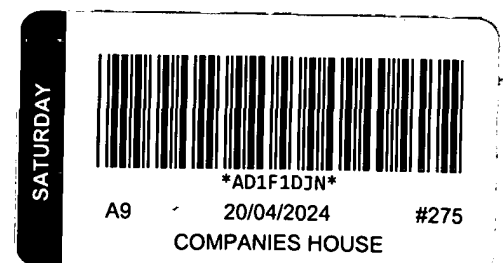
To

31st July 2023

DORMANT

The current reason for maintaining this company on the Register at Companies House is to protect the nomenclature and thereby our employment creating work elsewhere.

**Unique Property Syndicates Ltd.,
Endeavour House,
1 James Street,
Arbroath,
Angus.
DD11 1JP.**



Unique Property Syndicates Ltd

Year Ending 31st July 2023.

Contents

Contents	Page 1
Company Information	Page 2
Company Report	Page 3
Balance Sheet, Financial Statements & Notes	Page 6
Notes To The Financial Statements (continued)	Page 7

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 2023.

Company Information

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

To satisfy the requirements of and to comply with the Small Companies (Micro-Entities Accounts) Regulations 2013, this company, Unique Property Syndicates Ltd., is registered and domiciled in Scotland, with the Companies House registered number: SC408586. This is a private company limited by shares. Disruption to the filing times has been caused by (a) the Coronavirus pandemic plus multiple lockdowns and (b) the serious injury to one of our company officers (TBI) requiring months of rehabilitation to be able to work again. The directors of Unique Property Syndicates Ltd., wish to extend their thanks to the staff at Companies House, who, during the global pandemic, helped our organisation navigate through statutory documentation at particularly difficult times.

Unique Property Syndicates Ltd

Year Ending 31st July 2023.

Company Report

Unique Property Syndicates Ltd., was incorporated at Companies House on 15th July 2011 and assigned the official number SC403621. The primary purpose of THIS company is to protect the name: "Unique Property Syndicates". There is a secondary purpose to which all of our shareholders subscribe on a nationwide basis...

=> 1]. To help create new jobs by co-ordinating the purchase and renovation of closed-down shops, defunct-hotels and disused factories/light industrial units.

=> 2]. Thereafter by supporting newstart businesses in those renovated buildings.

The challenges faced by society in recovering to some form of normality after the horrendous Coronavirus pandemic will likely last a number of years to come. This observation is made on the basis of what our directors' have witnessed at the various companies within our job-creation network.

This company report is different from earlier submissions to Companies House in that it places on record concerns regarding current legislation that looks likely to contravene the *Equality Act 2010*.

=> 3]. By this we mean the new *Economic Crime (Transparency & Enforcement) Act 2022*.

=> 4]. Specifically the legislation's requirement to file ALL accounts electronically. This is likely a *de facto* and *ultra vires* breach of the *Equality Act 2010* at best. At worst, it will cost dozens of jobs and the taxpayer + government tax generation endeavours will be significantly reduced.

=> 5]. Companies House Ref: <https://tinyurl.com/Electronic-Filing-Only-Option>

Our disabled director can attest from experience that the staff working from Companies House do their very best to help those directors who prefer to work (rather than directors just see their lives evaporate). In our case our disabled director DECLINES to draw £10,000 to £20,000 (pa) state benefits for as long as feasible.

To provide facts which the Registrar at Companies House and the Secretary of State (by law, being the "*directing mind*" in terms of the *Health & Safety* legislation of 1974), here are some relevant details. We hope they will help fine-tune the important new and generally good laws as mentioned in "3" above.

In our case, the director concerned started a different career as a police officer and passed various examinations through his initial two-year probationary period. In the following years he passed numerous vocational exams. No adverse comments attached to his record. For the basis of nascent litigation the only attachment was a commendation by the Chief Constable during his service with Strathclyde Police.

After probation and promotion to service at an island-based police station our director sustained a spinal injury lifting a water-logged, semi-conscious person out of bitterly cold sea-water. He had no time available for assistance in this recovery of a drowning human being. This injury was then made materially worse lifting an injured farmer onto a helicopter years later. Eventually the degradation spinal damage required surgery (paid for by this police officer) and was the end of a promising career serving as a police officer.

This page is signed by Company Director:

Russell Scott 15 APRIL 2024

Post vocational assessment by the DSS enabled the director to be provided with higher rate Disability Living Allowance (DLA) and a full spectrum of DSS State Benefits. Rather than vegetate on these benefits from the 1990s onwards, the director sold his house and sent the Department of Social Security (DSS) his Disability Living Allowance related State Benefit books back to the DSS with a *thank-you* letter.

Very kindly, a DSS staff member phoned our director and advised that DLA was not means tested and he was still entitled to it. The reply was a polite “*thanks~but~no~thanks.*” Having sold his home, he was sitting with a five figure sum in the bank. To claim any DSS benefit when in that position just felt wrong.

Instead, the director retrained. He was also fortunate in having a circle of supportive friends. All joined together to start re-opening closed shops, offices, factories, hotels etc. The director had experience in this, having been brought up in a hotel and had worked in various shops as a teenager prior to joining the police.

The Companies House “Limited Company” organisational structure is the gold~standard for what this director and the shareholders needed. The Companies House *Memorandum & Constitution* are excellent. The shareholders structure and ownership tranches are properly and publicly declared in the annual Companies House *CS01*. The accounts are also prepared annually and made publicly available. This is very helpful in keeping our shareholders informed. Which in turn assists the efforts at creating jobs and managing funds. This disabled director has a somewhat rusty “O” Level and Higher (Scottish “A” level equivalent) qualification in accounts and economics, so he can prepare a fair and functional set of accounts.

After the initial physical disability (partially remedied by spinal surgery) there followed three productive decades of various job-creating projects. Plus the formation of two registered charities. Albeit at a slower, disability-adjusted pace. This disabled life has not been wasted.

=> 6]. Ironically an unemployable person has helped create 212 jobs for other folk in a 6 year + 24 year period where the Companies House “limited company format” has been deployed. Each business rescue has a stand-alone limited company for the duration of each ring~fenced project.

=> 7]. The director has already attempted to file “electronic” accounts at the Companies House online system several times. With respect, the existing Companies House IT system is not disability intuitive. In fact it has damaged our computer hardware and lost software data.

=> 8]. In 2019, the director was hit on the skull with a 5,000 ton ferry. That evening, on emergency hospital admission a stroke was diagnosed. Extensive rehabilitation over a long period was required. This has proven as debilitating as the physical spinal injury. That fact is mentioned here reluctantly, but it needs to be placed on an indelible record. The disabled director is lucky to have recovered from the TBI (Traumatic Brain Injury). But has been assessed at around 90% to 95% of his pre-stroke abilities.

=> 9]. The *Equality Act 2010* requires organisations such as Companies House to make: “*reasonable adjustments*” to enable disabled people to continue working.

=> 10. The link to Companies House above gives a stock answer from Companies House: “*We understand that changing any process can be daunting, but we will do all we can support filers (sic) as they move to software filing.*” Archived: <https://archive.ph/IW0Oe>

=> 11a] Unfortunately in the explicit case of our director (and in the likely case of thousands of other company directors with disabilities) doing all Companies House can “*to support filers*” is not sufficient to discharge the law in relation to disabled directors under the *Equality Act 2010*.

=> 11b]. Worse, the directing mind guiding this new legislation into place may be exposed to litigation that has been covered by *RIDDOR* under the *Health & Safety Act 1974*.

If/when disabled directors lose their jobs because of Companies House and this law, then a *prima facie* infraction of the *Equality Act 2010* is competent to consider raising. Meanwhile the potential for infraction cannot be discussed in this report further as it may risk infraction of *sub judice* issues.

For the avoidance of doubt, the directors of this company **agree** with the spirit of the *Economic Crime (Transparency & Enforcement) Act 2022*.

=> 12a]. What concerns the directors of this company, particularly the disabled director, is the apparent lack of regard/provision for directors who prefer NOT to live off of State Benefits?

=> 12b]. That can only be resolved by remedying the iXBRL and/or related company filing software AND INSTEAD (or via a Statutory Instrument) ALLOW disabled directors to continue filing PAPER FORMAT accounts.

Until someone invents the PERFECT COMPUTER (defined by a computer that always works and never breaks down, plus has intuitive disability compliant facilities at it's core AI processor), any piece of legislation then becomes less than its best. It becomes disputable legislation due to *ultra vires* conflict with previous statutes mentioned that are designed to protect people with disabilities who would like to WORK, and MINIMISE/REMOVE any reliance on State Benefits.

In this example, an alleged infraction of law is competent and provable in the legal terms of: “beyond reasonable doubt” or: “in the balance of probabilities.” The disabled director concerned has saved the State approximately £295,613.46 in UNCLAIMED State Benefits over a 30 year period.

Apart from being a legal requirement, surely it is a good thing for people who have disabilities to be helped into meaningful work? The legislation proposed at “3” above shows and evident disregard for disabled directors.

This company, Unique Property Syndicates Ltd., has a primary function of ensuring this name is protected on the Registrar of Companies database. But pertinent to a wider issue as the shareholder/s partake in many efforts to bring derelict-shops, closed-hotels and shut-factories back into meaningful use. The network of friends randomly hold ownership of assets as part of re-opening closed buildings job-creating process. Hence including this matter in this Company Report.

Just to STOP doing what our disabled director and his friends have been doing for the past 30 years would be a near-criminal waste. On a corporate basis, this means the 200+ jobs created so far will tragically just STOP. The land-banked buildings will be sold and the funds distributed back to each shareholder.

The disabled directors does NOT want to be forced to stop working nor volunteering (for the charities he founded). But if the statutory authorities and government ministers are unable or unwilling to recognise the difficulties faced by disabled directors, and refuse to allow disabled directors permission to **CONTINUE FILING IN PAPER FORMAT** rather than the diabolical iXBRL computer coded online format then the defective, *ultra vires* legislation in its current format means significant job losses.

Consequently, the directors of this company respectfully plead with the Government Minister and the Companies House Registrar to fine-tune their system to allow disabled directors to file **PAPER FORMAT** accounts, until such time as the iXBRL system is made fully **DISABILITY-FUNCTIONAL** and intuitive to directors with a disability. In lay terms, please can the authorities provide an exemption until they can remedy their “COMPUTER SAYS NO” problem?

If you are in any doubt about the nature of this problem, please ask yourself and/or your family members at say dinnertime, if each knows what the acronym “iXBRL” stands for? No sneaking an answer via Google.

If any family member says “NO” as to what “iXBRL” stands for, then Sherlock, that is your first clue that this new transparency law is as clear as mud.

.....

Russell McLean. 15th April 2024.

Unique Property Syndicates Ltd**Financial Statements****Balance Sheet As At 31st July 2023****Year Ending
31-07-2023****ASSETS**

Archived Material:	£240.00
Royal Mail Stamps	£ 4.88
Cash in Hand:	£ 5.12

£250.00

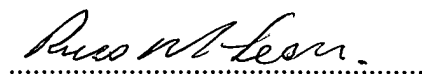
TOTAL ASSETS:**£250.00****LIABILITIES**

Amounts Falling Due After One Year:	£249.00
Cumulative Profit & Loss Account:	£ 0.00
Called Up Share Capital]	
1 x £1 Ordinary Share]	<u>£ 1.00</u>

TOTAL LIABILITIES:**£250.00****Notes:**

(1). For the year ending 31st July 2023, this company, Unique Property Syndicates Ltd., was entitled to exemption from audit under section 477 of the Companies Act 2006 ("the Act") relating to small companies. The members of Unique Property Syndicates Ltd., 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.

(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.



Russell McLean. 15th April 2024.

continued overleaf:-

Unique Property Syndicates Ltd

Financial Statements

Notes For Balance Sheet As At 31st July 2023

Notes (continued)...

(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 and as this company is a DORMANT entity registered to protect the company name and NOT trading, the directors have elected to exercise their ability and the appropriate protocol to redact the profit and loss account from these financial statements. For the period ending 31st July 2023 there was neither a profit nor a loss.

As such, the directors are of the view the empirical profit and loss figure is a fair reflection of the company's financial position. Any incidental filing fee for nominal costs such as Companies House CS01 fees of £13 (or as may be amended from time to time by the Registrar) have been paid by the directors on an *ex gratia* basis.

(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.
- (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 2023.
- (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 July 2023 have been approved by the Board on 15th April 2024.

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



.....
Russell McLean, Director, 15th April 2024.