

CONFIDENTIAL INVESTIGATIVE REPORT

To: Shropshire Council Planning Authority

From: Omnipresence

Subject: Networked Entities Operating in HMO Development with Red Flags Indicative of Fraudulent and Non-Compliant Behaviour

Date: 18th July 2025

1. Executive Summary

This report provides a detailed examination of a group of interconnected individuals and companies operating across the UK—primarily in the West Midlands and Milton Keynes—who are active in the acquisition, conversion, and operation of Houses in Multiple Occupation (HMOs). The following individuals and associated corporate entities are of primary concern:

Named Individuals:

- Mr Shyam Satmeshbhai Panchal
- Mrs Jyotsnaben Satmesh Panchal
- Mr Satmash Khushalbhai Panchal
- Mr Bhupinderjit Singh Sidhu

Key Company Names (non-exhaustive):

- YPV 1–5 Ltd, YPV 2B Ltd, YPV Services Ltd, YPV Building Services Ltd
- SSP Properties Ltd and associated subsidiaries (SSP Properties01/02/05 Ltd, SSP Property Holdings Ltd)
- BSS Properties Ltd
- Everest Homes Ltd
- Genwealth Ltd

These companies appear to be operating under a leveraged property development model using multiple Special Purpose Vehicles (SPVs) for property acquisition and financing. While this structure is not inherently unlawful, there is a growing body of evidence—particularly from credit history, Companies House records, and planning documentation—that raises serious concerns regarding regulatory non-compliance, planning evasion, and potentially fraudulent behaviour.

2. Primary Concern: Bounce Back Loan (BBL) Red Flags

2.1 HM Treasury and British Business Bank Guidance

The UK Government's Bounce Back Loan Scheme (BLS), administered by the British Business Bank, provided loans to small businesses affected by COVID-19. HM Treasury guidance explicitly states:

“Using Bounce Back loan funds for personal use, or applying for a loan under false pretences (e.g., overstating turnover or obtaining funds after March 2020 through a newly-incorporated company), constitutes fraud.”

The British Business Bank further notes that thousands of companies formed in late 2020 took advantage of the BLS and were then dissolved, a pattern which the Insolvency Service has associated with fraudulent intent.

2.2 Red Flag Case: BSS20 Ltd

One particular entity—BSS20 Ltd—stands out as a red flag within this network:

- Incorporation Date: December 2020
- Director: Mr Bhupinderjit Singh Sidhu
- Company Activity: Unknown; company was dissolved within a short period
- Declared Occupation of Director: “Healthcare”

This incorporation date falls squarely within the high-risk period where hundreds of shell companies were formed to fraudulently obtain BLSs. The use of “BSS20” as the company name (indicating 2020) and its swift dissolution strongly suggest the company may have been established specifically for the purpose of accessing a Bounce Back Loan.

This behaviour aligns with “phoenixing”: the deliberate creation and striking-off of companies to evade liabilities or regulatory scrutiny. Though there is no public confirmation that BSS20 Ltd obtained a BLS, the circumstantial evidence places this event within the risk profile flagged by HM Treasury.

3. Broader Pattern of Risky Conduct

3.1 Systemic Use of SPVs and Dissolutions

- Numerous companies (e.g., YPV 1–5 Ltd, SSP Properties01/02/05 Ltd) are used to isolate assets and liabilities.
- Companies are often quickly incorporated and dissolved, especially where planning scrutiny is increasing.
- Some dissolved entities include:
 - Your Property Ventures Ltd (original 2018 incorporation)
 - BSS20 Ltd
 - Prestige Medical Cosmetics Ltd (linked to Sidhu)

3.2 High Leverage and Repeated Refinancing

- Companies such as YPV 1 Ltd and BSS Properties Ltd have numerous outstanding mortgage charges, indicating high leverage.
- YPV 1 Ltd shows a pattern of bridging loans followed by refinancing with commercial lenders, a strategy vulnerable to cash flow crises.

3.3 Planning and Licensing Concerns

- Entities in this network operate across multiple jurisdictions, including Shropshire, Walsall, and Milton Keynes.
- Conversion of properties to HMOs and flats has at times proceeded ahead of planning permission or licence issuance.
- Individuals frequently change director roles and addresses to obscure accountability.

4. Implications for Shropshire Council

This group is now active in Shropshire, as demonstrated by:

- The planning application for a 22-bed HMO at the Smithfield Hotel, 1 Salop Road, Oswestry (under YPV 1 Ltd).

Given:

- Their prior behaviour,
- The use of dissolved shell companies during the BBL period,
- The complexity and opacity of their corporate structure,
- The strong possibility that public funds may have been fraudulently accessed,

...it is this report's view that these parties pose a serious reputational, financial, and compliance risk to Shropshire Council.

5. Recommendations

1. Treat All Applications from Linked Companies and Individuals as High-Risk:

- Perform enhanced due diligence on all future planning, licensing, and grant applications from any entity connected to the Sidhu or Panchal families.

2. Cross-reference Property Licences with HMOs:

- Verify whether all properties developed or owned by these individuals within Shropshire are properly licensed.

3. Engage Fraud Prevention Bodies:

- Consider reporting the directors of BSS20 Ltd and their wider corporate network to the British Business Bank, HMRC, or Insolvency Service for further investigation.

4. Monitor for Phoenix Behaviour:

- Track newly formed entities connected to these individuals to avoid regulatory whack-a-mole.

5. Request Disclosure of Loan History:

- Where appropriate, request applicants to disclose whether BBLs or COVID-related loans were ever obtained and whether they have been fully repaid.

6. Conclusion

While not every aspect of the Sidhu–Panchal network’s activity may be unlawful, there is a clear and worrying pattern of high-risk conduct, financial opacity, and strategic use of corporate vehicles to shield accountability. The potential misuse of public COVID-19 support funds, specifically in the case of BSS20 Ltd, should place this network firmly under enhanced scrutiny.

Shropshire Council would be justified in demanding maximum transparency from these actors and subjecting all future applications to robust compliance review.

Prepared by:
Omnipresence
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