



Ministry of
JUSTICE



Statistics on mortgage and landlord possession actions in the county courts – second quarter 2008

Ministry of Justice
Statistics bulletin

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Introduction

This bulletin presents the numbers of mortgage and landlord possession actions in the county courts of England and Wales for the second quarter of 2008.

- The figures report how many possession proceedings have been issued, and how many orders for possession have been made by the county courts.
- Since many of the orders made will not have been enforced these figures do not reflect how many properties have actually been taken into possession.
- Figures on properties actually being taken into possession are published twice a year by the Council of Mortgage Lenders. Further information can also be found on their website (www.cml.org.uk).

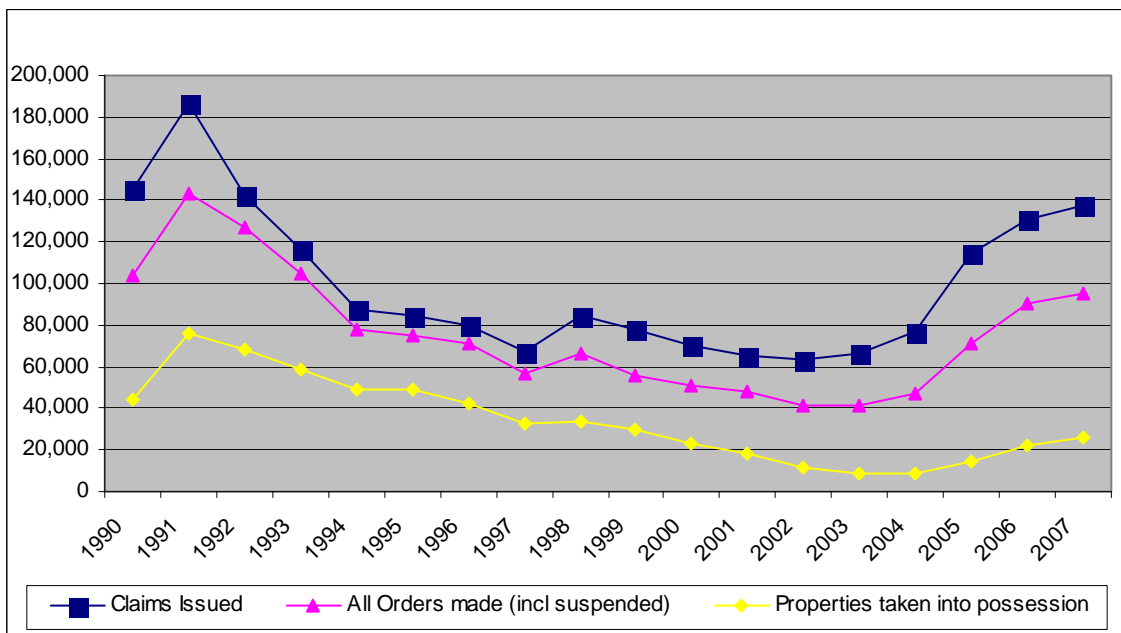
Findings

Mortgage possession actions

During the second quarter of 2008:

- 39,078 mortgage possession claims were issued on a seasonally adjusted basis, 17% higher than in the second quarter of 2007 and with no change than in the first quarter of 2008.
- 28,658 mortgage possession orders were made on a seasonally adjusted basis, 24% higher than in the second quarter of 2007 and 4% higher than in the first quarter of 2008.
- 48% of mortgage possession orders were suspended compared to 46% in the second quarter of 2007 and 47% in the first quarter of 2008

Figure 1: Mortgage possession actions – England & Wales, 1990-2007

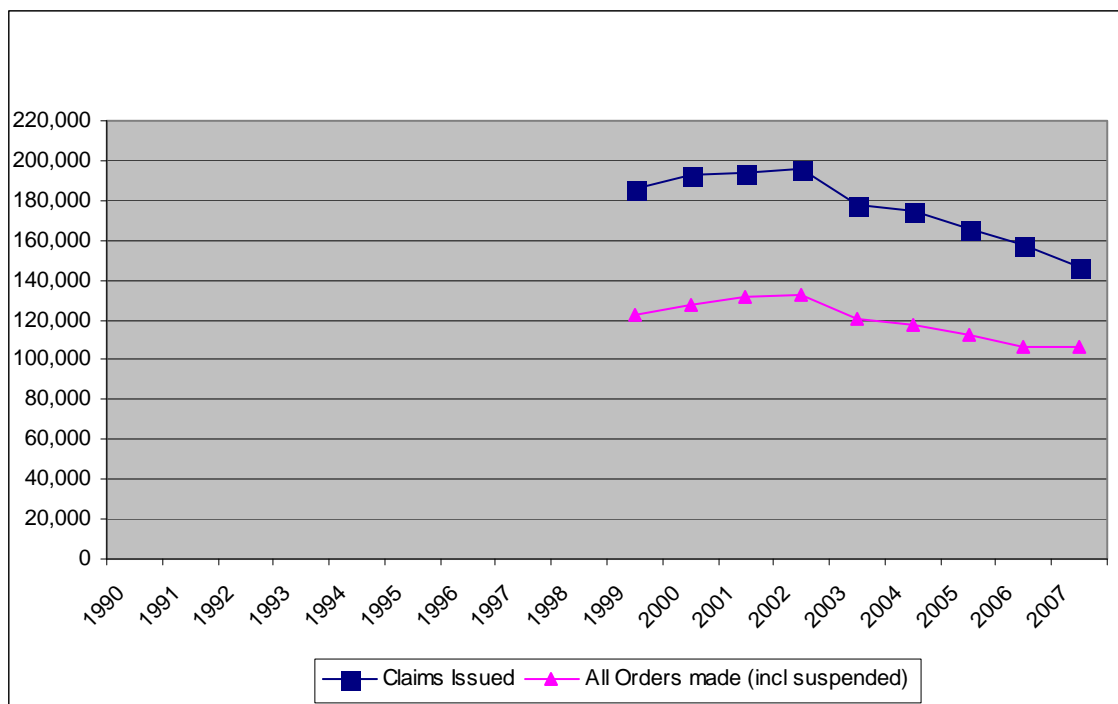


Landlord possession actions

During the second quarter of 2008:

- 37,609 landlord possession claims were issued using the standard and accelerated possession procedures on a seasonally adjusted basis, 2% higher than in the second quarter of 2007 and the same as the first quarter of 2008.
- 28,042 landlord possession orders were made through the standard and accelerated possession procedures on a seasonally adjusted basis, 8% higher than in the second quarter of 2007 and 1% lower than in the first quarter of 2008.
- 40% of landlord possession orders made through the standard and accelerated possession procedures were suspended compared to 39% in the second quarter of 2007 and 41% in the first quarter of 2008.

Figure 2: Landlord possession actions – England & Wales, 1999-2007



Recent developments and statistical revisions

Introduction of seasonal adjustment

- From the Q4 2007 report onwards, seasonally adjusted figures have been provided in addition to the non-seasonally adjusted figures. Seasonal adjustment is a statistical technique by which changes that are due to seasonal or other calendar influences are removed to produce a clearer picture of the underlying behaviour of the data series. The seasonal adjustment models have been created using X12 ARIMA, the standard tool used for this purpose in government statistics.

The two sets of figures serve distinctly different purposes. In broad terms, the unadjusted figures are the most accurate count of the actual number of possession actions in a given period, while the seasonally-adjusted figures give a better and more meaningful picture of changes over time.

Adjusting for differential use of Possession Claim On-Line

- In 2007 and 2008, county courts with access to Possession Claim On-Line (PCOL) have been drawing mortgage and landlord possession orders on behalf of other county courts. These data have been excluded from the Department's Management Information System (MIS) from which the figures in this bulletin are sourced. Consequently, upward adjustments have been applied to the numbers of orders made at county courts without access to PCOL to estimate the number of 'missing' orders. The overall effect of these adjustments has been to increase the recorded number of mortgage possession orders by an average of 7% and the recorded number of landlord possession orders (excluding accelerated procedure actions) by an average of 5% for each quarter in 2007 and 2008. The numbers of orders for courts without access to PCOL are provided at regional level in Table 3 rather than at individual court level, as in previous bulletins.

Table 1a: Mortgage possession actions in the county courts^{1*}

Year	Quarter	Not Seasonally Adjusted		Seasonally Adjusted		Properties taken into possession ³
		Claims Issued	Orders Made ²	Claims Issued	Orders Made ²	
1990		145,350	103,508			43,890
1991		186,649	142,905			75,540
1992		142,162	126,881			68,540
1993		116,181	105,283			58,540
1994		87,958	77,681			49,210
1995		84,170	75,258			49,410
1996		79,858	71,203			42,560
1997		67,073	57,156			32,800
1998		84,836	66,055			33,900
1999		77,885	55,964			30,000
2000		70,430	50,918			22,900
2001		65,862	47,997			18,300
2002		63,203	41,759			12,000
2003		65,886	41,038			8,500
2004		77,250	46,683			8,000
2005		114,764	70,964			15,100
2006		131,219	90,680			22,900 (r)
2007		137,591 (r)	95,433 (r)			26,200 (r)
2003	Q1	15,777	9,737	14,920	9,478	
	Q2	15,997	10,088	16,037	9,898	4,500
	Q3	16,435	10,681	16,580	10,467	
	Q4	17,677	10,532	18,396	11,258	4,000
2004	Q1	18,915	11,342	18,083	11,047	
	Q2	18,510	11,469	18,494	11,310	3,700
	Q3	19,284	11,944	19,451	11,685	
	Q4	20,541	11,928	21,276	12,701	4,300
2005	Q1	25,709	14,075	24,699	14,523	
	Q2	28,313	18,365	28,276	17,179	7,400
	Q3	29,871	19,707	30,097	19,257	
	Q4	30,871	18,817	31,976	19,981	7,700
2006	Q1	33,246	21,963	31,911	21,326	
	Q2	32,989	22,159	33,016	22,084	10,000 (r)
	Q3	34,459	24,059	34,665	23,506	
	Q4	30,525	22,499	31,683	23,871	10,900 (r)
2007	Q1	34,785 (r)	24,318 (r)	33,264	23,497	
	Q2	33,170 (r)	23,070 (r)	33,330	23,116	12,800 (r)
	Q3	34,955 (r)	24,157 (r)	35,080	23,610	
	Q4	34,681 (r)	23,888 (r)	36,073	25,313	13,400 (r)
2008	Q1	40,860 (r)	26,946 (r)	38,962	27,515	18,900
	Q2	38,786 (p)	30,220 (p)	39,078	28,658	

Notes:

* Data relating to 1999 onwards are sourced from county court administrative systems and exclude duplicate observations. Data prior to 1999 are sourced from manual counts made by court staff.

1. Includes all actions regardless of the category of lender
2. Includes suspended orders

3. Six monthly figures from the council of Mortgage Lenders (CML). Please see the CML website www.cml.org.uk for further information

All period figures denoted by (r) are based on revised data and replace those provided in the last bulletin

All period figures denoted by (p) are based on provisional data

Table 1b: Landlord possession claims issued in the county courts^{1*}

Year	Quarter	Not Seasonally Adjusted			Seasonally Adjusted		
		Accelerated Procedure	Standard Procedure	Total	Accelerated Procedure	Standard Procedure	Total
1990			131,017				
1991			119,134				
1992			117,671				
1993			96,497				
1994			83,081				
1995			102,995				
1996			111,807				
1997			130,163				
1998			155,128				
1999		13,908	171,476	185,384			
2000		16,660	176,123	192,783			
2001		17,518	175,901	193,419			
2002		18,096	177,377	195,473			
2003		18,352	159,724	178,076			
2004		20,429	154,186	174,615			
2005		21,078	144,636	165,714			
2006		23,011	135,048	158,059			
2007		24,540 (r)	122,250 (r)	146,790 (r)			
2003	Q1	4,560	43,947	48,507	4,495	41,494	45,989
	Q2	4,643	36,805	41,448	4,474	39,327	43,801
	Q3	4,618	40,010	44,628	4,560	39,411	43,971
	Q4	4,531	38,962	43,493	4,806	39,303	44,109
2004	Q1	4,947	41,211	46,158	4,941	39,005	43,946
	Q2	5,338	36,717	42,055	5,115	39,233	44,348
	Q3	5,132	38,381	43,513	5,077	37,714	42,791
	Q4	5,012	37,877	42,889	5,279	38,260	43,539
2005	Q1	4,888	36,445	41,333	4,927	34,534	39,461
	Q2	5,619	35,237	40,856	5,369	37,604	42,973
	Q3	5,358	37,109	42,467	5,286	36,412	41,698
	Q4	5,213	35,845	41,058	5,491	36,282	41,773
2006	Q1	5,520	38,234	43,754	5,575	36,260	41,835
	Q2	5,800	32,466	38,266	5,569	34,573	40,142
	Q3	6,127	35,105	41,232	5,981	34,417	40,398
	Q4	5,564	29,243	34,807	5,896	29,676	35,572
2007	Q1	5,924	31,367 (r)	37,291 (r)	5,988	29,740	35,728
	Q2	6,502	28,741	35,243	6,250	30,556	36,806
	Q3	6,267	31,657 (r)	37,924 (r)	6,087	31,035	37,122
	Q4	5,847	30,485 (r)	36,332 (r)	6,221	30,972	37,193
2008	Q1	6,273 (r)	32,835 (r)	39,108 (r)	6,327	31,140	37,467
	Q2	6,499 (p)	29,503 (p)	36,002 (p)	6,269	31,340	37,609

Notes:

* Data relating to 1999 onwards are sourced from county court administrative systems and exclude duplicate observations. Data prior to 1999 are sourced from manual counts made by court staff.

1. Includes all actions regardless of the category of landlord

All period figures denoted by (r) are based on revised data and replace those provided in the last bulletin

All period figures denoted by (p) are based on provisional data

Table:1c Landlord possession orders made in the county courts^{1,2*}

Year	Quarter	Not Seasonally Adjusted			Seasonally Adjusted		
		Accelerated Procedure	Standard Procedure	Total	Accelerated Procedure	Standard Procedure	Total
1990			112,780				
1991			95,013				
1992			96,958				
1993			82,724				
1994			63,561				
1995			82,599				
1996			87,849				
1997			99,869				
1998			112,236				
1999		11,395	111,067	122,462			
2000		13,254	114,321	127,575			
2001		13,558	117,684	131,242			
2002		13,557	118,598	132,155			
2003		13,483	107,211	120,694			
2004		15,156	102,630	117,786			
2005		15,892	96,977	112,869			
2006		17,322	89,631	106,953			
2007		18,959 (r)	87,500 (r)	106,459 (r)			
2003	Q1	3,365	29,034	32,399	3,336	27,885	31,221
	Q2	3,346	25,921	29,267	3,361	26,899	30,260
	Q3	3,468	26,614	30,082	3,323	26,507	29,830
	Q4	3,304	25,642	28,946	3,457	25,831	29,288
2004	Q1	3,611	26,704	30,315	3,620	25,705	29,325
	Q2	3,921	25,410	29,331	3,897	26,357	30,254
	Q3	4,049	26,042	30,091	3,887	25,880	29,767
	Q4	3,575	24,474	28,049	3,744	24,685	28,429
2005	Q1	3,618	24,119	27,737	3,796	24,214	28,010
	Q2	4,162	24,731	28,893	3,956	24,613	28,569
	Q3	4,126	24,323	28,449	3,960	24,151	28,111
	Q4	3,986	23,804	27,790	4,171	24,028	28,199
2006	Q1	4,161	24,396	28,557	4,167	23,431	27,598
	Q2	4,204	21,805	26,009	4,212	22,674	26,886
	Q3	4,777	22,311	27,088	4,555	22,184	26,739
	Q4	4,180	21,119	25,299	4,381	21,297	25,678
2007	Q1	4,574 (r)	22,264 (r)	26,838 (r)	4,552	21,322	25,874
	Q2	4,635 (r)	20,297 (r)	24,932 (r)	4,693	21,165	25,858
	Q3	5,047 (r)	22,061 (r)	27,108 (r)	4,796	21,969	26,765
	Q4	4,703 (r)	22,878 (r)	27,581 (r)	4,923	23,039	27,962
2008	Q1	4,767 (r)	23,556 (r)	28,323 (r)	4,933	23,474	28,407
	Q2	4,785 (p)	23,307 (p)	28,092 (p)	4,678	23,364	28,042

Notes:

* Data relating to 1999 onwards are sourced from county court administrative systems and exclude duplicate observations. Data prior to 1999 are sourced from manual counts made by court staff.

1. Includes all actions regardless of the category of landlord
2. Includes suspended orders

All period figures denoted by (r) are based on revised data and replace those provided in the last bulletin

All period figures denoted by (p) are based on provisional data

Table 2: Mortgage and landlord possession claims issued in the county courts during 2008 Q2

	Mortgage possession claims issued				Landlord possession actions			
	2008 Q2		2008 Q1-2		2008 Q2		2007 Q1-2	
	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2
Barnet	233	18%	436	12%	417	10%	813	13%
Bow	654	1%	1,289	2%	1,028	14%	1,816	7%
Brentford	237	0%	475	-10%	475	-16%	977	-12%
Bromley	418	11%	811	5%	554	-2%	1,048	-10%
Central London	156	15%	318	2%	647	17%	1,396	18%
Clerkenwell & Shoreditch	261	15%	525	5%	977	-11%	2,141	3%
Croydon	611	5%	1,270	6%	670	-4%	1,419	4%
Edmonton	518	15%	1,024	9%	917	9%	1,903	11%
Ilford	293	26%	556	22%	316	23%	619	24%
Kingston-upon-Thames	142	19%	279	14%	154	-3%	362	22%
Lambeth	361	3%	739	-1%	838	21%	1,725	26%
Mayors & City	1	-	2	-	9	-	18	-
Romford	354	7%	788	14%	332	16%	683	18%
Uxbridge	246	7%	485	1%	419	3%	832	5%
Wandsworth	188	11%	382	-3%	587	43%	1,123	35%
West London	85	-2%	169	-22%	314	5%	632	11%
Willesden	377	29%	767	20%	929	-2%	1,860	6%
Woolwich	262	-12%	589	-10%	424	-15%	862	-11%
London County Court group	5,397	9%	10,904	5%	10,007	5%	20,229	8%
London	5,397	9%	10,904	5%	10,007	5%	20,229	8%
Birmingham	1,346	27%	2,852	27%	1,432	6%	3,005	3%
Coventry	273	-3%	606	8%	174	7%	376	3%
Nuneaton	199	18%	447	25%	122	28%	224	7%
Rugby	71	18%	169	27%	42	40%	101	19%
Stratford	26	0%	42	-7%	32	39%	48	-4%
Warwick	50	-18%	102	-24%	58	57%	105	48%
Birmingham, Coventry, Solihull & Warwickshire	1,965	19%	4,218	21%	1,860	9%	3,859	4%
Burton-upon-Trent	144	-23%	316	-10%	71	-13%	145	10%
Dudley	196	28%	449	28%	177	23%	326	-6%
Evesham	24	-23%	64	39%	22	-24%	62	11%
Hereford	59	37%	119	25%	61	-13%	131	18%
Kidderminster	77	20%	158	28%	68	31%	149	43%
Ludlow	10	-	22	29%	11	-	24	0%
Oswestry	29	21%	62	27%	25	67%	46	24%
Redditch	104	27%	217	23%	69	-12%	161	-19%
Shrewsbury	66	14%	146	52%	65	76%	123	60%
Stafford	120	71%	230	30%	83	0%	180	18%
Stoke-on-Trent	465	47%	883	31%	302	19%	694	25%
Stourbridge	123	11%	246	6%	63	0%	152	9%
Tamworth	98	9%	223	10%	33	-8%	81	4%
Telford	162	9%	320	3%	94	65%	177	28%
Walsall	433	13%	903	18%	260	-16%	525	-18%
Wolverhampton	251	13%	543	21%	285	23%	594	26%
Worcester	104	3%	211	7%	98	-13%	240	10%
Black Country, Staffordshire & West Mercia	2,465	18%	5,112	19%	1,787	7%	3,810	10%
Buxton	42	75%	83	38%	18	-	48	-16%
Chesterfield	133	27%	285	28%	161	12%	385	19%
Derby	315	20%	663	17%	194	-19%	400	-17%
Mansfield	244	14%	525	21%	145	14%	314	14%

Statistics on mortgage And landlord possession actions – second quarter 2008

	Mortgage possession claims issued				Landlord possession actions			
	2008 Q2		2008 Q1-2		2008 Q2		2007 Q1-2	
	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2
Newark	56	44%	108	54%	18	-	39	30%
Nottingham	557	19%	1,150	21%	598	23%	1,179	19%
Worksop	115	-7%	266	7%	57	16%	134	22%
Derbyshire & Nottinghamshire	1,462	18%	3,080	21%	1,191	9%	2,499	10%
Boston	133	19%	279	21%	74	23%	143	5%
Grantham	57	30%	122	15%	52	73%	74	3%
Kettering	213	23%	412	26%	92	-30%	188	-28%
Leicester	441	21%	935	18%	364	-4%	817	1%
Lincoln	177	7%	415	26%	160	48%	321	35%
Melton Mowbray	25	-29%	71	18%	12	-	44	-12%
Northampton	324	30%	655	32%	198	14%	382	-6%
Skegness	57	-2%	117	27%	21	-56%	46	-51%
Wellingborough	135	29%	276	23%	51	-20%	123	-19%
Leicestershire, Lincoln & Northamptonshire	1,562	20%	3,282	24%	1,024	0%	2,138	-3%
Midlands	7,454	18%	15,692	21%	5,862	7%	12,306	6%
Bishop Auckland	107	19%	226	29%	62	3%	124	-9%
Consett	100	19%	198	18%	42	-33%	87	2%
Darlington	188	31%	376	21%	114	15%	237	-4%
Durham	199	12%	405	7%	128	33%	263	12%
Gateshead	182	-4%	409	17%	181	-6%	396	1%
Hartlepool	136	40%	285	32%	87	-26%	184	-24%
Morpeth & Berwick	131	4%	296	10%	70	-20%	158	-20%
Newcastle-upon-Tyne	313	24%	600	19%	420	-9%	804	-28%
North Shields	188	22%	369	19%	102	-23%	207	-21%
South Shields	122	20%	254	24%	176	1%	322	4%
Sunderland	212	24%	423	15%	114	-14%	272	-9%
Teesside	487	42%	954	28%	202	9%	424	-13%
Cleveland, Durham & Northumbria	2,365	23%	4,795	20%	1,698	-6%	3,478	-13%
Barnsley	197	40%	384	28%	171	27%	293	-6%
Doncaster	350	9%	731	11%	202	-1%	411	5%
Great Grimsby	216	33%	424	28%	95	-14%	216	-14%
Kingston-upon-Hull	327	7%	618	3%	299	-26%	643	-17%
Rotherham	210	35%	456	49%	118	-26%	224	-30%
Scunthorpe	146	28%	319	32%	125	71%	209	61%
Sheffield	304	6%	644	19%	450	-2%	1,009	5%
Humber and South Yorkshire	1,750	18%	3,576	20%	1,460	-6%	3,005	-4%
Bradford	473	39%	918	36%	127	-29%	285	-28%
Dewsbury	235	23%	457	24%	128	2%	265	-5%
Halifax	163	16%	342	13%	87	-10%	192	-14%
Harrogate	56	-5%	115	0%	48	30%	94	29%
Huddersfield	153	3%	358	29%	138	12%	258	-6%
Keighley	85	13%	179	13%	10	-	46	-45%
Leeds	432	6%	858	12%	322	17%	609	16%
Pontefract	179	33%	366	28%	64	-10%	129	2%
Scarborough	97	-25%	221	-3%	64	0%	147	-11%
Skipton	41	14%	78	15%	8	-	23	-43%
Wakefield	121	27%	259	28%	68	8%	111	-22%
York	143	16%	295	21%	132	-15%	270	-22%
North and West Yorkshire	2,178	16%	4,446	20%	1,196	-4%	2,429	-9%
North East	6,293	19%	12,817	20%	4,354	-5%	8,912	-9%

Statistics on mortgage And landlord possession actions – second quarter 2008

	Mortgage possession claims issued				Landlord possession actions			
	2008 Q2		2008 Q1-2		2008 Q2		2007 Q1-2	
	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2
Birkenhead	255	16%	510	5%	206	-1%	393	-5%
Chester	141	10%	304	6%	74	3%	125	-20%
Crewe	112	14%	236	7%	76	-18%	152	-22%
Liverpool	725	12%	1,539	27%	673	-16%	1,557	5%
Macclesfield	85	42%	181	24%	67	2%	148	-6%
Northwich	102	23%	209	14%	40	-15%	97	-18%
Runcorn	73	-9%	154	6%	62	-30%	154	-4%
Southport	113	6%	261	31%	46	-2%	77	-19%
St. Helens	330	17%	699	24%	241	18%	494	35%
Warrington	208	33%	428	41%	146	83%	242	9%
Cheshire and Merseyside	2,144	15%	4,521	21%	1,631	-4%	3,439	2%
Accrington	67	3%	133	13%	38	36%	83	-13%
Barrow-in-Furness	69	44%	143	24%	32	-26%	102	19%
Blackburn	167	10%	393	21%	86	1%	214	6%
Blackpool	326	24%	641	19%	131	-2%	288	17%
Burnley	101	9%	214	28%	53	-15%	123	0%
Carlisle	89	85%	177	40%	67	29%	127	40%
Chorley	74	16%	164	25%	45	25%	113	14%
Kendal	26	0%	43	-9%	16	-	38	0%
Lancaster	94	24%	199	14%	60	46%	135	14%
Nelson	64	56%	131	52%	30	15%	50	-2%
Penrith	12	-	33	10%	17	-	31	3%
Preston	211	7%	470	15%	204	40%	400	15%
Whitehaven	65	-2%	137	9%	52	-31%	130	-13%
Cumbria and Lancashire	1,365	18%	2,878	20%	831	10%	1,834	9%
Altrincham	92	46%	202	63%	72	-4%	160	3%
Bolton	267	27%	522	23%	138	3%	303	14%
Bury	198	39%	394	24%	143	13%	263	2%
Leigh	125	21%	252	30%	73	-21%	172	-3%
Manchester	459	39%	945	35%	622	37%	1,348	26%
Oldham	412	33%	821	34%	360	15%	716	7%
Rawtenstall	64	10%	157	32%	41	3%	90	-24%
Salford	348	36%	719	35%	263	-7%	629	16%
Stockport	214	14%	429	9%	187	3%	347	-16%
Tameside	262	12%	525	15%	159	-18%	376	-7%
Wigan	233	7%	513	13%	187	-14%	435	4%
Greater Manchester	2,674	27%	5,479	27%	2,245	6%	4,839	8%
North West	6,183	21%	12,878	23%	4,707	3%	10,112	6%
Bedford	96	-9%	234	5%	133	9%	309	11%
Basildon	394	4%	806	-1%	251	16%	523	11%
Chelmsford	174	20%	354	26%	114	9%	226	9%
Colchester	303	2%	654	14%	230	13%	464	6%
Harlow	133	7%	266	10%	113	-6%	249	20%
Hertford	73	33%	124	6%	77	-16%	159	-20%
Hitchin	130	-12%	274	9%	156	-7%	344	-10%
Luton	327	3%	664	9%	250	15%	552	23%
St. Albans	73	35%	142	25%	97	2%	228	7%
Southend	281	23%	596	28%	202	6%	423	34%
Watford	254	47%	491	29%	302	16%	575	12%
Bedfordshire, Essex and Herts	2,238	11%	4,605	13%	1,925	8%	4,052	10%
Bury St.Edmunds	88	24%	201	37%	108	89%	204	61%
Cambridge	152	26%	307	27%	200	9%	365	-3%
Huntingdon	69	23%	149	21%	38	-25%	92	-21%

Statistics on mortgage And landlord possession actions – second quarter 2008

	Mortgage possession claims issued				Landlord possession actions			
	2008 Q2		2008 Q1-2		2008 Q2		2007 Q1-2	
	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2
Ipswich	158	42%	312	28%	141	26%	296	21%
Kings Lynn	169	25%	332	22%	88	-31%	182	-21%
Lowestoft	122	23%	271	36%	104	1%	216	10%
Norwich	235	63%	462	43%	248	18%	488	12%
Peterborough	268	12%	529	11%	187	-4%	473	15%
Cambridgeshire, Norfolk and Suffolk	1,261	29%	2,563	27%	1,114	7%	2,316	8%
Ashford	123	-21%	259	-18%	90	-19%	164	-26%
Canterbury	188	17%	346	16%	145	39%	274	29%
Dartford	369	16%	709	3%	329	32%	637	20%
Gravesend*	0	-	0	-	0	-	0	-
Maidstone	128	-5%	273	5%	124	-5%	283	0%
Medway	362	0%	754	3%	276	-6%	565	3%
Thanet	125	5%	245	9%	92	11%	203	5%
Tunbridge Wells	88	22%	174	11%	110	-2%	230	-3%
Kent	1,383	5%	2,760	3%	1,166	8%	2,356	6%
Brighton	172	16%	344	21%	198	-11%	406	-6%
Chichester	130	16%	250	26%	110	1%	213	-14%
Eastbourne	110	5%	217	6%	65	-41%	167	-20%
Epsom	117	27%	242	14%	108	16%	210	17%
Guildford	106	-6%	213	2%	108	13%	205	7%
Hastings	116	13%	243	8%	134	12%	284	14%
Haywards Heath	50	16%	103	7%	57	16%	147	25%
Horsham	84	2%	182	17%	70	-35%	167	-22%
Lewes	43	43%	93	43%	30	3%	63	-3%
Reigate	51	0%	115	6%	64	21%	120	-9%
Staines	147	21%	289	25%	164	10%	321	2%
Worthing	73	-6%	166	1%	95	1%	175	-3%
Surrey and Sussex	1,199	11%	2,457	14%	1,203	-3%	2,478	-2%
Aylesbury	101	15%	195	20%	110	34%	234	27%
Banbury	56	6%	108	-4%	35	-15%	84	-17%
High Wycombe	68	3%	177	17%	89	25%	178	19%
Milton Keynes	226	4%	484	7%	181	-16%	438	2%
Newbury	46	48%	90	22%	50	-35%	137	-17%
Oxford	166	11%	359	17%	250	15%	491	19%
Reading	247	37%	503	26%	226	-10%	558	16%
Slough	194	16%	362	13%	251	51%	485	35%
Thames Valley	1,104	16%	2,278	15%	1,192	6%	2,605	14%
South East	7,185	13%	14,663	14%	6,600	5%	13,807	7%
Bath	51	19%	97	24%	31	-51%	73	-35%
Bristol	388	22%	785	22%	317	-23%	733	-4%
Taunton	111	19%	211	16%	52	-39%	122	-30%
Weston-super-Mare	115	16%	212	12%	44	-35%	102	-30%
Yeovil	119	2%	257	20%	97	11%	203	-5%
Avon and Somerset	784	17%	1,562	20%	541	-24%	1,233	-13%
Barnstaple	72	53%	154	52%	53	-2%	91	-7%
Bodmin	129	55%	250	49%	56	-39%	143	-17%
Exeter	110	3%	208	-3%	142	8%	350	20%
Penzance	84	62%	156	37%	47	-15%	109	-4%
Plymouth	233	36%	460	18%	266	42%	514	33%
Torquay & Newton Abbot	154	52%	324	46%	102	-8%	237	14%
Truro	71	58%	129	11%	39	-7%	85	9%
Devon and Cornwall	853	41%	1,681	27%	705	5%	1,529	14%

Statistics on mortgage And landlord possession actions – second quarter 2008

	Mortgage possession claims issued				Landlord possession actions			
	2008 Q2		2008 Q1-2		2008 Q2		2007 Q1-2	
	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2
Bournemouth	164	12%	349	23%	143	14%	290	22%
Cheltenham	65	-23%	150	9%	60	-18%	153	3%
Gloucester	189	19%	361	23%	126	31%	256	15%
Poole	133	23%	267	19%	84	15%	172	6%
Salisbury	41	95%	73	52%	68	11%	145	0%
Swindon	195	10%	421	22%	138	15%	254	11%
Trowbridge	116	23%	237	12%	103	4%	198	-15%
Weymouth & Dorchester	54	42%	121	44%	70	8%	162	1%
Dorset, Gloucestershire and Wiltshire	957	16%	1,979	22%	792	11%	1,630	6%
Aldershot & Farnham	148	8%	299	8%	123	-17%	322	16%
Basingstoke	99	6%	205	7%	130	12%	233	-19%
Newport (I.O.W.)	79	11%	156	19%	44	-19%	91	-7%
Portsmouth	409	24%	846	17%	270	-24%	657	-13%
Southampton	245	21%	499	11%	303	45%	576	22%
Winchester	24	60%	54	69%	26	-16%	63	-2%
Hampshire & Isle of Wight	1,004	18%	2,059	14%	896	-2%	1,942	-1%
South West	3,598	22%	7,281	20%	2,934	-3%	6,334	1%
Aberystwyth	20	25%	43	8%	10	-	23	-4%
Brecknock	9	-	31	7%	16	-	29	26%
Carmarthen	79	84%	130	49%	34	26%	78	47%
Haverfordwest	61	-3%	145	36%	68	8%	123	-30%
Llanelli	98	29%	200	38%	53	26%	103	6%
Neath & Port Talboth	158	34%	304	28%	84	-11%	169	-3%
Swansea	211	22%	426	26%	159	5%	374	19%
Welshpool & Newtown	19	-	36	-18%	24	140%	53	165%
Mid and West Wales	655	24%	1,315	28%	448	8%	952	8%
Caernarfon	62	51%	124	39%	42	45%	78	42%
Conwy & Colwyn	77	28%	177	64%	37	19%	69	0%
Llangefni	47	24%	89	19%	18	-	46	-4%
Mold	82	37%	158	58%	29	0%	61	15%
Rhyl	136	20%	298	22%	48	-2%	104	-12%
Wrexham	123	40%	253	41%	112	-13%	256	1%
North Wales	527	32%	1,099	38%	286	-1%	614	3%
Aberdare	59	40%	123	12%	25	4%	39	-47%
Blackwood	217	27%	417	11%	105	-46%	280	-32%
Bridgend	177	2%	365	11%	74	-15%	140	-13%
Cardiff	458	15%	935	19%	288	-10%	643	-8%
Merthyr Tydfil	67	43%	133	41%	61	3%	130	3%
Newport (Gwent)	285	34%	546	21%	156	-35%	399	-14%
Pontypool	63	34%	117	6%	43	-30%	100	-30%
Pontypridd	168	2%	361	4%	52	-34%	113	-35%
South Wales	1,494	19%	2,997	15%	804	-24%	1,844	-18%
Wales	2,676	22%	5,411	22%	1,538	-13%	3,410	-9%
England & Wales	38,786	17%	79,646	17%	36,002	2%	75,110	4%

Notes

* - Court now closed

1 - The percentage change figures shown in this table reflect, where necessary, revised data for earlier years. They may therefore not be consistent with previously-published data for these earlier time periods.

Table 3: Mortgage and landlord possession orders made in the county courts during 2008 Q2

	Mortgage possession orders made				Landlord possession orders made			
	2008 Q2		2008 Q1-2		2008 Q2		2008 Q1-2	
	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2
Barnet	152	9%	304	4%	353	71%	622	30%
Bow	451	8%	892	-17%	514	-9%	1,067	-10%
Brentford	191	20%	383	22%	400	39%	722	36%
Bromley	322	8%	598	6%	298	18%	584	-9%
Central London	87	16%	167	2%	399	18%	780	15%
Clerkenwell & Shoreditch	164	0%	327	-10%	648	10%	1,263	16%
Croydon	481	13%	895	5%	461	-3%	907	2%
Edmonton	395	34%	737	13%	679	21%	1,328	13%
Kingston-upon-Thames	93	22%	173	8%	125	17%	252	25%
Lambeth	283	-3%	551	-5%	519	4%	1,143	13%
Mayors & City	2	-	2	-	4	-	12	-
Romford	318	6%	607	8%	268	63%	522	45%
Uxbridge	139	-4%	297	3%	228	1%	416	1%
Wandsworth	135	7%	239	-9%	342	43%	669	10%
West London	54	15%	97	-24%	181	15%	389	34%
Willesden	243	9%	500	17%	737	9%	1,356	4%
Woolwich	276	0%	480	-18%	217	-14%	485	7%
Other London ²	266	71%	553	98%	256	29%	500	41%
London	4,052	12%	7,802	3%	6,629	14%	13,017	12%
Birmingham	1,186	64%	2,182	50%	1,011	-4%	2,021	4%
Coventry	233	34%	482	48%	153	33%	289	3%
Derby	228	5%	501	15%	154	-14%	353	-1%
Dudley	198	104%	355	52%	148	40%	327	27%
Leicester	295	43%	666	34%	232	-23%	554	-1%
Lincoln	179	101%	328	71%	135	24%	279	14%
Mansfield	239	74%	419	24%	131	47%	251	
Northampton	229	51%	428	26%	155	22%	272	1%
Nottingham	452	30%	880	5%	541	52%	1,090	57%
Nuneaton	200	115%	361	63%	83	2%	161	-5%
Skegness	37	-10%	77	22%	17	-	46	-46%
Stafford	85	52%	150	39%	76	58%	137	52%
Stoke-on-Trent	410	67%	687	35%	337	68%	633	8%
Telford	147	48%	257	21%	83	24%	139	9%
Walsall	333	24%	694	24%	230	-17%	491	8%
Warwick	42	-18%	78	-7%	55	90%	83	60%
Wolverhampton	220	33%	426	33%	291	103%	546	86%
Worcester	88	47%	164	40%	105	69%	238	52%
Other Midlands ²	1,419	27%	2,730	28%	1,035	18%	1,999	12%
Midlands	6,220	43%	11,865	32%	4,972	17%	9,909	15%
Barnsley	154	47%	261	21%	111	-3%	244	8%
Bradford	319	53%	633	38%	80	-50%	264	-18%
Doncaster	316	40%	603	24%	181	2%	395	4%
Great Grimsby	155	25%	309	36%	99	-23%	189	-28%
Huddersfield	149	75%	242	32%	124	44%	273	33%
Kingston-upon-Hull	263	36%	428	6%	264	-1%	499	-9%

Statistics on mortgage And landlord possession actions – second quarter 2008

	Mortgage possession orders made				Landlord possession orders made			
	2008 Q2		2008 Q1-2		2008 Q2		2008 Q1-2	
	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2
Leeds	319	33%	605	24%	338	33%	641	47%
Newcastle-upon-Tyne	226	35%	425	30%	345	-1%	601	-7%
Scarborough	80	-16%	170	32%	52	-38%	128	-18%
Sheffield	247	51%	471	44%	528	34%	1,116	33%
Skipton	32	19%	61	45%	5	-	21	-25%
South Shields	104	82%	166	47%	154	41%	259	20%
Sunderland	113	-18%	249	-9%	68	-35%	175	-9%
Teesside	387	78%	697	46%	174	1%	378	-10%
York	106	47%	206	26%	75	-35%	185	-29%
Other North East ²	1,620	2%	2,957	-9%	1,091	-8%	2,083	-25%
North East	4,590	24%	8,483	12%	3,689	-1%	7,451	-6%
Birkenhead	201	21%	365	16%	156	1%	296	-5%
Blackburn	195	79%	312	51%	107	67%	189	13%
Blackpool	246	38%	474	34%	93	22%	202	11%
Bolton	208	55%	371	26%	145	54%	252	30%
Burnley	77	48%	148	48%	42	8%	86	0%
Bury	137	4%	279	17%	119	17%	232	28%
Carlisle	79	72%	128	39%	62	27%	135	67%
Chester	146	27%	236	13%	75	88%	150	39%
Lancaster	81	25%	181	77%	36	-28%	104	18%
Liverpool	658	66%	1,225	47%	528	-6%	1,218	17%
Macclesfield	72	57%	140	52%	44	-27%	125	29%
Manchester	410	75%	708	56%	456	27%	937	22%
Oldham	295	25%	602	36%	373	6%	783	13%
Preston	155	-3%	312	6%	114	-10%	260	-4%
Runcorn	51	24%	105	31%	41	46%	96	57%
Salford	353	98%	566	50%	283	35%	611	48%
Stockport	170	19%	331	15%	131	-14%	226	-25%
Warrington	148	57%	283	47%	87	7%	154	-4%
Other North West ²	1,391	20%	2,747	16%	900	11%	1,774	-3%
North West	5,073	38%	9,513	30%	3,792	11%	7,830	11%
Aylesbury	63	37%	120	18%	58	2%	109	2%
Banbury	44	-4%	75	4%	44	38%	93	26%
Basildon	295	0%	557	5%	207	24%	392	16%
Brighton	100	61%	191	13%	153	16%	306	12%
Cambridge	140	82%	240	45%	163	4%	373	17%
Canterbury	103	-18%	218	-2%	105	40%	190	23%
Chelmsford	125	34%	233	29%	89	29%	167	2%
Chichester	83	51%	172	55%	92	48%	213	38%
Colchester	343	79%	551	39%	222	56%	357	7%
Dartford	234	-13%	508	-11%	242	44%	459	20%
Guildford	64	3%	133	-1%	59	23%	132	-2%
Haywards Heath	33	22%	60	-9%	44	33%	83	22%
Ipswich	88	-2%	197	15%	136	48%	257	8%
Lewes	27	23%	58	18%	15	-	42	8%
Luton	251	44%	483	31%	187	51%	382	65%
Maidstone	115	31%	189	9%	67	-22%	163	-2%
Medway	329	35%	551	-2%	204	18%	389	-2%
Milton Keynes	154	-6%	362	7%	146	-13%	345	16%
Norwich	203	131%	356	65%	263	28%	529	38%

Statistics on mortgage And landlord possession actions – second quarter 2008

	Mortgage possession orders made				Landlord possession orders made			
	2008 Q2		2008 Q1-2		2008 Q2		2008 Q1-2	
	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2	Total	% Change ¹ in Total since 2007 Q2	Total	% Change ¹ in Total since 2007 Q1-2
Oxford	147	53%	259	26%	193	45%	351	17%
Peterborough	250	87%	465	64%	226	38%	445	25%
Reading	182	41%	340	31%	207	36%	409	13%
Slough	131	54%	274	27%	152	13%	363	11%
Southend	181	43%	355	25%	123	14%	261	18%
Watford	173	26%	336	11%	212	30%	408	16%
Other South East ²	1,772	28%	3,398	22%	1,713	19%	3,376	9%
South East	5,630	30%	10,681	19%	5,322	24%	10,594	14%
Aldershot & Farnham	112	35%	209	24%	137	93%	284	44%
Barnstaple	54	100%	103	58%	32	-16%	62	-14%
Basingstoke	85	57%	153	23%	86	10%	170	1%
Bournemouth	126	1%	236	0%	115	24%	219	13%
Bristol	287	43%	548	39%	340	12%	719	25%
Cheltenham	62	38%	107	35%	43	-9%	95	-4%
Exeter	106	71%	187	23%	150	100%	290	51%
Gloucester	110	10%	233	6%	101	16%	184	-4%
Newport (I.O.W.)	44	-12%	95	2%	26	-26%	68	-12%
Plymouth	188	23%	339	30%	173	30%	354	15%
Portsmouth	315	54%	585	25%	220	0%	451	-9%
Salisbury	29	123%	53	104%	42	8%	94	2%
Southampton	188	28%	379	13%	254	52%	522	46%
Swindon	175	47%	295	13%	87	9%	179	-10%
Taunton	85	33%	150	29%	65	-4%	128	-7%
Truro	40	48%	70	3%	26	-7%	57	6%
Weymouth & Dorchester	49	36%	88	21%	69	10%	133	0%
Winchester	18	-	30	15%	23	5%	48	-13%
Other South West ²	595	28%	1,111	21%	383	-20%	792	-16%
South West	2,668	34%	4,971	22%	2,372	11%	4,849	7%
Brecon & Builth	14	-	24	118%	12	-	22	16%
Bridgend	142	38%	288	33%	53	-21%	111	-11%
Caernarfon	45	137%	81	72%	27	17%	52	16%
Cardiff	378	69%	745	63%	229	-12%	491	-10%
Haverfordwest	58	81%	131	147%	33	0%	72	14%
Llangefni	31	19%	52	8%	20	54%	35	21%
Merthyr Tydfil	59	84%	106	58%	55	38%	109	28%
Mold	55	104%	107	143%	29	93%	63	97%
Newport (Gwent)	190	46%	441	58%	189	-6%	403	19%
Pontypool	44	5%	82	0%	42	-28%	83	-33%
Pontypridd	128	45%	240	22%	53	-13%	109	-14%
Rhyl	115	44%	232	13%	27	-21%	66	-34%
Swansea	154	35%	295	29%	201	68%	379	46%
Other Wales ²	574	13%	1,027	5%	346	-9%	770	-7%
Wales	1,987	39%	3,851	32%	1,316	0%	2,765	2%
England & Wales	30,220	31%	57,166	21%	28,092	13%	56,415	9%

Notes

1 - The percentage change figures shown in this table reflect, where necessary, revised data for earlier years. They may therefore not be consistent with previously-published data for these earlier time periods.

2 - Court-level data is available only for those courts with on-site access to the Possession Claims On-Line (PCOL) system. Adjustments have been made at regional level to correct for the 'missing' orders made in other courts and counts for HMCS areas are not supplied for this reason. See the "Recent developments" section of the bulletin for more information on this issue.

Explanatory notes

1. This is a National Statistics publication produced by the Ministry of Justice. National Statistics are produced to high professional standards set out in the National Statistics Code of Practice. They undergo regular quality assurance reviews to ensure that they meet customer needs. They are produced free from any political interference.
2. The data provided in each of the tables relate to possession **claims issued** and **orders made** in county courts in England and Wales.
3. The mortgage data include all types of lenders whether local authority or private (e.g. banks and building societies).
4. The landlord data include all types of landlord whether social or private sector, and cover actions made using both the standard and accelerated possession procedures. The accelerated possession procedure is used by landlords in relation to assured shorthold tenancies, when the fixed period of tenancy has come to an end. It enables orders to be made by the court solely on the basis of written evidence and without calling the parties to a hearing.
5. The Q2 2008 figures are provisional and therefore liable to revision to take account of any late amendments.
6. Percentage changes are not provided where there are less than 20 observations in the past period.
7. Figures on mortgage and landlord possession actions are published on a quarterly basis.
8. The information contained in this publication has been produced using the Management Information System (MIS), a data warehousing facility drawing data directly from court-based information systems.
9. Seasonally adjusted figures are provided as well as non-seasonally adjusted ones to provide a clearer picture of the underlying behaviour of the data series after removal of seasonal or other calendar influences. The seasonal adjustment models are designed using X12 ARIMA, the standard tool used for this purpose in government statistics.
10. The mortgage possession figures do **not** indicate how many houses have actually been repossessed through the courts; not all orders result in the properties actually being repossessed.
 - **Claims Issued.** A claimant begins an action for an order for possession of property by issuing a claim in a county court
 - **Orders Made.** The court, following a judicial hearing, may grant an order for possession immediately. This entitles the claimant to apply for a warrant to have the defendant evicted. However, even where a warrant

for possession is issued, the parties can still negotiate a compromise to prevent eviction.

- **Suspended Orders.** Frequently, the court grants the claimant possession but suspends the operation of the order. Provided the defendant complies with the terms of suspension, which usually require the defendant to pay the current mortgage/rent instalments plus some of the accrued arrears, the possession order cannot be enforced.

10. The statistics shown for 'properties taken into possession' are existing published figures from the Council of Mortgage Lenders (CML), which is an industry body representing around 98% of the UK residential lending industry. It should be noted that:

- The Ministry statistics on court actions cover England and Wales only. CML statistics cover the whole of the UK.
- CML statistics on actual possessions include properties surrendered voluntarily, and are published for half-yearly periods. Given the time lags involved, some of the court orders for these possessions may have been granted in earlier time periods.
- Mortgage possessions counted in the CML statistics predominantly relate to the non-repayment of loans which are secured as a 'first charge' against the property. The large majority of 'second charge' lending (any loan secured on a property for which a separate first charge loan already exists) falls outside the membership of the CML and therefore any resulting repossessions will not be counted in the CML's figures.

Historic factors

A new Pre-Action Protocol for housing possession claims based on rent arrears came into effect on 2 October 2006. The Protocol applies to rent arrears claims issued by social landlords (e.g. Local Authorities, Registered Social Landlords), and gives clear guidance on what the courts will be expecting landlords and tenants to have done prior to arriving at court. The main aim of the Protocol is to encourage more pre-action contact between parties and to enable court time to be used effectively. The introduction of the Protocol may therefore explain much of the reductions in the numbers of rent possession claims issued and orders made since then. This protocol can be viewed using the following link:

www.justice.gov.uk/civil/procrules_fin/contents/protocols/prot_rent.htm

Symbols and conventions

The following symbols have been used throughout the tables in this bulletin:

- (r) = Revised data
- (p) = Provisional data

Contact points for further information

Current and previous editions of this publication are available for download at (www.justice.gov.uk/publication/mortgatelandlordpossession.htm)

Press enquiries should be directed to the Ministry of Justice press office:

Michael Duncan

Tel: 020 3334 3533

Email: press.office@justice.gsi.gov.uk

Queries on the wider policy implications of these statistics should be directed to the Department for Communities and Local Government's press office

Matt Ward

Tel: 020 7944 3049

Email: matt.ward@communities.gsi.gov.uk

Queries on statistics shown for 'Properties taken into possession' and other related statistics should be directed to the Council of Mortgage Lenders' press office on

Tel: 020 7434 0075

Other enquiries about these statistics should be directed to

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General enquiries about the statistical work of the Ministry of Justice can be e-mailed to: statistics.enquires@justice.gsi.gov.uk

Other National Statistics publications, and general information about the official statistics system of the UK, are available from www.statistics.gov.uk

