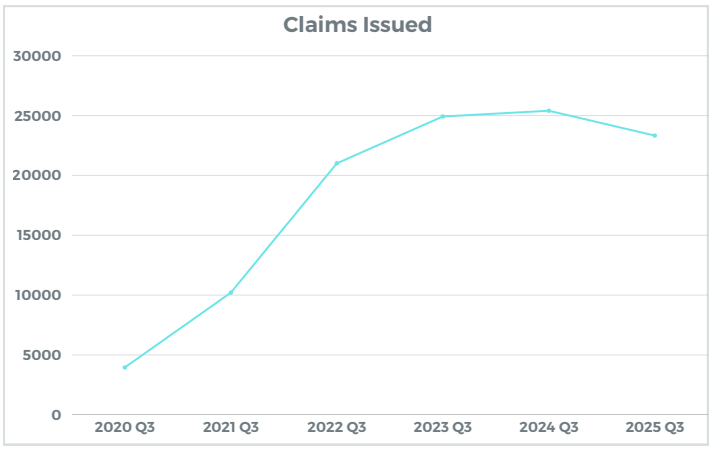
Infosheet | What's Happening In The Courts?

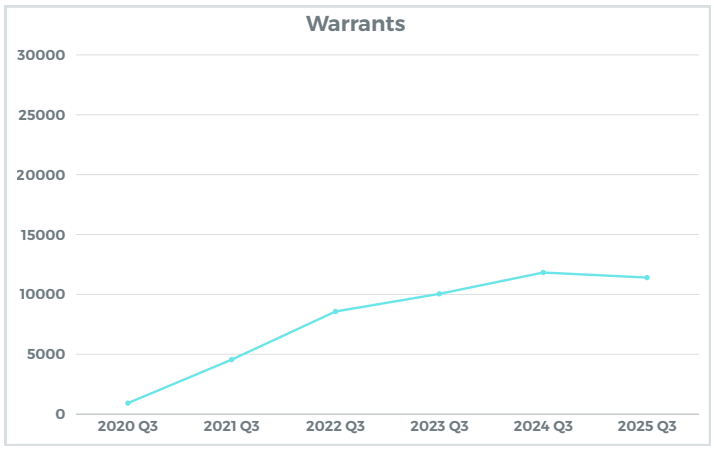
The most recent Ministry of Justice data detailing possession statistics for July to September 2025 shows a mixed picture. There have been fewer claims, but more actual possessions.

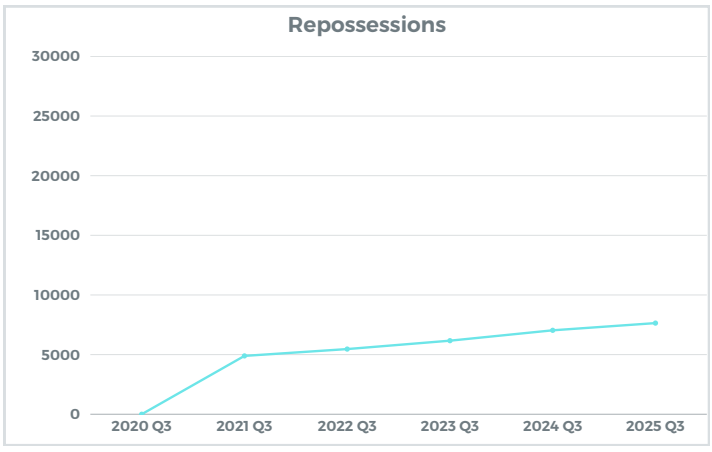
Action	Q3 2024	Q3 2025	Change	% Change
Landlord Possession Claims	25,402	23,327	-2,075	-8%
Orders for Possessions	19,238	18,283	-955	-5%
Warrants	11,826	11,405	-421	-4%
Repossessions	7,036	7,641	+605	-9%

This means although fewer landlords have started claims in the most recent quarter, more of the cases are resulting in vacant possessions. This continues the patterns we have seen since 2021 with repossessions steadily increasing from the post-COVID lows.



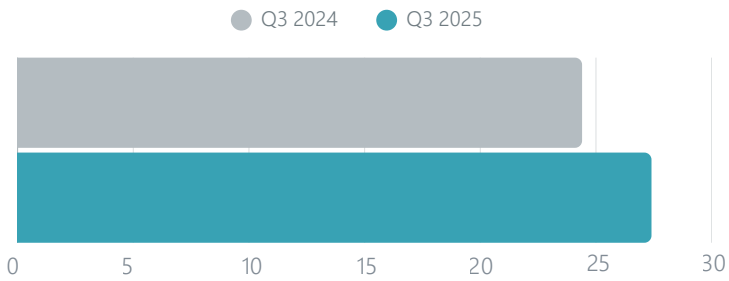




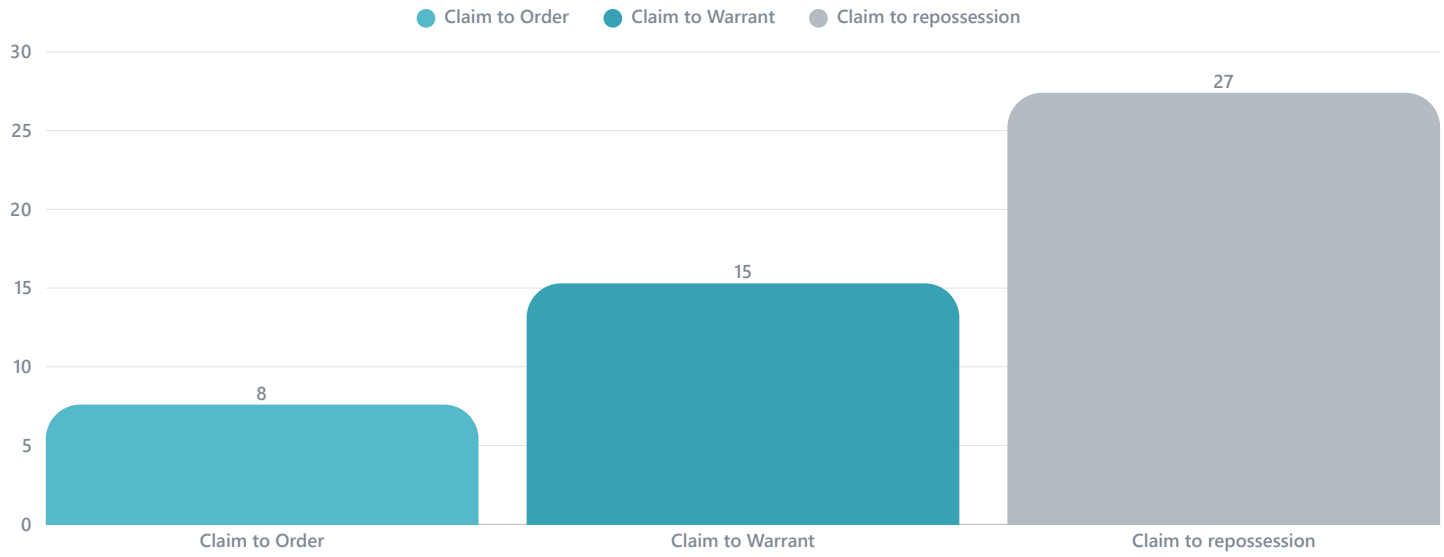


COURT TIMELINES ARE STILL GETTING LONGER

The time from claim to repossession is now 27.4 weeks, up from 24.4 weeks over the same period last year.



TIMELINES STARTING FROM CLAIMS, IN WEEKS

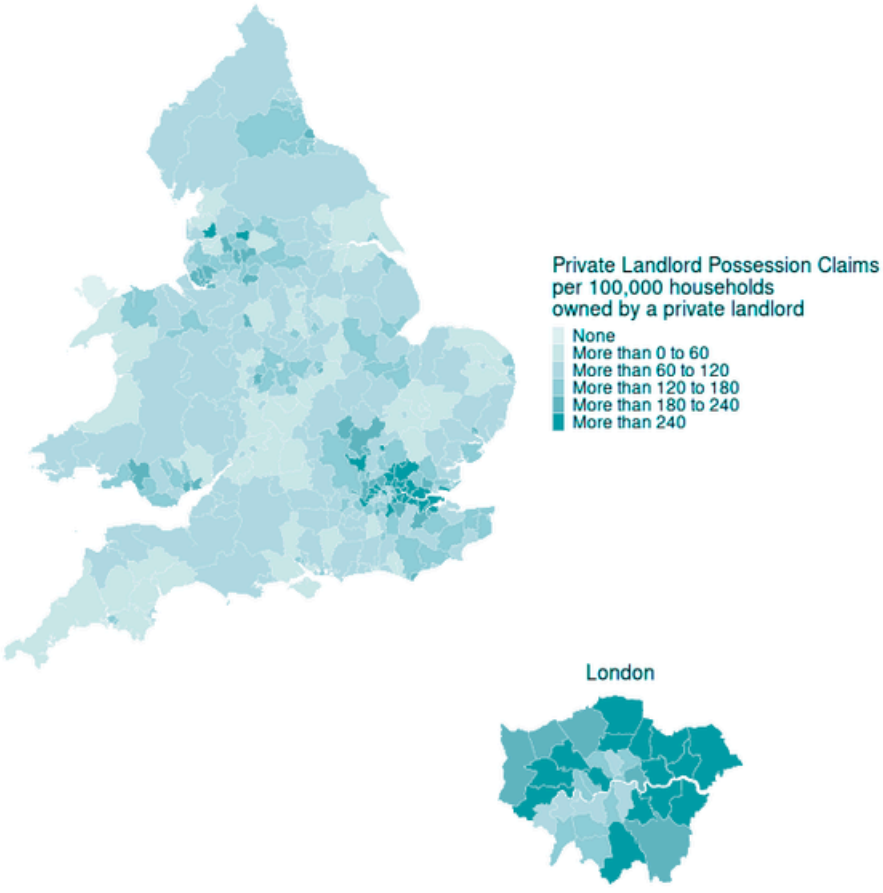


REGIONAL PICTURE

Private landlord possession claims per 100,000 households owned by a private landlord – Quarter 3 2025.

Once again, the regional picture shows increased action in the capital, with many London Boroughs seeing more than 240 claims per 100,000 households.

Indeed, London boroughs accounted for seven of the 10 local authorities with the highest rate of private landlord claims. Again, Barking and Dagenham had the highest rate for private landlord claims at 755 per 100,000 households, followed by Newham and Thurrock.



Source: GOV.uk

Section 21 Under The Renters' Rights Act | Key Dates

The Renters' Rights Act 2025 abolishes Section 21 no-fault evictions from 1 May 2026. After that, landlords will have to rely on Section 8 grounds with specific reasons including; arrears, sale, moving in the property themselves.



Timeline For Section 21

1

FROM NOW TO 30 APRIL 2026

Landlords can still serve valid Section 21 notices, provided all existing rules are met.

2

TRANSITIONAL WINDOW FOR EXISTING SECTION 21'S

If a Section 21 notice was served before 1 May 2026, the landlord can still apply for possession up to the end of July, subject to the usual 6-month "use it or lose it" rule. However, the transitional cut-off within the Act means that the possession claim must be used by 31 July.

3

FROM 1 MAY 2026

No new Section 21 notices can be served. Serving one after this date will be invalid and may attract penalties.

Landlords must instead use Section 8 with reasons such as rent arrears, selling the property, or wishing to move in as the ground for possession.

WHAT ARE THE TRANSITIONAL ARRANGEMENTS?

Under the transitional rules, landlords who serve a valid Section 21 notice before 1 May 2026 will not keep the usual six-month window to start court proceedings. Instead, they must issue any possession claim within six months of service or by 1 August 2026, whichever is sooner. This effectively shortens the timeframe, giving landlords far less time than normal to progress a Section 21 notice to the court stage.

Scenario 1 | Landlord Wants The Property Back
Section 21 Required

1

EXAMPLE DATE: 14 APRIL 2026

Landlord serves a valid Section 21 notice. With the notice being served only 16 days before Section 21 notices are abolished, this version must be fully compliant and include all required information as there is no opportunity to re-submit.

2

NOTICE PERIOD: 2 MONTHS

This means the notice expires on 14 June 2026.

3

14 JUNE 2026

Notice expires and tenant remains in the property.

4

ISSUING THE POSSESSION CLAIM

Because notice was served before Section 21 was abolished, the landlord can still issue a possession claim after 1 May, but only if they do so:

- Within six months of the notice being served, and
- Before the transitional cut-off (three months after abolition - 1st August 2026)

5

PRACTICAL DEADLINE TO ISSUE CLAIM: 1 AUGUST 2026

In reality in this scenario, this gives the landlord less than seven weeks after the notice expires to get the claim filed.

6

TYPICAL COURT TIMELINE

Claim to repossession approximately 27.4 weeks.

Expected repossession - Spring 2027



Scenario 2 | Landlord Is Planning To Sell The Property

Section 8 Notice Required

1

NOTICE SERVED: 1 AUGUST 2026

- Landlord serves a Section 8 notice citing the new mandatory ground for sale.
- Notice period required - 4 months.
- Notice expiry date - 1 December 2026.

2

TENANT DOESN'T LEAVE: POSSESSION CLAIM ISSUED

After the notice expires, the landlord can apply to court for possession.

If they file promptly the expected issue date would be early December 2026.

3

WAITING TIME FOR A HEARING OR POSSESSION ORDER

Claims are currently taking around seven to eight weeks from claim to possession order.

Expected possession order - Early February 2027.

4

APPLYING FOR BAILIFFS OR ENFORCEMENT

If the tenant still remains, the landlord must request enforcement. The current timings are:

- Claim to warrant approximately 15 weeks.
- Claim to repossession approximately 27.4 weeks.

Expected warrant issue - April 2027.

Expected bailiff eviction - July 2027.



Future Predictions

A RISE IN SECTION 21 ACTIVITY BEFORE MAY 2026

Between now and May 2026, it is likely that Section 21 activity will increase, driven by the introduction of the Act. Any landlords who have been undecided about selling or restructuring their portfolios may consider the final months of serving a "no-fault" eviction as their last opportunity to use the more straight forward, and familiar process.

Meanwhile, for landlords who already have concerns about arrears, there is a clear incentive to act before 30th April. It is likely that most landlords will not want to test the new grounds immediately; and may instead prefer to move earlier using the last chance to rely on the relative certainty of a Section 21.

The result is likely to lead to a front-loading of claims in the spring.



A SURGE IN EARLY SUMMER

The rise in notices won't immediately translate into a rise in claims. Many tenants will leave once the notice expires; but some won't. Therefore, because of the transitional deadline of 1 August next year, we could see a particularly busy period in June and July when landlords who served notices shortly before the 1 May implementation date, must file their possession claim, or lose the opportunity to rely on them.

This could create a noticeable increase in claims entering the system in early summer.

However, because the claim-to-possession-order period is currently around seven to eight weeks, the surge in claims during this period will feed directly into the court system over the summer, with possession hearings and orders likely to be issued through July, August and into September.

A TEMPORARY LULL IN NEW CLAIMS

After that peak, the first few months of the new regime may slow down, leading to a temporarily lull in new possession claims.

A SECOND WAVE OF ENFORCEMENT

But the lull doesn't mean the courts will be quiet. Claims issued during the pre-abolition peak will still be moving through the system, and the current timescales mean that warrants are typically issued around 15 weeks after the claim, with final repossessions occurring around 27 weeks after the claim.

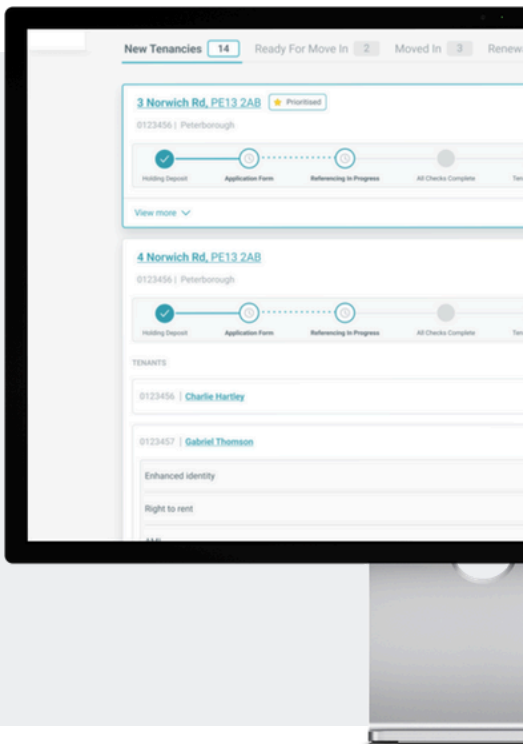
This means the spike in claims lodged by July could turn into a second wave of activity later in the year.

But if court delays continue to lengthen at their current pace, this enforcement wave could be pushed even further out - meaning the real peak in bailiff activity may not materialise until spring 2027, long after the initial surge in claims has passed.



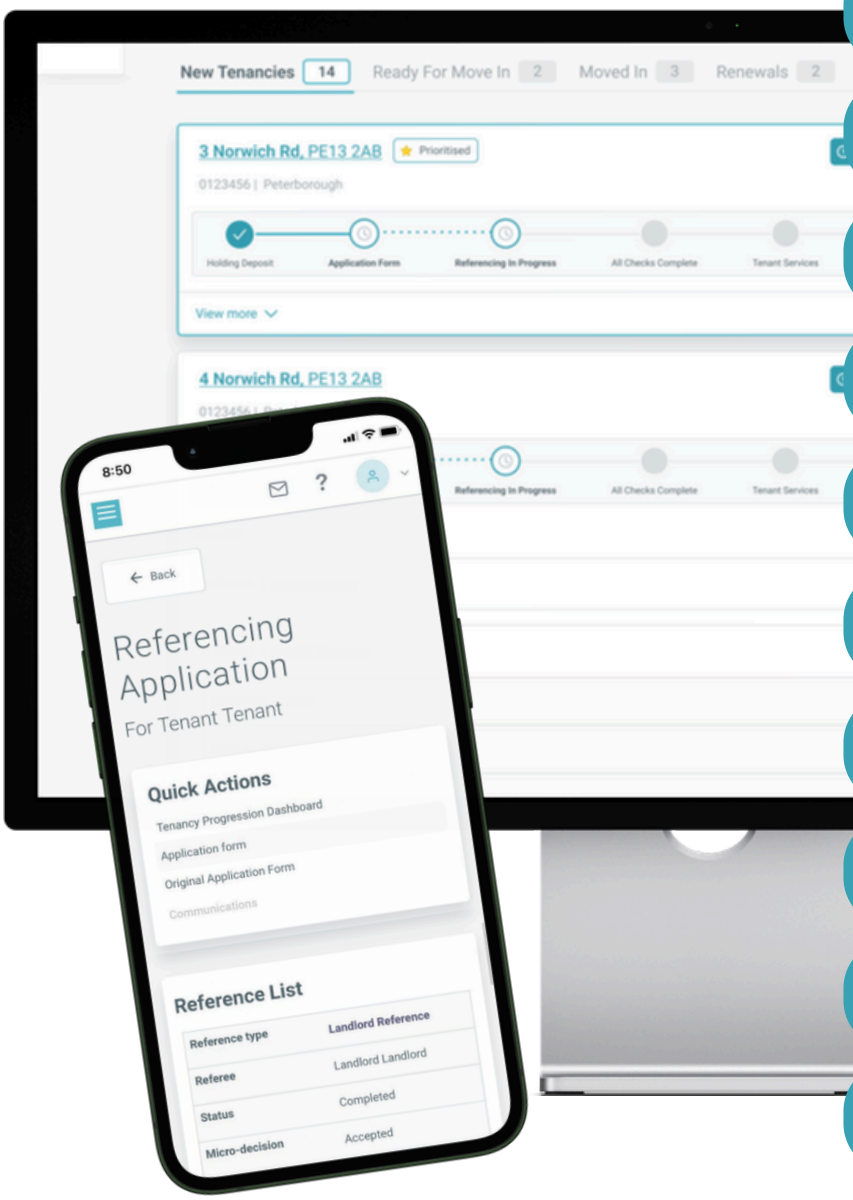
What Should Agents Do Now?

- Ensure landlords understand the real timeline to repossession.
- Undertake in-depth tenant referencing.
- Offer Rent & Legal Protection options to your landlords.
- Introduce Professional Guarantor services to your tenants.



BOX FROM THE LETTINGS HUB the home for lettings

At The Lettings Hub, we're always here to support you through the ever-changing lettings landscape. With the Renters' Rights Bill introducing new regulations, staying updated is crucial. That's why we offer a variety of resources to help you navigate these changes smoothly. From webinars and blogs to tailored guides, our platform is packed with expert insights. Be sure to follow us on LinkedIn and bookmark our Renters' Rights Hub for the latest updates, tips, and advice.



- Tenant PreQualification
- Elite Referencing
- IDVT Know Your Customer
- Section 13 Rent Reviews
- Contract Updates
- Rent and Legal Protection
- Professional Guarantor
- Pet Damage Insurance
- Holding Deposit
- BOX Audit and Compliance