THE LETTINGS HUB
the home for lettings

Infosheet | What Is Happening In The Courts?



The most recent Ministry of Justice possession statistics (October to December 2025) provide a clear snapshot of landlord activity within the court system.

While fewer landlords are starting possession claims, those who do proceed are increasingly seeing cases progress all the way through to enforcement, against a backdrop of lengthening court timelines and growing financial exposure.

Compared with the same period last year, landlord possession activity has declined at the earlier stages of the process:

Action	Q4 2024	Q4 2025	Change	% Change
Landlord Possession Claims	24,010	21,458	-2,552	-2,552
Orders for Possessions	18,416	16,913	-1,503	-8%
Warrants	10,877	9,606	-1,271	-12%
Repossessions	7,020	7,254	+234	3%

However, despite fewer claims entering the system, repossessions carried out by county court bailiffs increased by 3%.



This suggests a shift in the nature of possession cases. While fewer landlords are initiating claims, a higher proportion of cases appear to be progressing all the way through to enforcement, which could indicate that once a case enters the system, it is less likely to resolve early.

It could also reflect a growing number of cases where tenants are unable or unwilling to leave without enforcement, increasing both the duration, and financial impact of possession proceedings.

How Market Conditions May Be Influencing Claim Volumes



Recently published data from market analysts TwentyCi suggests that the recent wave of landlords exiting the private rented sector may have reached its peak. With fewer landlords now exiting the sector, former rental properties are accounting for a smaller share of homes coming to market than at the height of the sell-off in early 2025.

This may help explain the reduction in new possession claims being issued, as fewer cases are being driven by portfolio wind-downs or sales requiring vacant possession.

SPEAKING TO THE TIMES, COLIN BRADSHAW, CEO OF TWENTYCI SAID:



The wave of exits by buy-to-let landlords seems to have run its course, after a prolonged sell-off period triggered by tax increases, cost rises and of course, the incoming Renters' Rights Act.

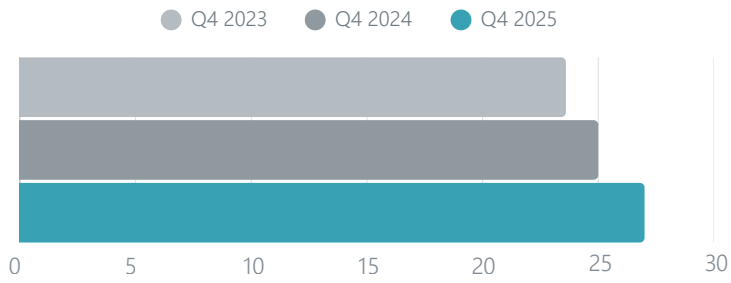
Colin Bradshaw

| Chief Executive Officer | TwentyCi

Court Timelines Continue To Increase

Court delays continue to be one of the most significant pressures facing landlords.

- The median time from claim to repossession is now around 27 weeks.
- This is approximately two weeks longer than the same quarter last year.
- Timelines are now among the longest seen outside the pandemic backlog period.



For landlords dealing with arrears or serious tenancy breakdowns, this means continued uncertainty, even once formal court action has begun.

What A 27-Week Timeline Really Means

From a financial perspective, the length of the court process is one of the most important statistics in the report; a 27-week delay can mean:

- Almost seven months without rental income.
- Mortgage, service charge and insurance costs continuing throughout the process.
- Increased exposure to rental arrears.
- A delayed ability to re-let, refinance or restructure the property.

> *In real terms, delay translates directly into financial loss. Once a matter enters the court system, the timeline is rarely quick - and every additional week increases exposure.*
>
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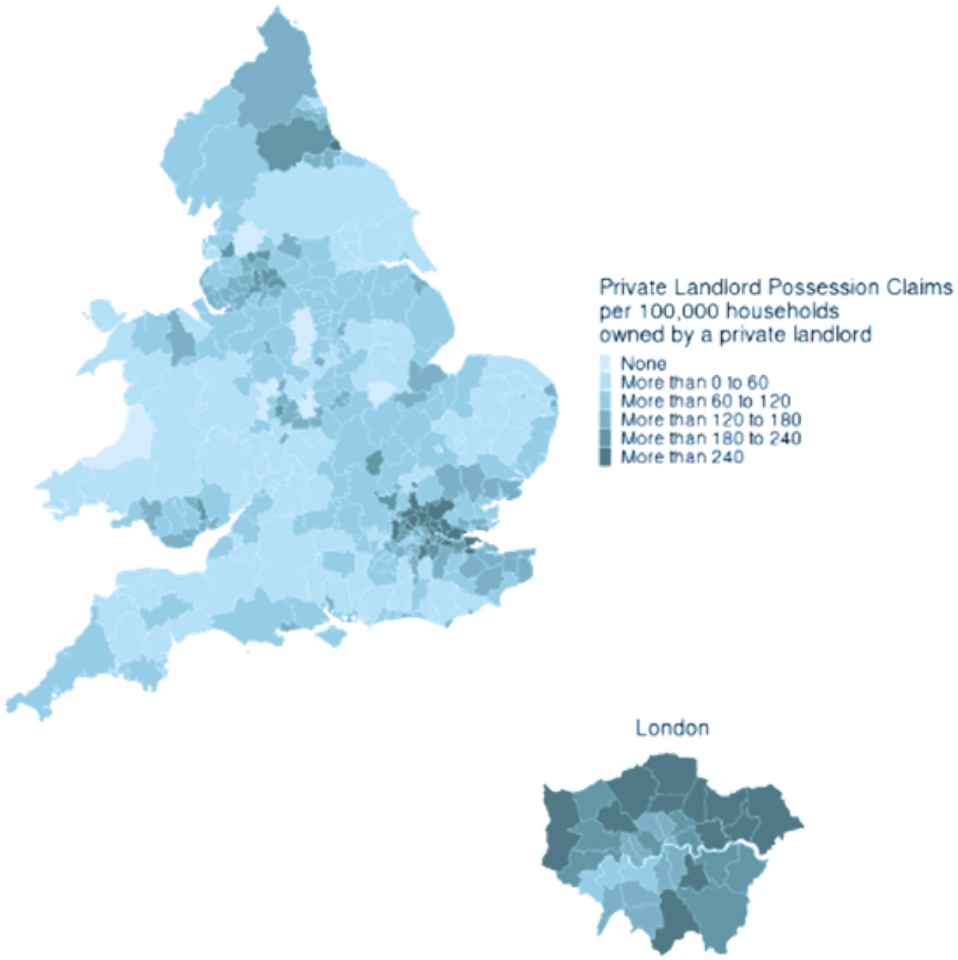
Regional Possession Action

Unsurprisingly, London boroughs dominate the regional breakdown. Claims from the Private Rental Sector per 100,000 privately rented households were highest in the London Boroughs of Barking and Dagenham, Enfield and Neham. Redbridge and Thurrock also rank high for repossession rates.



Looking Ahead

The Renters' Rights Act represents the most significant shift in possession processes in decades. From May, landlords must rely on expanded Section 8 grounds, many of which require stronger evidence and could be contested.

Against a backdrop of already-lengthening court timelines, this raises serious questions about capacity within the system - particularly as more cases require hearings and the potential for greater scrutiny. While the full impact of these changes will only become clear as new cases progress through the courts, the direction of travel is clear: longer timelines, greater complexity, and higher stakes for landlords.



This latest data must serve as a stark and final warning to the Government of the dangers of failing to bolster the courts system, before further pressure brings the justice system to its knees. It is entirely unacceptable that fewer possession cases are taking longer for the courts to process and enforce. If the backlog is increasing now, before the Government's reforms begin to bite in May, there is no hope that the system will be able to cope with what is to come.

Ben Beadle

| Chief Executive | The National Residential Landlords Association

NRLA

What Agents Should Consider Now

In a slower court environment, safeguards are more important than ever.

Letting agents can support landlords by:

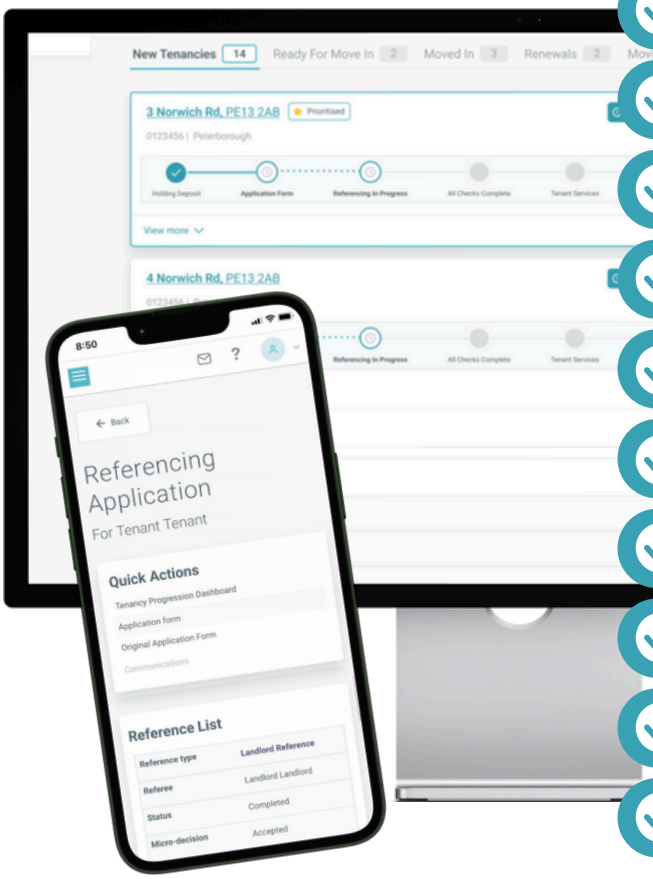
- Ensuring landlords understand the realistic timeline to repossession.
- Undertaking robust tenant referencing on every tenant.
- Offering Rent & Legal protections.
- Introducing Professional Guarantors where appropriate.

Preparation and protection are increasingly critical in reducing exposure to lengthened court processes and in helping landlords navigate the possession with confidence.



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 Act 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.



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