

Infosheet | What Is Happening In The Courts?

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- What's Happening Behind The Headline?
- Court Timelines Remain A Concern
- Regional Possession Action
- The Effect Of The Renters' Rights Act
- What This Means For Letting Agents
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Action	Q2 2025	Q2 2026	Change	% Change
Landlord Possession Claims	22,352	23,635	+1,283	+6%
Warrants	10,349	9,715	- 634	-6%
Repossessions	6,767	6,560	-207	-3%

Source: Ministry of Justice, Mortgage and Landlord Possession Statistics, April to June 2026.

Three months ago, the picture looked different. In the quarter from January to March, landlord possession claims were 5% lower than the same period in 2025.

So, while claims are now moving upwards, it is too early to interpret that as an impact of the Renters' Rights Act.



What's Happening Behind The Headline?



The overall 6% increase becomes more interesting when we look at the different types of landlord possession claim.

Compared with April to June 2025:

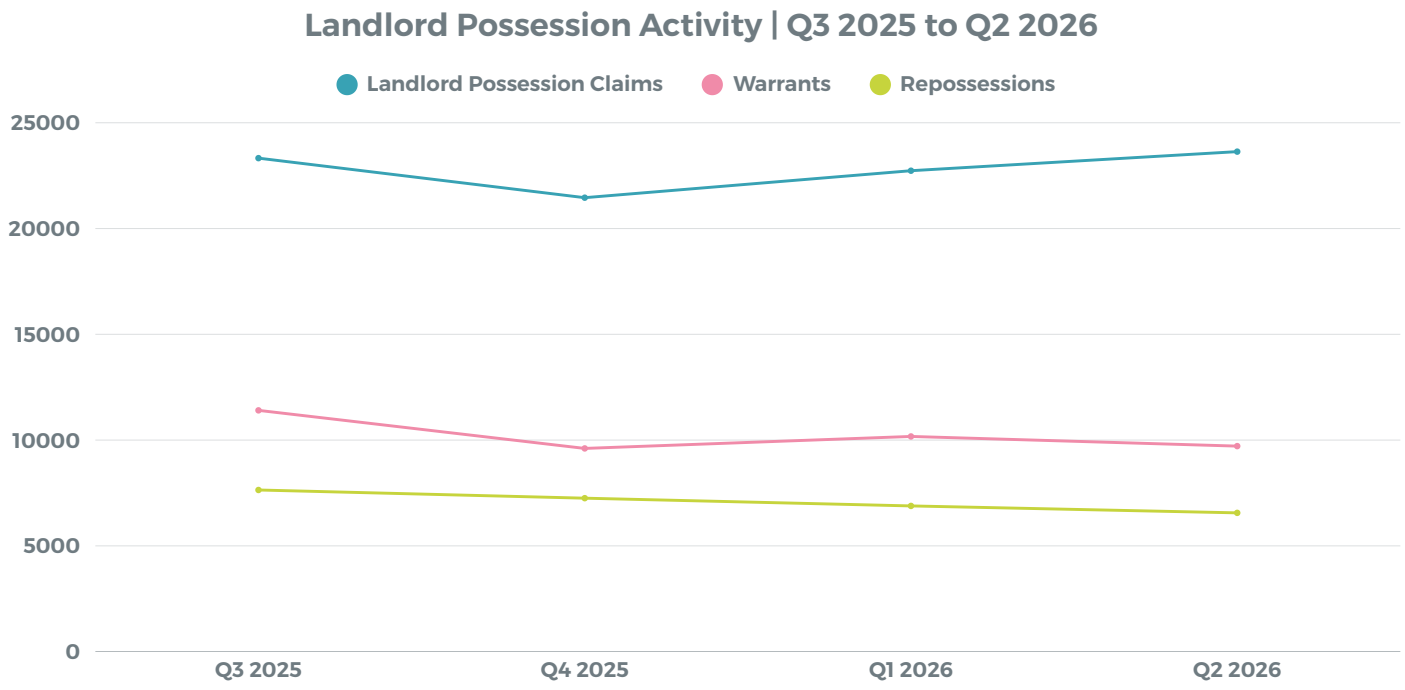
- Accelerated landlord claims increased by 16%;
- Private landlord claims increased by 5%.

Accelerated claims were the largest individual category during the quarter, accounting for 8,569 claims – 36% of all landlord possession claims.

However, these accelerated claims relate to the former Section 21 possession process rather than the new possession regime.

Landlords who had served a valid Section 21 notice before 1st May could still begin court proceedings during the transitional period, with the transitional deadline of 31st July.

This means the courts are currently dealing with a mixture of cases progressing under the previous system and the very earliest cases arising under the new one.



The latest possession statistics show landlord possession claims continuing to rise, but it is still too early to assess the impact of the Renters' Rights Act. The new possession regime only came into force on 1 May and, with notice periods of 4 months where a landlord intends to sell and 4 weeks for rent arrears, many claims under the new regime will not yet have reached the courts.

The courts are also still dealing with the final wave of Section 21 claims issued ahead of the 31 July 2026 transitional deadline. At Woodstock Legal Services, we saw a substantial influx of Section 21 claims ahead of that deadline and we are continuing to deal with those cases as they progress through the courts, including claims that are being defended.

Unlike the former accelerated Section 21 process, Section 8 claims require a court hearing, meaning landlords will need to be able to evidence the ground relied upon, while the requirement for a hearing in every case is likely to place additional demands on court capacity.

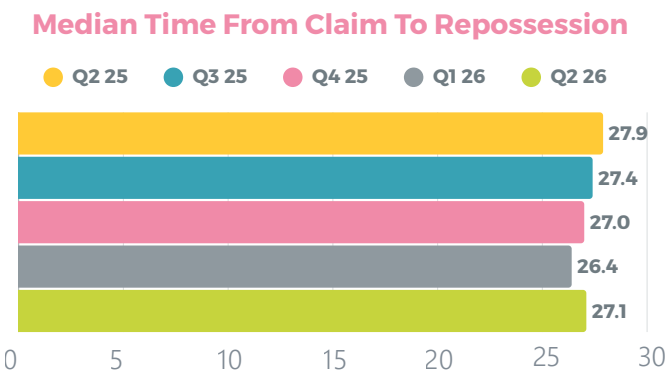
It will take several more quarters before the statistics provide a reliable picture of the new regime. The key trends to watch will be whether possession claims continue to rise, how many are defended, how quickly hearings can be listed and, ultimately, how long it takes landlords to recover possession.

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Court Timelines Remain A Concern

There has been a small increase in possession timelines this quarter, reversing the downward trend seen over the previous 12 months. The median time from a landlord possession claim to repossession increased to 27.1 weeks during April to June 2026.

However, this is slightly lower than the 27.9 weeks recorded during the same period last year.



Meanwhile, across the different stages of the process:

- Claim to possession order: 7.6 weeks
- Claim to warrant: 14.9 weeks
- Warrant to repossession: 9.4 weeks
- Claim to repossession: 27.1 weeks

For now, therefore, possession cases are not taking longer to progress through the courts than they were a year ago.

However, as Woodstock Legal Services highlights, the shift away from accelerated Section 21 possession towards Section 8 means court hearings will play a much greater role in the possession process.

It will take time before sufficient numbers of those cases reach the courts for us to see whether this creates additional pressure on hearing availability and overall possession times.

And even at today's median of 27.1 weeks, landlords can still face more than six months between making a claim and recovering possession.

During that period, they may continue to face mortgage, insurance and service charge costs, further exposure to rent arrears and delays to their ability to re-let or sell a property.

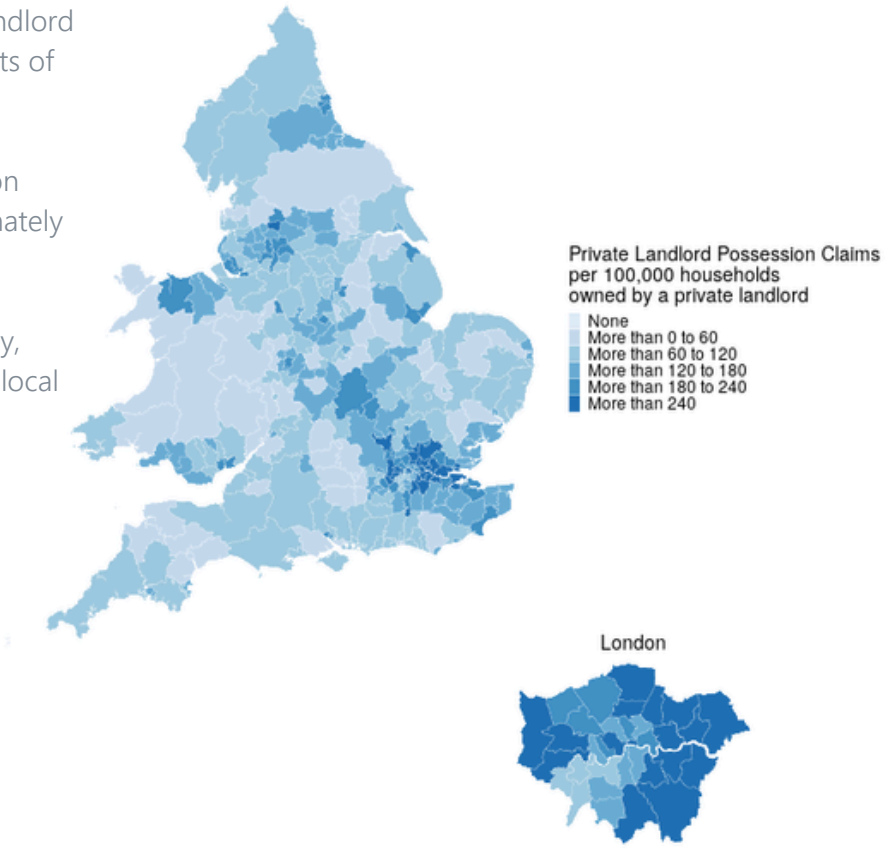
Regional Possession Action

As we have seen in previous quarters, private landlord possession activity is particularly high across parts of London.

London courts handled 7,793 landlord possession claims during Q2 2026, accounting for approximately one-third of the England and Wales total.

For private landlord possession claims specifically, London boroughs accounted for eight of the 10 local authorities with the highest claim rates.

The highest rates per 100,000 private rented households were:



Enfield	579
Barking & Dagenham	542
Newham	481

The figures continue to demonstrate just how different possession pressures can look depending on where a landlord's property is located.

When Will We See The Effect Of The Renters' Rights Act?

Q2 is a crossover quarter. It contains cases progressing under the old system, including Section 21 claims issued during the transitional period, alongside the very earliest activity under the new possession regime.

The more revealing statistics will come as those transitional cases work their way through the system and increasing numbers of Section 8 claims begin progressing through the courts.



Over the coming quarters, the key questions will therefore be:

- Do private landlord possession claims continue to rise?
- How many claims are defended?
- How quickly can possession hearings be listed?
- Do court timelines begin to increase?
- And ultimately, how long does it take landlords to recover possession?

Those figures should begin to give agents and landlords a much clearer picture of how possession is working in practice following the implementation of the Renters' Rights Act.

What This Means For Letting Agents

For letting agents, there is no reason to wait for the statistics to provide a definitive verdict before helping landlords prepare. The move away from Section 21 means possession is now an increasingly evidence-led process.
Agents can support landlords by:

- Setting realistic expectations about possession and court timelines;
- Ensuring tenancy records are complete and compliant;
- Undertaking robust tenant referencing at the beginning of a tenancy;
- Keeping clear records of arrears and tenant communications;
- Making sure landlords understand the possession grounds available to them;
- Offering Rent & Legal Protection to help protect landlords against the financial impact of rent arrears and legal action; and
- Introducing Professional Guarantors where suitable.

For landlords experiencing rent arrears in particular, the length of the possession process can significantly increase the eventual financial loss.

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Rebecca Hammond | Insurance Manager

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