



Ministry
of Justice



Mortgage and Landlord Possession Statistics Quarterly, England and Wales

July to September 2015

Ministry of Justice
Statistics bulletin

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Introduction

This quarterly bulletin presents statistics on mortgage and landlord possession actions in the county courts of England and Wales in July to September 2015. The statistics provide summary figures on the volume and progression of cases that follow the court process of repossessing a property.

The statistics published here report on total county court caseloads that are used to assist the planning of court resources both nationally and locally. For previous publications of Mortgage and Landlords Possession Statistics, please see:

www.gov.uk/government/collections/mortgage-and-landlord-possession-statistics

Court Caseload

A mortgage or landlord possession action starts when a mortgage lender or landlord completes and submits a claim to the courts to repossess a property. The most common reason for repossession is arrears of mortgage or rent. The court process of possessing a property broadly follows four stages:

1. A claim for a mortgage or landlord possession being issued by a mortgage lender or a landlord;
2. An order being made by the county court. This can either be an outright order that the property is to be recovered by a specific date, or a suspended order that is suspended as long as the defendant complies with conditions specified in the order;
3. If the defendant fails to leave the property by the date given in the order or does not meet the terms of a suspended order, the order may be enforced by a warrant of possession. This authorises the county court bailiff to evict the defendant from the property. The bailiff then arranges a date to execute the eviction; and
4. Repossession by a county court bailiff. Repossessions may occur without county court bailiffs, through less formal procedures, so the actual number of repossessions is usually greater than the number carried out by county court bailiffs.

This report also includes UK wide total mortgage repossession figures from the Council of Mortgage Lenders (CML). These are not directly comparable to the other figures in this report, which cover England and Wales only.

Figures for each of these four processes are presented in the Excel tables and CSV files that accompany this publication.

The next publication of Mortgage and Landlord Possession Statistics Quarterly, England and Wales is scheduled to be published on 11 February 2016, covering the period October to December 2015.

Case Timeliness

In May 2015, we proposed a change to the presentation and calculation of case progression estimates included in this statistical bulletin and requested feedback from users on these proposals

(www.gov.uk/government/statistics/changes-to-moj-statistics-case-progression). A summary of user feedback is published alongside this bulletin. All users that provided a response to the proposals agreed that the previous methodology, which used a purely a statistical model, should be replaced.

Two alternatives for measuring and presenting timeliness are now included in this bulletin as a means of improving the quality and reliability of the published statistics. The first looks at how long it has taken (in weeks) to get to each stage in the relevant court process from the date when the claim was received whilst the second reports how long it takes, on average, for claims to reach each stage in the process (number of quarters elapsed) alongside the proportion of claims that actually reach each stage.

These methods of presentation provide a better indication of case progression as they address the weaknesses identified with the previous methodology e.g. they now take account of the correlations between the percentages of claims reaching the milestones in different quarters. They also incorporate previous quarters' data, which will reflect any recent economic or policy changes.

As this is the first time case timeliness is being reported, further work will be undertaken to better understand trends and drivers.

Seasonal Adjustment

Seasonally adjusted series for all mortgage and landlord possessions action have been included for a second time, following their re-introduction last quarter. Seasonal adjustment aims to remove regular seasonal patterns in a time series to show how it changes from quarter to quarter and give a clearer picture of the longer term trends. Possession actions tend to vary due to seasonal effects - since these seasonal effects follow a regular annual pattern, their impact on the series can be removed by seasonally adjusting the data. Please see A Guide to Civil and Administrative Justice Statistics¹ for more information on how these figures are calculated.

¹ www.gov.uk/government/statistics/guide-to-civil-and-administrative-justice-statistics

Key Findings

This report presents key statistics on mortgage and landlord possession claims in county courts in England and Wales for the third quarter of 2015 (July to September). It includes summary figures of the volume and progression of cases that follow the court process of possessing a property. All figures for the current quarter are provisional.

Mortgage possession

- In July to September 2015, 5,010 mortgage possession claims were recorded in county courts, just under half of the number issued in the same quarter last year.
- There were 3,447 orders for possession, 6,252 warrants of possession and 1,419 repossessions by county court bailiffs in July to September 2015; down 52%, 38% and 49% respectively compared to the same quarter last year.
- Seasonally adjusted data shows a 7% decrease in claims, an 8% decrease in orders, a 4% increase in warrants and a 1% decrease in repossessions by county court bailiffs compared to last quarter which suggests that the recent decreases seen in these figures are starting to slow down.

Landlord possession

- In July to September 2015, 38,662 landlord possession claims in county courts were recorded, down 5% from the same quarter in 2014.
- The profile of types of landlord possession claim (e.g. social landlord, private landlord and accelerated claims) has changed over time. In July to September 2015, the majority of landlord possession claims (61%) were social landlord claims although this proportion has fallen from 83% in 1999 to 64% in 2014 – in contrast, just over a quarter of claims made in July to September 2015 (26%) were accelerated claims and this proportion has risen from 7% in 1999 to 22% in 2014.
- There were 29,197 orders for possession and 19,963 warrants of possession in July to September 2015 (down 6% and 1% respectively on the same quarter last year); there were 11,267 repossessions by county court bailiffs, up 1% over the same period.
- Seasonally adjusted data shows a 2% decrease in claims and orders and a 1% increase in warrants and repossessions by county court bailiffs compared to last quarter.

Section 1 - Mortgage possession actions

The number of mortgage possession actions² in court increased from 2002 to 2008, and has been decreasing since then (Figure 1 and Table 1). The total number of properties repossessed³ has followed a similar trend.

The fall in the number of mortgage possession actions since 2008 coincides with lower interest rates⁴, a proactive approach from lenders in managing consumers in financial difficulties and other interventions from the government, such as the Mortgage Rescue Scheme. Other factors that may have contributed to the rapid fall in the number of mortgage possession claims and orders since 2008 include the introduction of the Mortgage Pre-Action Protocol (see Annex B on policy changes for more information). Additionally, the downward trend in recent years coincides with a decrease in the proportion of owner-occupiers, from 71% in 2000 to 63% in 2013/14⁵.

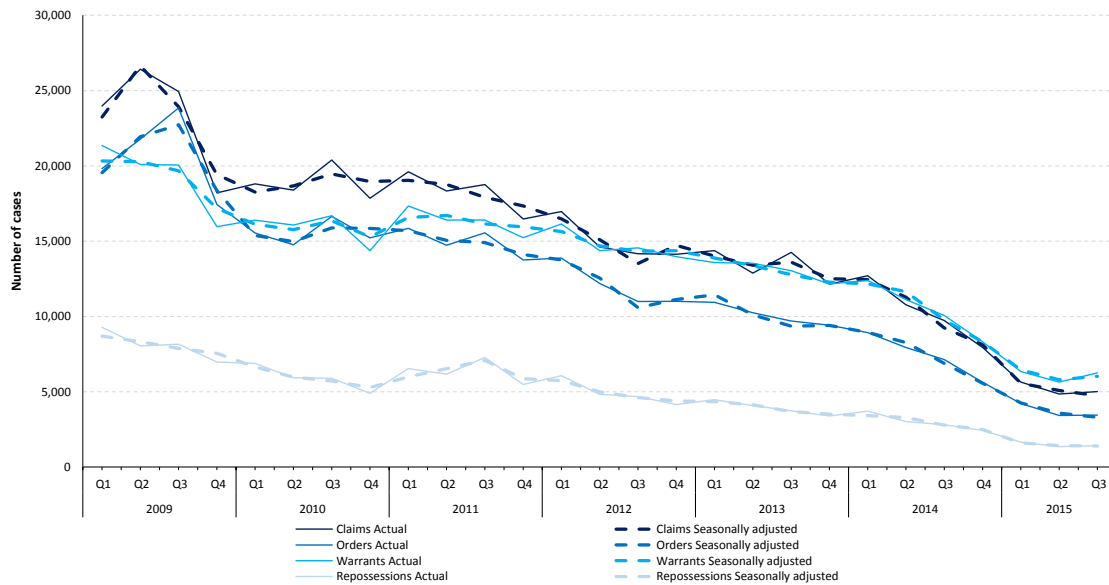
² Actions includes claims, orders, warrants of possession, and repossession by county court bailiffs

³ Including those not repossessed by county court bailiffs

⁴ At the end of September 2008, the base rate set by the Bank of England was 5%. By the end of March 2009 it was 0.5%, where it stayed for the rest of the period covered in this bulletin (see www.bankofengland.co.uk/statistics/Pages/default.aspx)

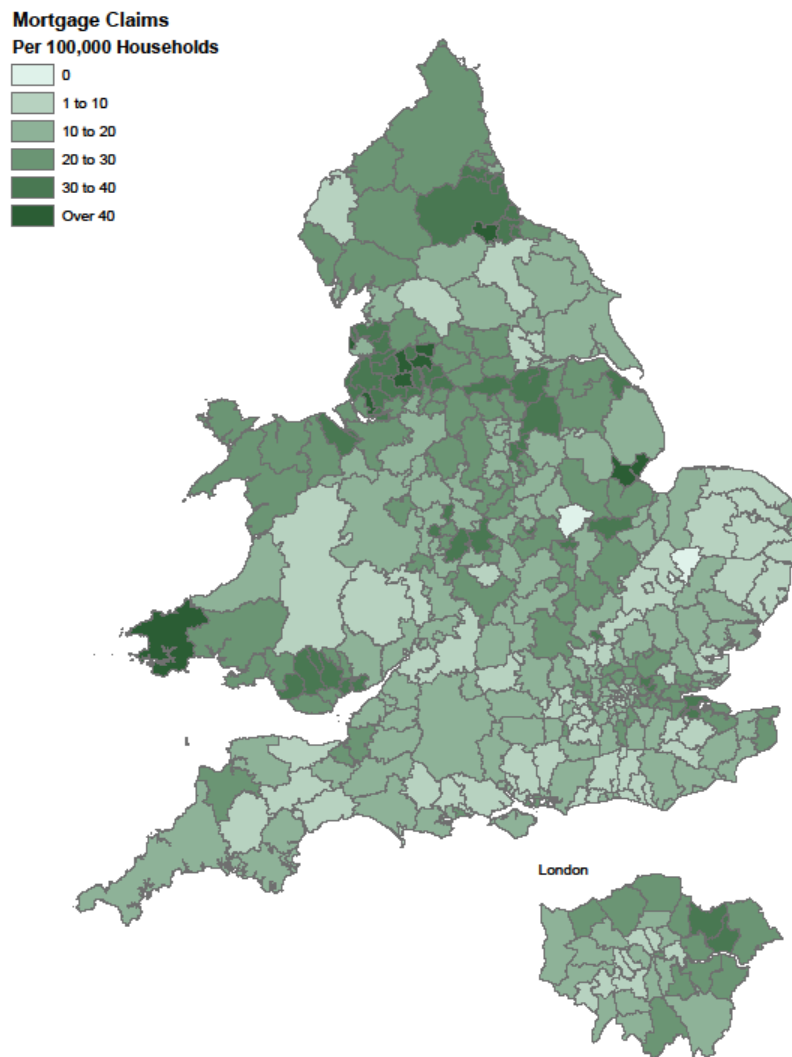
⁵ As stated in the English Housing Survey: www.gov.uk/government/collections/english-housing-survey

Figure 1: Mortgage possession actions (actual and seasonally adjusted) in England & Wales, 2009 Q1 to 2015 Q3



Claims issued: A possession claim is created when a claimant begins a legal action for an order for possession of property by making a claim that is then issued in a county court. There were 5,010 mortgage possession claims issued in July to September 2015, down 49% on the same quarter in 2014. After seasonal adjustment, the number of claims was 4,740, down 7% on the previous quarter (5,089).

Map 1: Mortgage Claims in England & Wales by Local Authority, 2015 Q3^{6,7}



The number of mortgage claims per 100,000 households by local authority ranged from zero (Rutland and Forest Heath) to 58 (Bolton). There were two other areas with more than 50 mortgage possession claims per 100,000 households (Burnley and Blackpool) whilst there were 17 other local authorities with less than 5 claims.

Orders⁸: The court may grant an order following a judicial hearing which can be either for immediate possession (outright order) or suspended. There were a total of 3,447 orders in July to September 2015, down 52% on the number of orders in the same period in 2014. Seasonally adjusted

⁶ Household figures are based on the projections provided by the [Department for Communities and Local Government](#) (using ONS 2012-based methodology) and [StatsWales \(Welsh Government\)](#) (using ONS 2011-based methodology). Please see Annex C for more information

⁷ The Isles of Scilly have been excluded from analysis due to low numbers

⁸ Between 2007 and 2009 changes to the method of data collection led to an over-estimate of the total number of orders and warrants. Please see [A Guide to Civil and Administrative Justice Statistics](#) for details.

figures show an 8% decrease compared to the number of orders made in April to June 2015 (from 3,581 to 3,310).

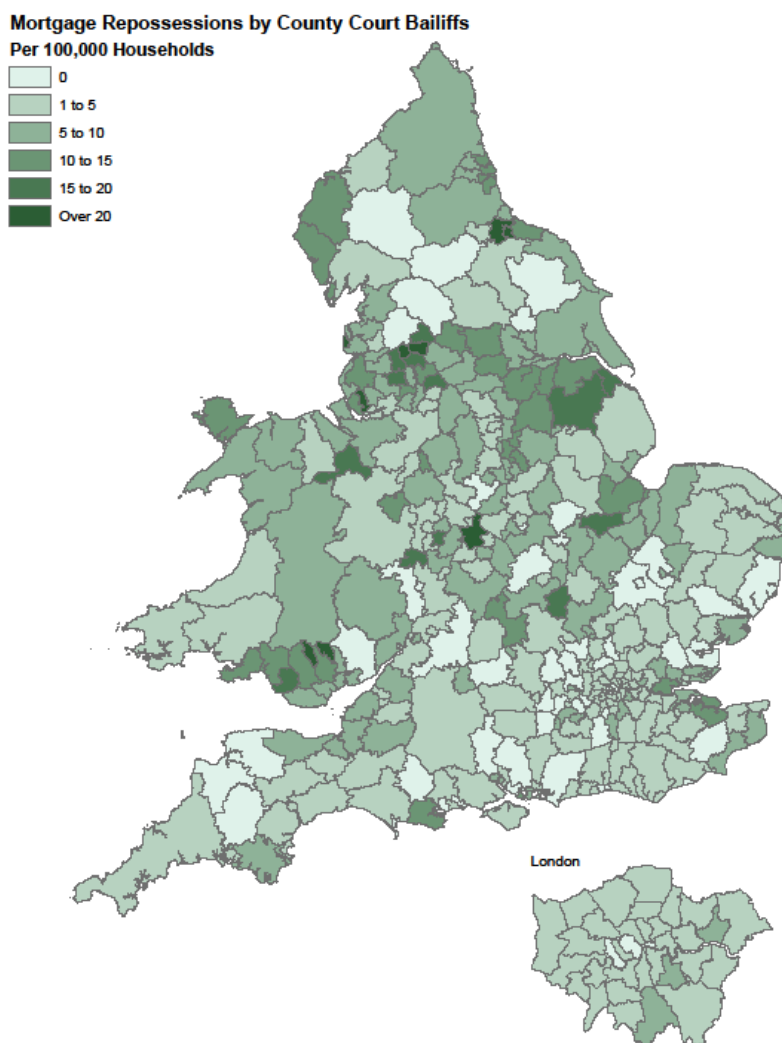
Of mortgage possession orders made in April to June 2015, 40% were suspended. Since 2006, between 46% and 50% of orders are suspended each year - this proportion has remained generally stable, although this quarter's proportion is the lowest seen since records began.

Warrants of possession⁹: Having received an order, or if the terms of a suspended order are broken, the claimant can apply for a warrant of possession. There were 6,252 warrants of possession in July to September 2015, a 38% decrease on the number observed in the same period in 2014 (10,067). Seasonally adjusted figures show a 4% increase in the number of warrants on the previous quarter, from 5,799 to 6,025.

Repossessions in England and Wales by county court bailiffs: Once a warrant has been issued, county court bailiffs can repossess the property on behalf of the claimant. There were 1,419 repossessions by county court bailiffs in July to September 2015, down 49% on the same quarter in 2014. Seasonally adjusted figures show a 1% decrease on the previous quarter from 1,419 to 1,402.

⁹ Multiple warrants may be issued per claim

Map 2: Mortgage Repossessions by County Court Bailiff in England & Wales by Local Authority, 2015 Q3^{10,11}



Fifty-three local authorities show no repossessions by county court bailiffs in July to September 2015 whilst the highest number of repossessions per 100,000 households was 31 (Blackpool). There were two other areas with more than 25 mortgage possession repossessions by county court bailiffs (Burnley and Blaenau Gwent).

All repossessions in the UK¹²: UK-wide, there were 2,500 repossessions in total in April to June 2015. This figure includes repossessions carried out by county court bailiffs and also other types of repossessions.

¹⁰ Household figures are based on the projections provided by the [Department for Communities and Local Government](#) (using ONS 2012-based methodology) and [StatsWales \(Welsh Government\)](#) (using ONS 2011-based methodology). Please see Annex C for more information

¹¹ The Isles of Scilly have been excluded from analysis due to low numbers

¹² Information on actual mortgage repossessions is provided by the Council of Mortgage Lenders (CML) and is presented in this bulletin with a delay of three months. Please also note this figure

Case Timeliness: Figure 2 shows the average number of weeks taken since the initial claim for those orders, warrants and repossessions made by county court bailiffs in each quarter. Figure 3 shows the percentage of mortgage claims that reach each stage by the number of quarters since the claim was submitted.

Orders: The average number of weeks taken since initial claim has increased steadily from 12 weeks for orders made in 2005 to 15 weeks in 2012 and this has remained relatively stable until 2014. Figures for 2015 are showing an increase in timeliness (e.g. 19 weeks in January to March 2015, falling back to 18 weeks for the two most recent quarters). Of those claims submitted in the past 5 years, 66% have currently progressed to orders. The majority of these (59%) progressed either within the same quarter or by the end of the quarter following that in which the claim was lodged.

Warrants: The average number of weeks taken since initial claim for warrants issued remained steady between 2005 and 2008, and ranged between 32 weeks and 33 weeks. The average began to rise sharply to 72 weeks in 2013 before falling slightly to 70 weeks in 2014. For those warrants recorded in July to September 2015, it took on average 89 weeks from the initial claim, the longest recorded average time since records began. Of those claims submitted in the past 5 years, 38% have currently progressed to warrants - 16% progressed either within the same quarter (2%) or by the end of the quarter following that in which the claim was lodged.

Repossessions by County Court Bailiffs: The average time taken since initial claim for those repossessions made in the relevant period rose from 40 weeks in 2005 to 88 weeks in 2014 with a rapid increase from 2009 onwards. For those repossessions made in July to September 2015, on average it took 105 weeks from the initial claim, the second highest figure since records began. Of the claims submitted in the past 5 years, 21% have progressed to repossessions; of which 7% have progressed in the quarter following the quarter in which the claim was lodged and 6% progressed in the subsequent quarter.

relates to repossessions made in the United Kingdom whereas all other statistics in this bulletin relate to England and Wales. It should also be noted that these figures are rounded by the CML to the nearest hundred. For the most recent quarterly update on actual mortgage repossessions, please see the CML website: www.cml.org.uk/.

Figure 2: Average Number of Weeks taken from initial Mortgage Claim for Orders, Warrants and Repossessions made by county court bailiffs, in England and Wales 2009 – 2015 Q3

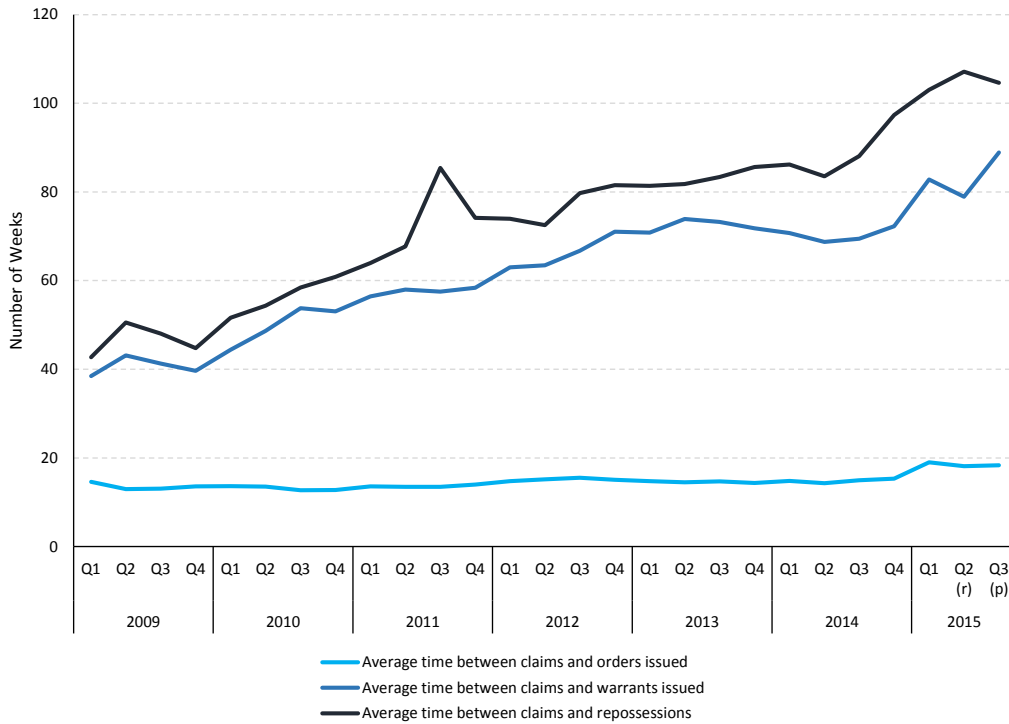
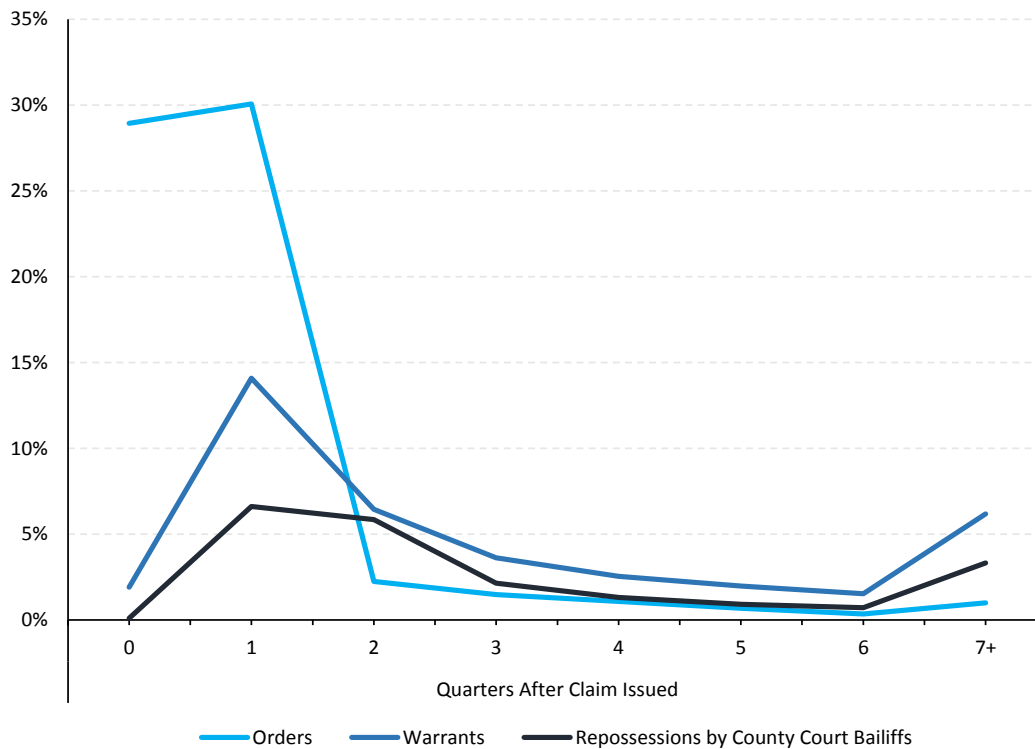


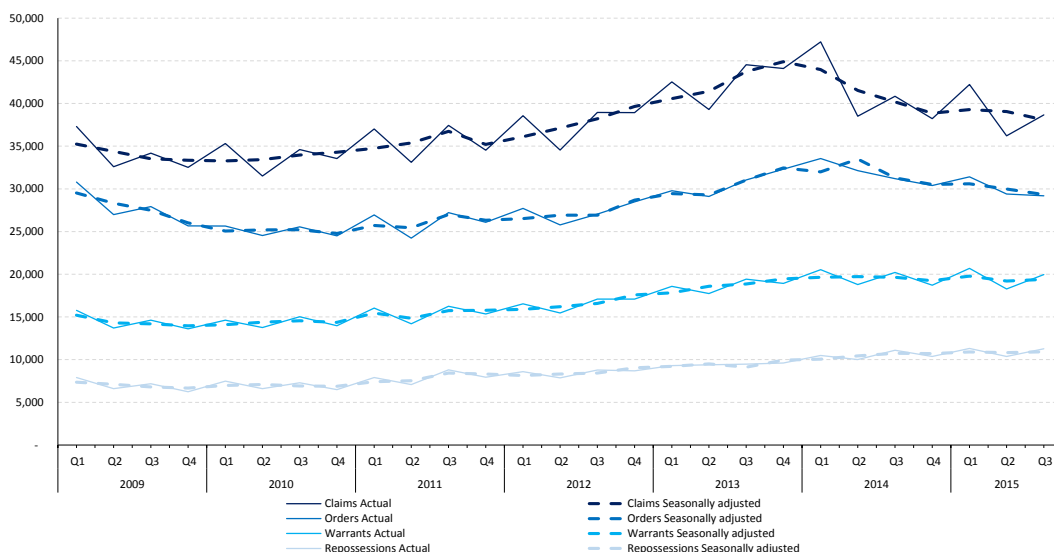
Figure 3: Percentage of Mortgage Claims that reach each Stage by the Number of Quarters since the Claim was Submitted, in England and Wales 2010 Q3 – 2015 Q3



Section 2 - Landlord possession actions

Annually, landlord possession claims decreased between 2002 and 2010 and subsequently increased until 2013. However in 2014, this figure fell (Figure 4 and Table 4).

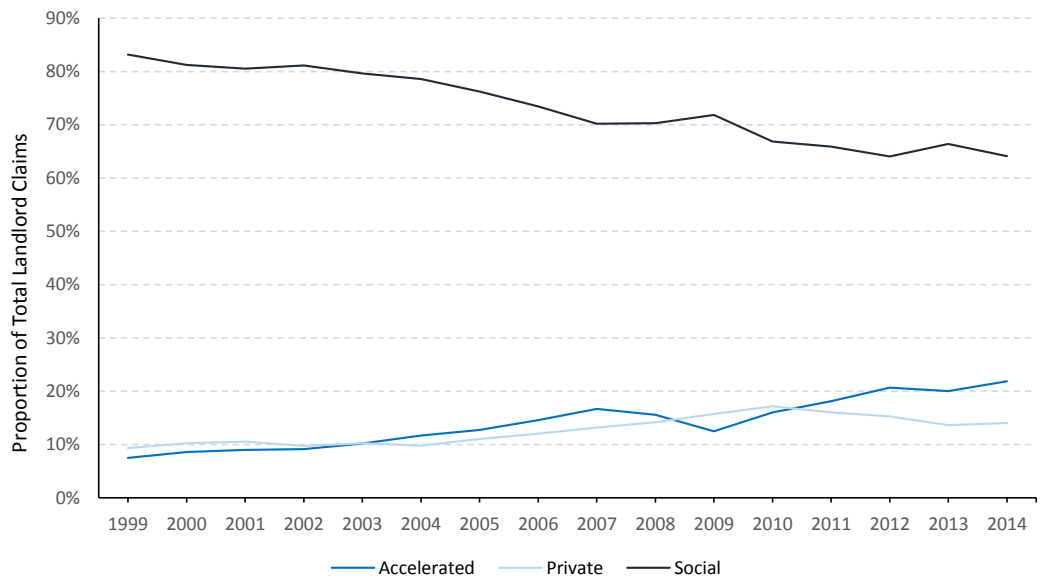
Figure 4: Number of landlord possession actions (actual and seasonally adjusted) in England & Wales, 2009 Q1 to 2015 Q3



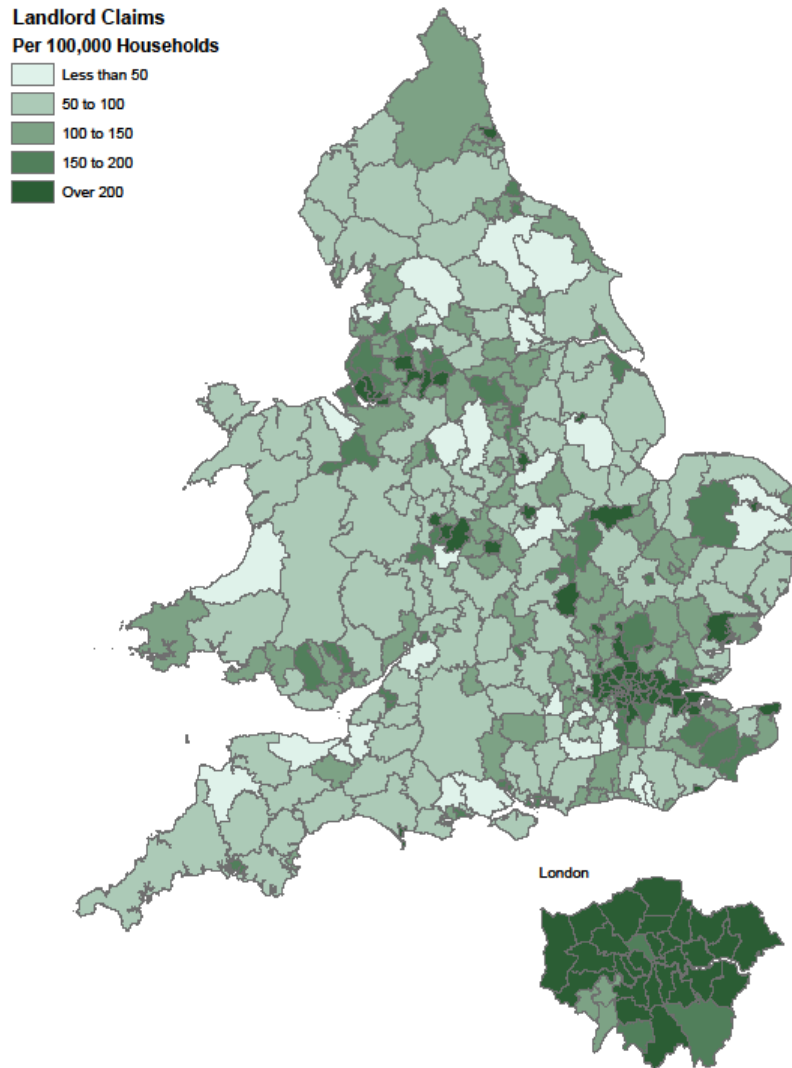
Claims issued: A possession claim is created when a claimant begins a legal action for an order for possession of property by making a claim that is then issued in a county court. There were 38,662 landlord possession claims issued in July to September 2015, down 5% on the same quarter in 2014. After seasonal adjustment, the number of claims was 38,080 in July to September 2015, a decrease of 2% on the previous quarter (39,056).

Within landlord possession claims, there are three types of claim: social landlord, private landlord and accelerated claims. Accelerated claims can be used by both private and social landlords under certain circumstances and are usually quicker than normal evictions. In July to September 2015, the majority of landlord possession claims (23,528 or 61%) were social landlord claims, 5,257 (14%) were private landlord claims and 9,877 (26%) were accelerated claims. The proportion of claims made using the accelerated procedure has increased from 7% in 1999 to 22% in 2014, whereas the proportion of claims from social landlords has fallen from 83% in 1999 to 64% in 2014. The proportion of claims made by private landlords increased from 9% in 1999 to 17% in 2010, before falling to 14% in 2014 (Figure 5).

Figure 5: Proportion of Social, Private and Accelerated Landlord Claims in England & Wales, 1999 to 2015 Q3



Map 3: Landlord Claims in England & Wales by Local Authority, 2015 Q3^{13,14}



West Somerset show the lowest number (19) per 100,000 households whilst the London borough of Barking and Dagenham shows the highest (590 per 100,000 households). London boroughs account for all but three of the 20 local authorities with the highest proportion of landlord claims (Manchester, Luton and Slough being the only exceptions).

Orders: The court may grant an order following a judicial hearing which can be either for immediate possession (outright order) or suspended. There were a total of 29,197 landlord possession orders made in July to September 2015, down 6% on the number of orders in the same period in 2014. Seasonally adjusted figures show a 2% decrease from the previous quarter (from 29,974 to 29,324).

¹³ Household figures are based on the projections provided by the [Department for Communities and Local Government](#) (using ONS 2012-based methodology) and [StatsWales \(Welsh Government\)](#) (using ONS 2011-based methodology). Please see Annex C for more information

¹⁴ The Isles of Scilly have been excluded from analysis due to low numbers

In July to September 2015, 38% of landlord possession orders being made were suspended, the lowest recorded since records began.

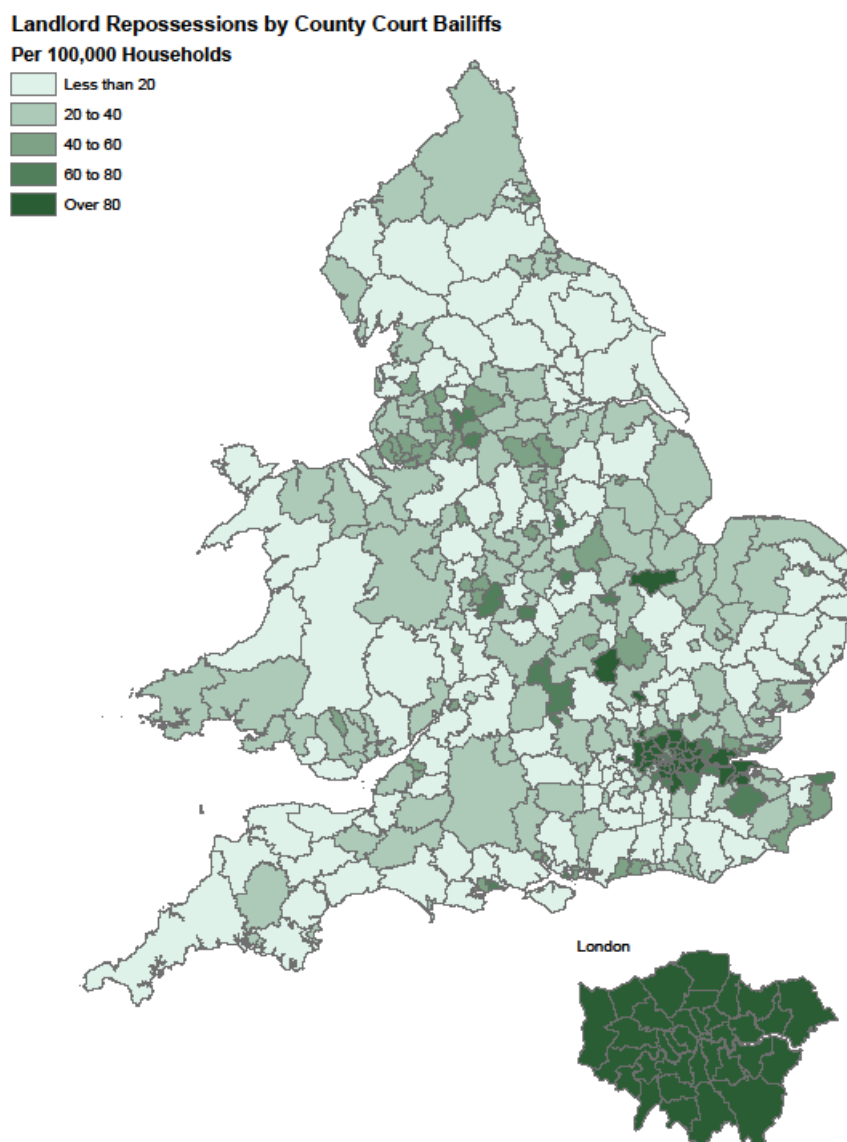
Warrants of possession¹⁵: Having received an order, or if the terms of a suspended order are broken, the claimant can apply for a warrant of possession. There were 19,963 warrants of possession in July to September 2015, a decrease of 1% on the same period in 2014. However, seasonally adjusted figures show a 1% increase compared to the last quarter, from 19,202 to 19,402.

Repossessions by county court bailiffs: Once a warrant has been issued county court bailiffs can repossess the property on behalf of the claimant. There were 11,267 landlord repossessions by county court bailiffs in July to September 2015, up 1% on the same period in 2014. Seasonally adjusted figures also show a 1% increase compared to last quarter, from 10,816 to 10,916.

The trend in repossessions by county court bailiffs appears to be in contradiction to that seen in claims, orders and warrants – this can be attributed to the time it takes for claims to be processed through to the repossession stage. The number of landlord possession claims peaked in January to March 2014 – as a result, the continuing increasing trend in repossessions as shown in Figure 4 is most likely due to those claims working their way through the system, although this increase is slowing.

¹⁵ Multiple warrants may be issued per claim

Map 4: Landlord Repossessions by County Court Bailiff in England & Wales by Local Authority, 2015 Q3^{16,17}



There were 6 local authorities who show 3 or less landlord (social, private and accelerated) repossessions by county court bailiffs in July to September 2015 (Pendle, Cotswold, Flintshire, Ceredigion, Isle of Anglesey and East Devon). The London borough of Newham had the highest number (233 per 100,000 households in the area) and London local authorities account for all but two of the 20 boroughs with the highest proportion of landlord repossessions (Slough and Peterborough being the only exceptions).

¹⁶ Household figures are based on the projections provided by the [Department for Local Government and Communities](#) (using ONS 2012-based methodology) and [StatsWales \(Welsh Government\)](#) (using ONS 2011-based methodology). Please see Annex C for more information

¹⁷ The Isles of Scilly have been excluded from analysis due to low numbers

Case Timeliness: Figure 6 shows that the average number of weeks taken from initial claim for those orders, warrants and repossessions by county court bailiffs made in each quarter. Figure 7 shows the percentage of landlord claims that reach each stage by the number of quarters since the claim was submitted.

Orders: Annually, the average number of weeks taken from initial claim remained steady for those order made from 2005 to 2014, ranging from 11 weeks to 13 weeks. The trend has continued this quarter, with the average time taken for orders issued in July to September 2015 from initial claim standing at 11 weeks. Of the claims submitted in the past 5 years, 71% have currently progressed to orders. The majority of these (64%) have progressed by the end of the quarter following the quarter in which the claim was lodged.

Warrants: Annually, the average number of weeks taken since the initial claim for warrants issued each year has been steadily decreasing from 44 weeks in 2005 to 38 weeks in 2014; although there was a small increase to 40 weeks in 2013. The trend has continued this quarter, with the average time taken from initial claim for warrants issued in July to September 2015 standing at 37 weeks. Of the claims submitted in the past 5 years, 39% have currently progressed to warrants. The majority of these (22%) have progressed by the end of the quarter following the quarter in which the claim was lodged.

Repossessions by County Court Bailiffs: Annually, for those repossessions made each year, the average number of weeks since the initial claim rose from 45 weeks in 2005 to 51 weeks in 2009. Since then, it has been steadily decreasing, and was 43 weeks in 2014. The average time taken from initial claim for repossessions orders made by county court bailiffs in July to September 2015 was 41 weeks. Of the claims submitted in the past 5 years, 24% have progressed to repossessions; of which 11% progressed in the quarter following the quarter in which the claim was lodged and 5% have progressed in the subsequent quarter.

Figure 6: Average Number of Weeks since initial Landlord Claim for Orders, Warrants and Repossessions by county court bailiffs, in England and Wales 2009 – 2015 Q3

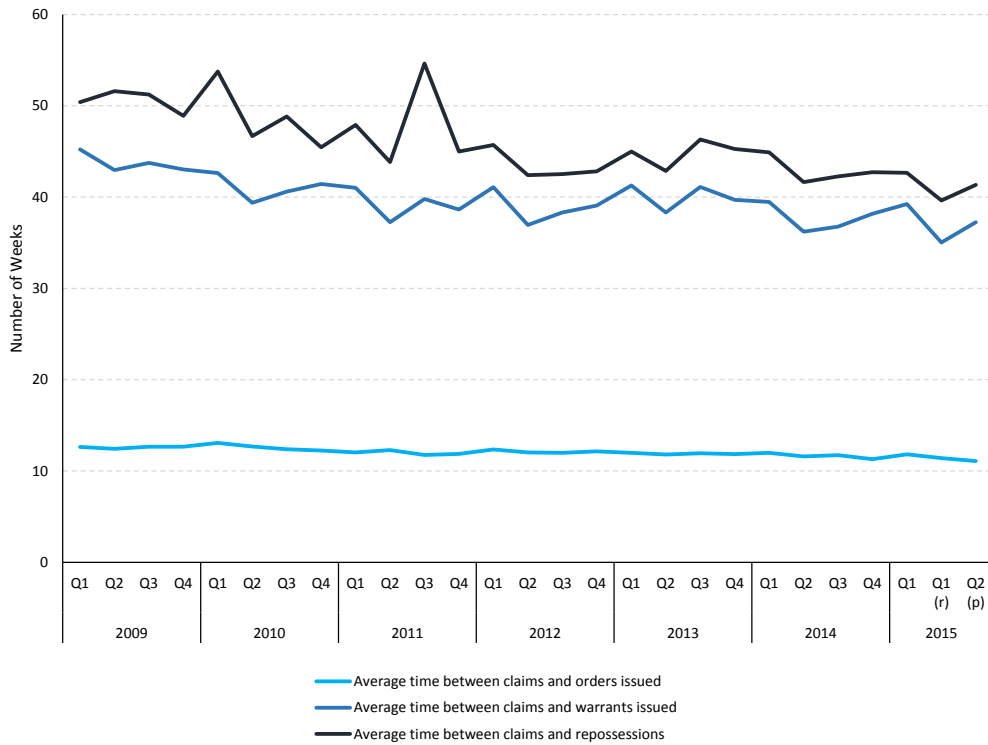
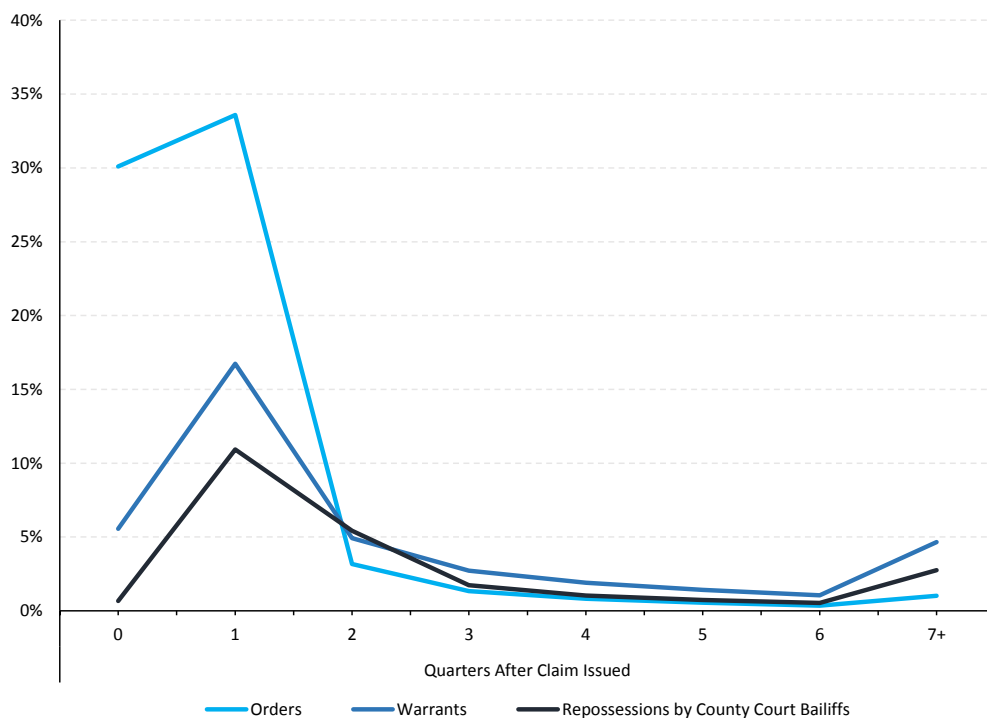


Figure 7: Percentage of Landlord Claims that reach each Stage by the Number of Quarters since the Claim was Submitted, in England and Wales 2010 Q3 – 2015 Q3



Annex A - Further information

Supplementary tables and CSV datasets are available alongside this bulletin, allowing users to analyse the data themselves.

The following tables are available, showing data for county courts in England and Wales:

- Table 1, Mortgage possession workload in the county courts, 1987 - 2015 Q3
- Table 2, Mortgage possession claims that lead to orders, warrants, and repossessions in the county courts, 1999 - 2015 Q3
- Table 3a, Average (mean) time in weeks for mortgage possession claims to become an order, warrant and repossession, 2005 - 2015 Q3
- Table 3b, Percentage of mortgage claims that reach the each stage by the number of quarters since the claim was submitted, 2010 Q3 - 2015 Q3
- Table 4, Landlord possession workload in the county courts, 1999 - 2015 Q3
- Table 5, Landlord possession claims that lead to orders, warrants, and repossessions in the county courts, 1999 - 2015 Q3
- Table 6a, Average (mean) time in weeks for landlord possession claims to become an order, warrant and repossession, 2005 - 2015 Q3
- Table 6b, Percentage of Landlord claims that reach the each stage by the number of quarters since the claim was submitted, 2010 Q3 - 2015 Q3
- Table 7, Landlord possession claims in the county courts by type of procedure and landlord, 1999 - 2015 Q3
- Table 8, Mortgage and landlord possession workload in the county courts, England, 1999 - 2015 Q3
- Table 9, Mortgage and landlord possession workload in the county courts, Wales, 1999 - 2015 Q3
- Table 10a, Seasonally adjusted mortgage possession actions in the county courts, 2009 - 2015 Q3
- Table 10b, Seasonally adjusted landlord possession actions in the county courts, 2009 - 2015 Q3

The CSV datasets contain local authority and court-level breakdowns of claims, orders, warrants and county court bailiff repossessions for England and Wales, for the full amount of time that data are available. Where the value is between 1 and 5, the value is suppressed and shown as “-” to protect the confidentiality of those involved in the claim, order, warrant or repossession. For this reason, the national total number of claims, orders etc. from these datasets will not match the published totals provided in the Excel tables, although the differences are generally small.

For more information, please refer to the separately downloadable **Guide to local authority and court-level information**, which can be found in the CSV zip folder, which accompanies this publication.

Annex B: Policy changes

New Bailiff Laws

New laws came into effect on 6 April 2014 to bring an end to bad and aggressive bailiff behaviour, while making sure businesses, local authorities and others can still fairly enforce debts owed to them. These reforms are part of a wider package under changes to the Tribunals, Courts & Enforcement Act 2007.

With roughly 4 million debts collected each year, in future only bailiffs who have been trained and received certification will be allowed to practise.

Bailiffs will be banned from entering homes at night and from using physical force against debtors. The changes will also prevent bailiffs from entering properties where only children are at home and includes further measures to protect vulnerable people. Bailiffs will be prevented from taking vital household essentials from debtor's property, such as a cooker, microwave, refrigerator or washing machines.

A new set of fixed fees for debtors has also been introduced, to end the previous situation where bailiffs were setting their own fees – sometimes at very high levels – and adding these to the amount people in debt had to pay.

Introduction of Mortgage Pre-Action Protocol

A Mortgage Pre-Action Protocol (MPAP), approved by the Master of the Rolls, for possession claims relating to mortgage or home purchase plan arrears came into effect on 19 November 2008. The protocol applies to mortgage arrears on:

- First charge residential mortgages and home purchase plans regulated by the Financial Service Authority under the Financial Services and Market Act 2000;
- Third charge mortgages for residential property and other secured loans regulated under the Consumer Credit Act 1974 on residential property; and,
- Unregulated residential mortgages.

The Protocol gives clear guidance on what the courts expect lenders and borrowers to have done prior to a claim being issued. The main aims of it were to ensure that the parties act fairly and reasonably with each other in any matters concerning the mortgage arrears, to encourage more pre action contact between lender and borrower and to enable efficient use of the court's time and resources.

The introduction of the MPAP coincided with a fall of around 50% in the daily and weekly numbers of new mortgage repossession claims being issued in the courts as evidenced from administrative records. As orders are typically made (when deemed necessary by a judge) around 7 weeks (using 2011 data) after claims are issued, the downward impact on the number of mortgage possession orders being made was seen in the first quarter of 2009.

It has not been possible to adequately quantify the long term impact of the MPAP. This reflects the lack of a good comparator (although the MPAP was not introduced in Scotland, the big lenders in Scotland also operate south of the border and so lender behaviour is likely to be the same as in England and Wales), and the existence of other factors such as changing economic conditions, other measures introduced shortly after the MPAP, and lenders desire to minimise their losses.

More details about the protocol can be viewed using the link:

www.justice.gov.uk/guidance/courts-and-tribunals/courts/procedure-rules/civil/contents/protocols/prot_mha.htm

Annex C: Maps

The household projections used to produce the maps are based off the Department for Communities and Local Government 2012-based projections (which cover all local authorities in England) www.gov.uk/government/collections/household-projections and StatsWales' 2011-based projections (which cover all local authorities within Wales) statswales.wales.gov.uk/Catalogue/Housing/Households/Projections/Local-Authority/2011-Based . Both are the latest datasets available for the areas they cover.

In addition to this, the boundary lines were drawn using the Great Britain local authority districts (LADs) from the ONS Geoportal (geoportal.statistics.gov.uk/geoportal/catalog/main/home.page) which contains the digital vector boundaries for LADs in Great Britain as of December 2014. Therefore, the maps created may not reflect any boundary changes that may have occurred in 2015.

Annex D: Explanatory notes

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics. Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods, and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics, it is a statutory requirement that the Code of Practice shall continue to be observed.

The statistics in this bulletin relate to cases in the county courts in England and Wales. Calendar year statistics are also provided.

Revisions

The statistics in the latest quarter are provisional, and are therefore liable to revision to take account of any late amendments to the administrative databases from which these statistics are sourced. The standard process for revising the published statistics to account for these late amendments is as follows:

An initial revision to the statistics for the latest quarter may be made when the next edition of this bulletin is published. Further revisions may be made when the figures are reconciled at the end of the year. If revisions are needed in the subsequent year, these will be clearly annotated in the tables.

For more information please see the **Guide to Civil and Administrative Justice Statistics**.

Symbols and conventions

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

- .. no data available
- Between one and five. Low numbers are suppressed to prevent individuals being identified
- (r) Revised data
- (p) Provisional data

Contact points for further information

Current and previous editions of this publication are available for download at:

www.gov.uk/government/collections/mortgage-and-landlord-possession-statistics

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

Sebastian Walters

Tel: 0203 334 3529

Email: sebastian.walters@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:

Jon Rhodes

Email: Jon.Rhodes@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 020 7438 8922.

Other enquiries about these statistics should be directed to:

Alison Colquhoun

Justice Statistics Analytical Services

7th Floor

Ministry of Justice

102 Petty France

London

SW1H 9AJ

Email: Statistics.enquiries@justice.gsi.gov.uk

Other National Statistics publications, and general information about the official statistics system of the UK, are available from statisticsauthority.gov.uk/about-the-authority/uk-statistical-system

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