

Quarterly CourtWatch

Welcome to Legal for Lettings Quarterly CourtWatch, sharing with you the insights from the 1,200 possession related applications we have handled nationally, in the past 12 months. In this edition, we take a closer look at the current court wait times and average landlord losses across the UK, identifying regional trends and hearing from our Managing Director, Will Eastman on the impacts the Renters' Rights Act is already having on UK possession courts.

Variation between courts means outcomes are highly location-dependent, making it harder for landlords and letting professionals to plan with confidence.

AVERAGE LOST RENT £ PER POSSESSION CASE

HIGHEST

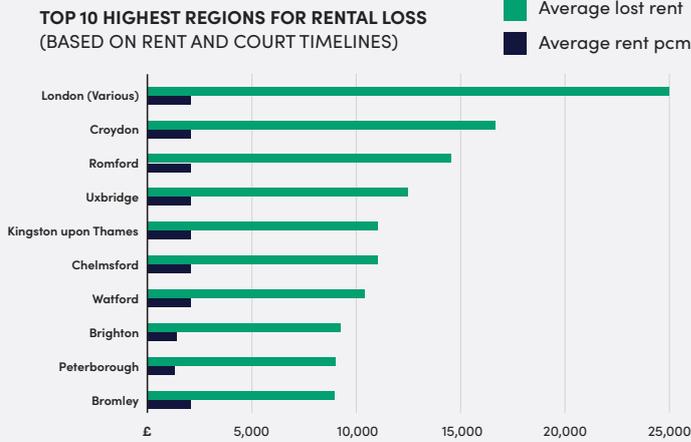
£27,436.00

MIDDLE (MEDIAN)

£7,725.00

LOWEST

£4,312.00



AVERAGE LOSS PER CLAIM

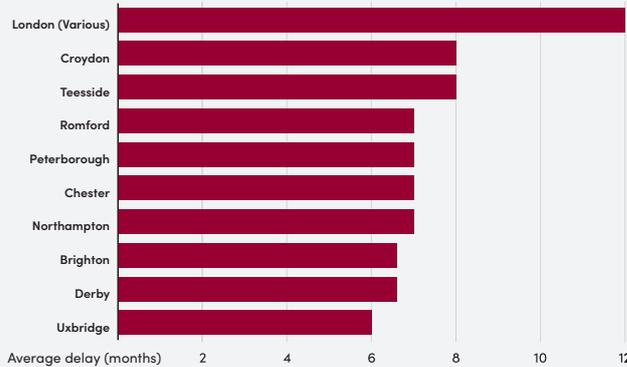
£8,684

AVERAGE COURT DELAYS ACROSS THE UK

5 MONTHS

LONGEST COURT DELAYS (TOP 10 COURTS)

In the last quarter, **23 courts** are showing an increase in average delay. Notably, **Peterborough** has seen an additional 3 month increase in their average delays, bringing their current court wait time to an average of 7 months. **Derby, Medway, Norwich** and **Chelmsford** are all also showing a quarterly average increase of an additional month or more.



The ten worst-hit areas for rental loss are mostly in London and the South East. In these courts, landlords can see losses per case run into the tens of thousands, far higher than in many other parts of the country.



While there are some early signs of improvement in parts of the system, the overall picture remains deeply worrying for landlords. In many courts, it can still take the best part of a year to regain possession. These delays aren't just an administrative inconvenience – they represent months of lost income and uncertainty, which the latest figures make very clear. Landlords are still facing long waits and mounting arrears before they can resolve even straightforward cases – and this is before the Renters' Rights Act has even come into force. It will be crucial to see how these pressures evolve in the run-up to, and beyond, 1 May, and what further strain this places on the court system.



Will Eastman - Director