

Research Report

England Repossession Hotspots 2010/11

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Shelter

Introduction

Shelter has conducted this research to create a national picture of England's repossession hotspots. These hotspots are identified as areas with the highest proportion of homeowners who have been issued with a possession order for their home, and are therefore at serious risk of repossession.

With experts predicting repossessions will rise to 45,000 next year and the threat of interest rates rises looming the report has been produced to encourage homeowners who will be hit when interest rates rise to start preparing now for higher mortgage costs so they don't find themselves at risk later down the line.

The results in this report are based on 12 months worth of statistics for the financial year 2010/11 to provide robust data and a more accurate picture of those at risk.

Method

This analysis was carried out using the Ministry of Justice statistics on claims leading to possession orders by mortgage lenders, published in May 2011¹. The issuing of a possession order is an advanced stage of the repossession process and while these homes are not all certain to be repossessed – some orders are suspended - there is a serious risk that they will be.

A rate of possession claims leading to orders per 1,000 private households² was calculated for each local authority, using the latest available government data on numbers of private households³. The tables in this report show these rates for each local authority, nationally and region by region.

Local authorities were then ranked by their rate of claims leading to orders per 1,000 private households and split into three groups:

- 'higher', which is the top quintile (fifth) – the repossession hotspots
- 'mid', which is the middle three quintiles, and
- 'lower', which is the bottom quintile.

The maps in this report show the results of this analysis, nationally and by each region.

Local authority unemployment rates and trends⁴ were then analysed against the three possession order rate groups above to explore links between rates of possession orders and unemployment.

The results in this report are based on statistics for the financial year 2010/11, and include all Local authorities in England⁵.

¹ Statistics on mortgage and landlord possession actions in the county courts in England and Wales – first quarter 2011: Table 1B. Possession orders may be granted or suspended.

² Social rented and publicly owned dwellings removed as they are not subject to the same type of possession claims and orders. The private rented sector is included as these homes may be repossessed in the same way as mortgaged homes.

³ DCLG Housing Live Table 100 Dwelling stock: Number of Dwellings by Tenure and district: England; 2010, DCLG website

⁴ Unemployment statistics from the Annual Population Survey, ONS, NOMIS website

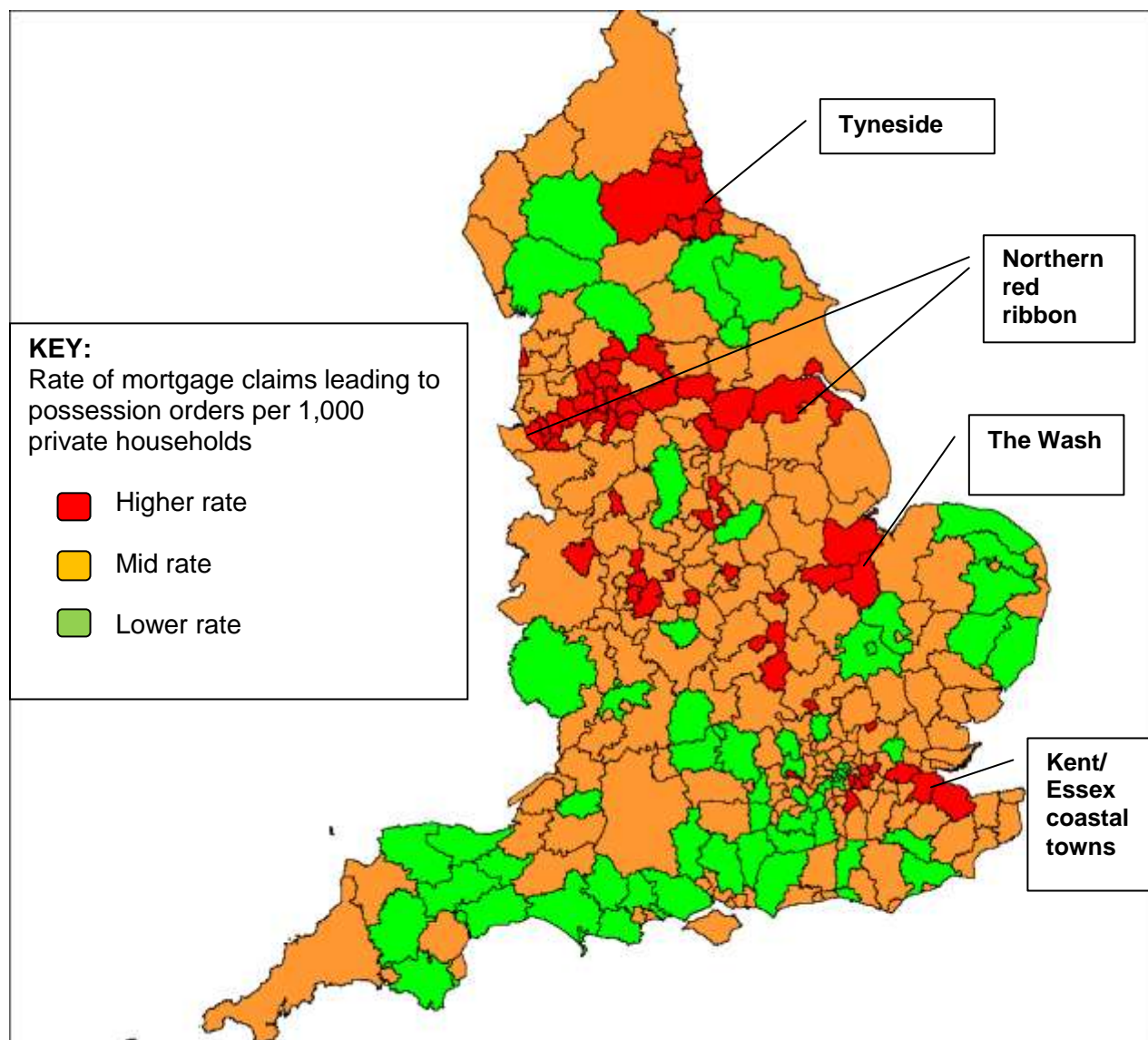
⁵ Excluding City of London and Isles of Scilly, due to low residential populations.

Key Findings

- Rates of claims leading to possession orders per 1,000 private households vary widely across local authorities in England, with the highest rate (Corby, 7.56 per 1000 private households), some nine times higher than the lowest rate (West Dorset 0.83). [see figure 2]
- Higher rates of claims leading to possession orders are strongly associated with both higher and increasing rates of unemployment: [see figure 3]
 - The average rate of unemployment in the local authorities with the highest rates of possession orders leading to claims stands at 9.6 per cent, compared to 5.3 per cent in the areas with the lowest possession order rates.
 - Unemployment has risen, on average, by 3.3 per cent over the last three years in the local authorities with the highest rates of possession orders⁶, compared to a 1.4 per cent increase in the local authorities with the lowest possession order rates.
- Average rates by region appear to follow a clear regional pattern, with the highest rates of claims leading to possession orders in the northern regions of England, and the lowest rates in the south. [see figure 4]
- The regional rates disguise wide variations within region, most markedly in London, where the local authority with the highest rate is Barking and Dagenham, (6.62) which is some eight times greater than the lowest rate in the region (Kensington and Chelsea, 0.84). [see figure 17]
- Mapping of the results reveals some clustering of the local authorities with the highest rates of claims leading to possession orders in:
 - Tyneside
 - A red 'ribbon' of repossessions across northern England from the Mersey in the west to the Humber estuary in the east
 - Kent coastal towns (Thurrock, Medway, Swale)
 - The Wash (South Holland, Fenland, Peterborough) [see figure 1]

⁶ Highest possession order rates, or repossession hotspots, defined as being in the top quintile (20%) nationally, lowest rates are in the bottom quintile (20%) nationally

Figure 1: Rates of claims leading to possession orders, financial year 2010/11, national map



Sources: Possession order rates: Ministry of Justice statistics, May 2011; Private households, DCLG Housing Live Table 100, DCLG website

Results – contents

Figure no.	Title	Page
1	Rates of claims leading to orders, financial year 2010/11, national map	4
2	Table of number and rates of claims leading to possession orders (POs), by local authority - ranked by rate of POs	6
3	Unemployment rates and trend, by claims leading to possession order rates	13
4	Table of rates of claims leading to possession orders (POs), regional overview	14
5	Rates of claims leading to possession orders, North East region table	15
6	Rates of claims leading to possession orders, North East region map	16
7	Rates of claims leading to possession orders, North West region table	17
8	Rates of claims leading to possession orders, North West region map	18
9	Rates of claims leading to possession orders, Yorkshire & Humber region table	19
10	Rates of claims leading to possession orders, Yorkshire & Humber region map	20
11	Rates of claims leading to possession orders, East Midlands region table	21
12	Rates of claims leading to possession orders, East Midlands region map	22
13	Rates of claims leading to possession orders, West Midlands region table	23
14	Rates of claims leading to possession orders, West Midlands region map	24
15	Rates of claims leading to possession orders, East of England region table	25
16	Rates of claims leading to possession orders, East of England region map	26
17	Rates of claims leading to possession orders, London region table	28
18	Rates of claims leading to possession orders, London region map	29
19	Rates of claims leading to possession orders, South East region table	30
20	Rates of claims leading to possession orders, South East region map	31
21	Rates of claims leading to possession orders, South West region table	33
22	Rates of claims leading to possession orders, South West region map	34

Results

Figure 2: Table of rates of claims leading to possession orders (POs), by local authority - ranked by rate of POs

Rank	Local authority	Region	Number of POs 2010/11	Rate of POs per 1,000 private households
1	Corby	East Midlands	155	7.56
2	Barking and Dagenham	London	325	6.62
3	Thurrock UA	East of England	325	6.16
4	Knowsley	North West	255	5.68
5	Newham	London	400	5.57
6	Doncaster	Yorkshire and Humber	560	5.44
7	Halton UA	North West	215	5.43
8	Tamworth	West Midlands	135	5.39
9	Kingston upon Hull, City of UA	Yorkshire and Humber	415	5.28
10	Rochdale	North West	355	5.24
11	Tameside	North West	390	5.11
12	Luton UA	East of England	325	5.07
13	Fenland	East of England	185	5.04
14	Salford	North West	380	5.04
15	Harlow	East of England	115	4.85
16	Nottingham UA	East Midlands	440	4.84
17	Stockton-on-Tees UA	North East	320	4.82
18	Sunderland	North East	425	4.81
19	Oldham	North West	350	4.79
20	Bradford	Yorkshire and Humber	800	4.79
21	Blackburn with Darwen UA	North West	220	4.77
22	Wigan	North West	520	4.71
23	Sandwell	West Midlands	415	4.68
24	County Durham UA	North East	850	4.67
25	Middlesbrough UA	North East	205	4.65
26	Manchester	North West	645	4.63
27	Peterborough UA	East of England	280	4.57
28	Lewisham	London	355	4.57
29	North East Lincolnshire UA	Yorkshire and Humber	280	4.55
30	Nuneaton and Bedworth	West Midlands	205	4.54
31	Stoke-on-Trent UA	West Midlands	390	4.52
32	Pendle	North West	160	4.52
33	Blackpool UA	North West	280	4.48
34	Bolton	North West	420	4.48
35	Rotherham	Yorkshire and Humber	380	4.43
36	Hartlepool UA	North East	140	4.39
37	Liverpool	North West	655	4.39
38	Wellingborough	East Midlands	120	4.38
39	Gateshead	North East	285	4.36
40	Burnley	North West	150	4.36
41	Wakefield	Yorkshire and Humber	485	4.35

Rank	Local authority	Region	Number of POs 2010/11	Rate of POs per 1,000 private households
42	South Holland	East Midlands	145	4.34
43	Croydon	London	540	4.33
44	Slough UA	South East	170	4.29
45	Darlington UA	North East	170	4.27
46	Leicester UA	East Midlands	385	4.25
47	North Lincolnshire UA	Yorkshire and Humber	255	4.23
48	South Tyneside	North East	195	4.17
49	Walsall	West Midlands	340	4.17
50	Northampton	East Midlands	315	4.15
51	Greenwich	London	295	4.12
52	Cannock Chase	West Midlands	140	4.12
53	Rossendale	North West	105	4.12
54	Medway UA	South East	415	4.11
55	Bury	North West	280	4.11
56	Milton Keynes UA	South East	335	4.11
57	Kirklees	Yorkshire and Humber	605	4.09
58	Swale	South East	200	4.09
59	St. Helens	North West	255	4.06
60	Southwark	London	250	4.00
61	Hyndburn	North West	125	4.00
62	Erewash	East Midlands	175	4.00
63	Ashfield	East Midlands	175	3.99
64	Birmingham	West Midlands	1,255	3.99
65	Telford and Wrekin UA	West Midlands	215	3.99
66	Waltham Forest	London	290	3.90
67	Wolverhampton	West Midlands	290	3.89
68	Basildon	East of England	215	3.81
69	Calderdale	Yorkshire and Humber	290	3.76
70	Bassetlaw	East Midlands	155	3.73
71	Redcar and Cleveland UA	North East	180	3.68
72	Boston	East Midlands	80	3.66
73	Bolsover	East Midlands	100	3.65
74	Mansfield	East Midlands	135	3.60
75	Barnsley	Yorkshire and Humber	295	3.60
76	Sefton	North West	375	3.58
77	Newcastle upon Tyne	North East	290	3.56
78	Thanet	South East	195	3.53
79	Newcastle-under-Lyme	West Midlands	155	3.52
80	Dartford	South East	120	3.48
81	Wirral	North West	415	3.47
82	East Northamptonshire	East Midlands	110	3.46
83	North Tyneside	North East	245	3.44
84	Redbridge	London	315	3.44
85	North Warwickshire	West Midlands	80	3.44
86	Sheffield	Yorkshire and Humber	605	3.42
87	Kettering	East Midlands	120	3.42

Rank	Local authority	Region	Number of POs 2010/11	Rate of POs per 1,000 private households
88	Ipswich	East of England	155	3.42
89	Swindon UA	South West	255	3.41
90	Warrington UA	North West	250	3.39
91	Chorley	North West	135	3.36
92	Lambeth	London	265	3.30
93	South Derbyshire	East Midlands	115	3.29
94	Redditch	West Midlands	90	3.28
95	Castle Point	East of England	115	3.27
96	Enfield	London	325	3.27
97	Leeds	Yorkshire and Humber	850	3.26
98	Selby	Yorkshire and Humber	100	3.22
99	West Lindsey	East Midlands	115	3.22
100	West Lancashire	North West	130	3.21
101	Coventry	West Midlands	345	3.21
102	Carlisle	North West	130	3.20
103	East Staffordshire	West Midlands	130	3.17
104	Bexley	London	255	3.16
105	Hinckley and Bosworth	East Midlands	130	3.14
106	Lincoln	East Midlands	100	3.11
107	Rugby	West Midlands	115	3.11
108	Dover	South East	130	3.11
109	Forest Heath	East of England	70	3.08
110	Wyre	North West	140	3.06
111	Crawley	South East	100	3.05
112	Derby UA	East Midlands	255	3.05
113	Great Yarmouth	East of England	110	3.04
114	Portsmouth UA	South East	215	3.03
115	Preston	North West	140	3.02
116	Tendring	East of England	190	3.02
117	Broxbourne	East of England	100	3.01
118	Hackney	London	160	3.00
119	Stevenage	East of England	75	3.00
120	Northumberland UA	North East	355	2.99
121	Gloucester	South West	135	2.97
122	North West Leicestershire	East Midlands	100	2.95
123	Newark and Sherwood	East Midlands	125	2.94
124	Gravesham	South East	100	2.91
125	Dudley	West Midlands	305	2.91
126	Tower Hamlets	London	165	2.90
127	Gosport	South East	85	2.90
128	Stockport	North West	315	2.87
129	Breckland	East of England	145	2.87
130	Plymouth UA	South West	255	2.86
131	Havering	London	240	2.86
132	Gedling	East Midlands	130	2.84
133	Hounslow	London	205	2.84

Rank	Local authority	Region	Number of POs 2010/11	Rate of POs per 1,000 private households
134	Southend-on-Sea UA	East of England	190	2.81
135	Bracknell Forest UA	South East	110	2.80
136	Wyre Forest	West Midlands	105	2.79
137	Hastings	South East	100	2.79
138	Hillingdon	London	235	2.78
139	Brent	London	230	2.75
140	East Lindsey	East Midlands	155	2.72
141	South Ribble	North West	115	2.72
142	Trafford	North West	220	2.71
143	Chesterfield	East Midlands	100	2.70
144	Amber Valley	East Midlands	125	2.64
145	Epping Forest	East of England	120	2.64
146	Cheshire West and Chester UA	North West	325	2.62
147	South Kesteven	East Midlands	135	2.62
148	Maidstone	South East	145	2.61
149	Havant	South East	110	2.60
150	Forest of Dean	South West	80	2.59
151	Braintree	East of England	130	2.57
152	North East Derbyshire	East Midlands	90	2.57
153	Central Bedfordshire UA	East of England	235	2.56
154	Barrow-in-Furness	North West	75	2.54
155	East Riding of Yorkshire UA	Yorkshire and Humber	340	2.53
156	Merton	London	185	2.53
157	Lancaster	North West	140	2.53
158	Solihull	West Midlands	190	2.53
159	Ealing	London	260	2.52
160	Ashford	South East	105	2.51
161	Tonbridge and Malling	South East	105	2.51
162	Rushmoor	South East	80	2.51
163	Daventry	East Midlands	70	2.50
164	Norwich	East of England	105	2.49
165	Sedgemoor	South West	110	2.48
166	Copeland	North West	65	2.47
167	Reading UA	South East	135	2.46
168	Southampton UA	South East	190	2.45
169	Cheshire East UA	North West	350	2.44
170	Torbay UA	South West	145	2.44
171	Stafford	West Midlands	115	2.42
172	Lichfield	West Midlands	90	2.42
173	Isle of Wight UA	South East	145	2.41
174	Shepway	South East	105	2.40
175	St Edmundsbury	East of England	90	2.38
176	Worcester	West Midlands	85	2.38
177	Hertsmere	East of England	80	2.38
178	Huntingdonshire	East of England	145	2.37
179	Fylde	North West	80	2.37

Rank	Local authority	Region	Number of POs 2010/11	Rate of POs per 1,000 private households
180	High Peak	East Midlands	85	2.37
181	Allerdale	North West	85	2.37
182	Sutton	London	165	2.36
183	Watford	East of England	70	2.34
184	Oadby and Wigston	East Midlands	50	2.32
185	Charnwood	East Midlands	140	2.32
186	Waveney	East of England	110	2.32
187	Colchester	East of England	145	2.32
188	Melton	East Midlands	45	2.32
189	Tandridge	South East	70	2.27
190	Welwyn Hatfield	East of England	75	2.26
191	Haringey	London	160	2.26
192	Blaby	East Midlands	80	2.24
193	Harrow	London	170	2.23
194	Bristol, City of UA	South West	320	2.22
195	Richmondshire	Yorkshire and Humber	40	2.22
196	Bromley	London	255	2.22
197	Canterbury	South East	125	2.22
198	Broxtowe	East Midlands	95	2.21
199	South Staffordshire	West Midlands	85	2.18
200	Staffordshire Moorlands	West Midlands	85	2.16
201	Bournemouth UA	South West	165	2.14
202	North Somerset UA	South West	180	2.12
203	Maldon	East of England	50	2.11
204	North Kesteven	East Midlands	85	2.11
205	Cherwell	South East	110	2.10
206	Worthing	South East	90	2.09
207	Adur	South East	50	2.09
208	Poole UA	South West	120	2.08
209	Aylesbury Vale	South East	130	2.08
210	Wycombe	South East	120	2.01
211	Harborough	East Midlands	65	2.00
212	Cheltenham	South West	95	2.00
213	Barnet	London	235	1.97
214	Eastleigh	South East	90	1.96
215	Spelthorne	South East	70	1.96
216	Scarborough	Yorkshire and Humber	95	1.95
217	South Somerset	South West	120	1.95
218	Chelmsford	East of England	120	1.95
219	Bedford UA	East of England	105	1.92
220	Ribble Valley	North West	45	1.92
221	Dacorum	East of England	90	1.91
222	Rochford	East of England	60	1.91
223	Reigate and Banstead	South East	95	1.90
224	Wealden	South East	110	1.89
225	Rutland UA	East Midlands	25	1.88

Rank	Local authority	Region	Number of POs 2010/11	Rate of POs per 1,000 private households
226	King's Lynn and West Norfolk	East of England	110	1.86
227	South Northamptonshire	East Midlands	60	1.85
228	Torridge	South West	50	1.81
229	Shropshire UA	West Midlands	205	1.79
230	Surrey Heath	South East	55	1.77
231	Windsor and Maidenhead UA	South East	90	1.76
232	Stroud	South West	75	1.73
233	Eastbourne	South East	70	1.73
234	West Berkshire UA	South East	95	1.71
235	Bromsgrove	West Midlands	60	1.71
236	Sevenoaks	South East	70	1.70
237	South Gloucestershire UA	South West	165	1.70
238	Basingstoke and Deane	South East	100	1.70
239	North Hertfordshire	East of England	75	1.69
240	Wiltshire UA	South West	280	1.66
241	Epsom and Ewell	South East	45	1.65
242	Uttlesford	East of England	45	1.65
243	Babergh	East of England	55	1.65
244	Arun	South East	105	1.64
245	Horsham	South East	80	1.64
246	Mendip	South West	70	1.64
247	Teignbridge	South West	85	1.64
248	Kingston upon Thames	London	95	1.63
249	Three Rivers	East of England	50	1.63
250	Stratford-on-Avon	West Midlands	75	1.61
251	Cotswold	South West	55	1.61
252	Fareham	South East	70	1.60
253	Wychavon	West Midlands	70	1.60
254	East Hertfordshire	East of England	80	1.59
255	Harrogate	Yorkshire and Humber	100	1.59
256	Cornwall UA	South West	355	1.58
257	Lewes	South East	60	1.56
258	Malvern Hills	West Midlands	45	1.55
259	Woking	South East	55	1.54
260	East Hampshire	South East	65	1.53
261	Weymouth and Portland	South West	40	1.49
262	Wandsworth	London	155	1.49
263	Herefordshire, County of UA	West Midlands	105	1.47
264	Craven	Yorkshire and Humber	35	1.47
265	South Norfolk	East of England	70	1.47
266	Warwick	West Midlands	75	1.46
267	Oxford	South East	65	1.46
268	East Cambridgeshire	East of England	45	1.46
269	Brentwood	East of England	40	1.45
270	North Devon	South West	55	1.40
271	Islington	London	75	1.39

Rank	Local authority	Region	Number of POs 2010/11	Rate of POs per 1,000 private households
272	Brighton and Hove UA	South East	145	1.39
273	Wokingham UA	South East	80	1.38
274	Hart	South East	45	1.37
275	South Cambridgeshire	East of England	70	1.35
276	Broadland	East of England	65	1.32
277	North Norfolk	East of England	60	1.32
278	Runnymede	South East	40	1.31
279	Bath and North East Somerset UA	South West	85	1.30
280	Rother	South East	50	1.28
281	Vale of White Horse	South East	55	1.28
282	East Dorset	South West	45	1.27
283	York UA	Yorkshire and Humber	90	1.27
284	Tunbridge Wells	South East	50	1.26
285	South Bucks	South East	30	1.26
286	Rushcliffe	East Midlands	55	1.26
287	West Somerset	South West	20	1.26
288	Mole Valley	South East	40	1.26
289	Tewkesbury	South West	40	1.25
290	Westminster	London	100	1.24
291	Derbyshire Dales	East Midlands	35	1.24
292	Chichester	South East	55	1.23
293	Hambleton	Yorkshire and Humber	40	1.23
294	Test Valley	South East	50	1.22
295	Chiltern	South East	40	1.22
296	East Devon	South West	70	1.22
297	St Albans	East of England	60	1.21
298	Mid Sussex	South East	60	1.21
299	Winchester	South East	50	1.21
300	Mid Devon	South West	35	1.20
301	Richmond upon Thames	London	85	1.18
302	North Dorset	South West	30	1.18
303	West Devon	South West	25	1.17
304	South Hams	South West	45	1.17
305	Suffolk Coastal	East of England	60	1.16
306	West Oxfordshire	South East	45	1.15
307	Waverley	South East	50	1.13
308	Mid Suffolk	East of England	40	1.10
309	Taunton Deane	South West	45	1.09
310	Eden	North West	25	1.09
311	Hammersmith and Fulham	London	60	1.08
312	New Forest	South East	75	1.06
313	Purbeck	South West	20	1.05
314	Guildford	South East	50	1.05
315	Exeter	South West	45	1.04
316	Elmbridge	South East	50	1.00
317	Christchurch	South West	20	0.98
318	Cambridge	East of England	35	0.97

Rank	Local authority	Region	Number of POs 2010/11	Rate of POs per 1,000 private households
319	Ryedale	Yorkshire and Humber	20	0.96
320	South Oxfordshire	South East	45	0.92
321	Camden	London	55	0.88
322	South Lakeland	North West	40	0.84
323	Kensington and Chelsea	London	55	0.84
324	West Dorset	South West	35	0.83
Sources: PO numbers are from Ministry of Justice statistics, May 2011; Private households are from DCLG Housing Live Table 100, DCLG website				

The dividing lines on Figure 1 above show where the higher, mid and lower quintiles are situated – the top 65 are described as hotspots.

Figure 3: Unemployment rates and trend, by claims leading to possession order quintiles

Claims leading to possession orders 2010/11, rate per 1,000 private households	Rate of unemployment, September 2010	Trend in unemployment September 2007 – September 2010
Higher	9.6%	+3.3%
Middle	6.7%	+2.1%
Lower	5.3%	+1.4%
Sources: PO rates: Ministry of Justice statistics, May 2011; Private households, DCLG Housing Live Table 100, DCLG website; unemployment rates and trend, Annual population survey, ONS, NOMIS website (missing data excluded), median averages		

Figure 3 above shows that the current rate of unemployment in the local authorities with the highest fifth of possession order rates is 9.6%, compared to 5.3% in the local authorities with the lowest rates of possession orders.

The three-year trend in unemployment (+3.3%) is also higher in authorities with higher rates of claims leading to possession orders than in those with lower rates (+1.4%)

There are two main ways of measuring unemployment, and the table above uses the Labour Force survey which asks respondents if they have actively sought work in the last four weeks. Analysis using the other main measure of unemployment - Jobseekers Allowance claimant counts, shows a similar pattern with higher rates in the local authorities with the highest rates of possession orders.

Regional results

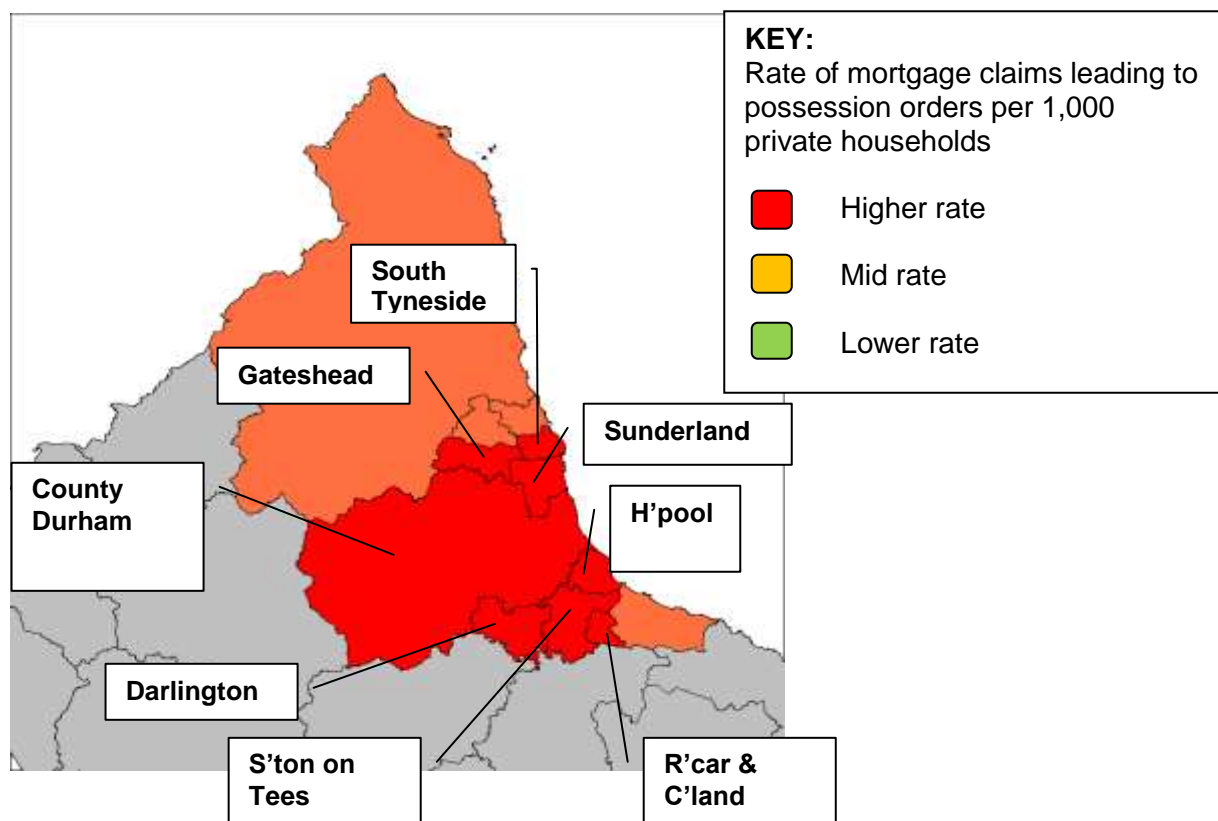
Figure 4: Table of number and rates of claims leading to possession orders (POs), regional overview

Region	Number of POs 2010/11	Rate of POs per 1,000 private households
North East	3,655	4.13
North West	9,365	3.71
Yorkshire and The Humber	6,680	3.60
East Midlands	5,155	3.15
West Midlands	5,990	3.17
East of England	5,280	2.52
London	6,955	2.78
South East	6,575	2.09
South West	3,775	1.83
England	53,430	2.87
Sources: PO numbers are from Ministry of Justice statistics, May 2011; Private households are from DCLG Housing Live Table 100, DCLG website		

Figure 5: Table, number and rates of claims leading to possession orders, 2010/11, North East region

Rank (within region)	Rank (national)	Local authority	Number of POs 2010/11	Rate of POs per 1,000 private households
		North East region	3,655	4.13
1	17	Stockton-on-Tees UA	320	4.82
2	18	Sunderland	425	4.81
3	24	County Durham UA	850	4.67
4	25	Middlesbrough UA	205	4.65
5	36	Hartlepool UA	140	4.39
6	39	Gateshead	285	4.36
7	45	Darlington UA	170	4.27
8	48	South Tyneside	195	4.17
9	71	Redcar and Cleveland UA	180	3.68
10	77	Newcastle upon Tyne	290	3.56
11	83	North Tyneside	245	3.44
12	120	Northumberland UA	355	2.99
Sources: PO numbers are from Ministry of Justice statistics, May 2011; Private households are from DCLG Housing Live Table 100, DCLG website				

Figure 6: Rates of claims leading to possession orders, 2010/11, North East region map

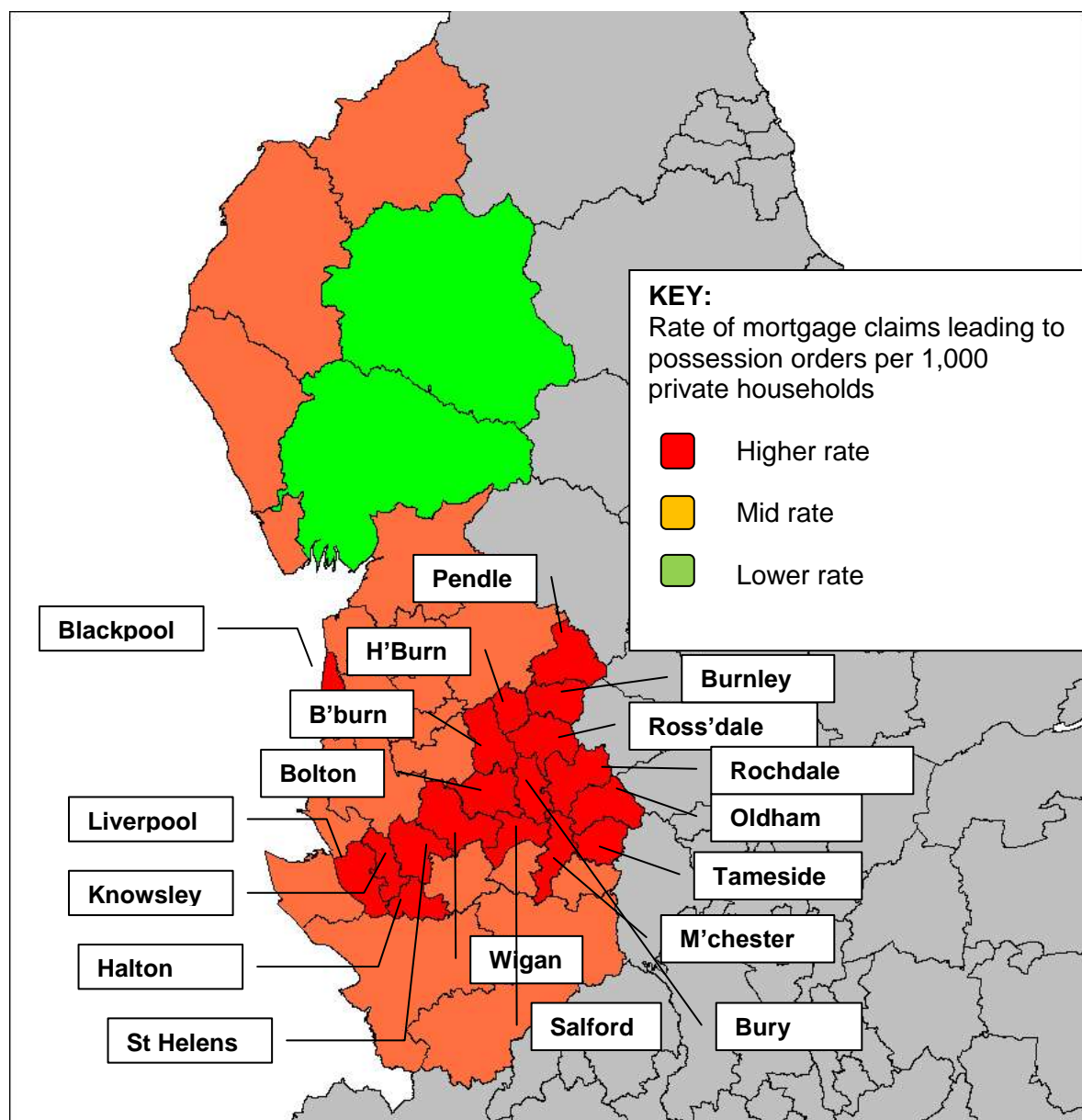


Sources: PO rates: Ministry of Justice statistics, May 2011; Private households, DCLG Housing Live Table 100, DCLG website. Contains Ordnance Survey data © Crown copyright and database right 2011.

Figure 7: Number and rates of claims leading to possession orders, 2010/11, North West region table

Rank (within region)	Rank (national)	Local authority	Number of POs 2010/11	Rate of POs per 1,000 private households
		North West region	9,365	3.71
1	4	Knowsley	255	5.68
2	7	Halton UA	215	5.43
3	10	Rochdale	355	5.24
4	11	Tameside	390	5.11
5	14	Salford	380	5.04
6	19	Oldham	350	4.79
7	21	Blackburn with Darwen UA	220	4.77
8	22	Wigan	520	4.71
9	26	Manchester	645	4.63
10	32	Pendle	160	4.52
11	33	Blackpool UA	280	4.48
12	34	Bolton	420	4.48
13	37	Liverpool	655	4.39
14	40	Burnley	150	4.36
15	53	Rossendale	105	4.12
16	55	Bury	280	4.11
17	59	St. Helens	255	4.06
18	61	Hyndburn	125	4.00
19	76	Sefton	375	3.58
20	81	Wirral	415	3.47
21	90	Warrington UA	250	3.39
22	91	Chorley	135	3.36
23	100	West Lancashire	130	3.21
24	102	Carlisle	130	3.20
25	110	Wyre	140	3.06
26	115	Preston	140	3.02
27	128	Stockport	315	2.87
28	141	South Ribble	115	2.72
29	142	Trafford	220	2.71
30	146	Cheshire West and Chester UA	325	2.62
31	154	Barrow-in-Furness	75	2.54
32	157	Lancaster	140	2.53
33	166	Copeland	65	2.47
34	169	Cheshire East UA	350	2.44
35	179	Fylde	80	2.37
36	181	Allerdale	85	2.37
37	220	Ribble Valley	45	1.92
38	310	Eden	25	1.09
39	322	South Lakeland	40	0.84
Sources: PO numbers are from Ministry of Justice statistics, May 2011; Private households are from DCLG Housing Live Table 100, DCLG website				

Figure 8: Rates of claims leading to possession orders, 2010/11, North West region map



Sources: PO rates: Ministry of Justice statistics, May 2011; Private households, DCLG Housing Live Table 100, DCLG website. Contains Ordnance Survey data © Crown copyright and database right 2011.

Figure 9: Number and rates of claims leading to possession orders, 2010/11, Yorkshire & Humber region table

Rank (within region)	Rank (national)	Local authority	Number of POs 2010/11	Rate of POs per 1,000 private households
		Yorkshire & Humber region	6,680	3.60
1	6	Doncaster	560	5.44
2	9	Kingston upon Hull, City of UA	415	5.28
3	20	Bradford	800	4.79
4	29	North East Lincolnshire UA	280	4.55
5	35	Rotherham	380	4.43
6	41	Wakefield	485	4.35
7	47	North Lincolnshire UA	255	4.23
8	57	Kirklees	605	4.09
9	69	Calderdale	290	3.76
10	75	Barnsley	295	3.60
11	86	Sheffield	605	3.42
12	97	Leeds	850	3.26
13	98	Selby	100	3.22
14	155	East Riding of Yorkshire UA	340	2.53
15	195	Richmondshire	40	2.22
16	216	Scarborough	95	1.95
17	255	Harrogate	100	1.59
18	264	Craven	35	1.47
19	283	York UA	90	1.27
20	293	Hambleton	40	1.23
21	319	Ryedale	20	0.96

Sources: PO numbers are from Ministry of Justice statistics, May 2011; Private households are from DCLG Housing Live Table 100, DCLG website

Figure 10: Rates of claims leading to possession orders, 2010/11, Yorkshire and Humber region map

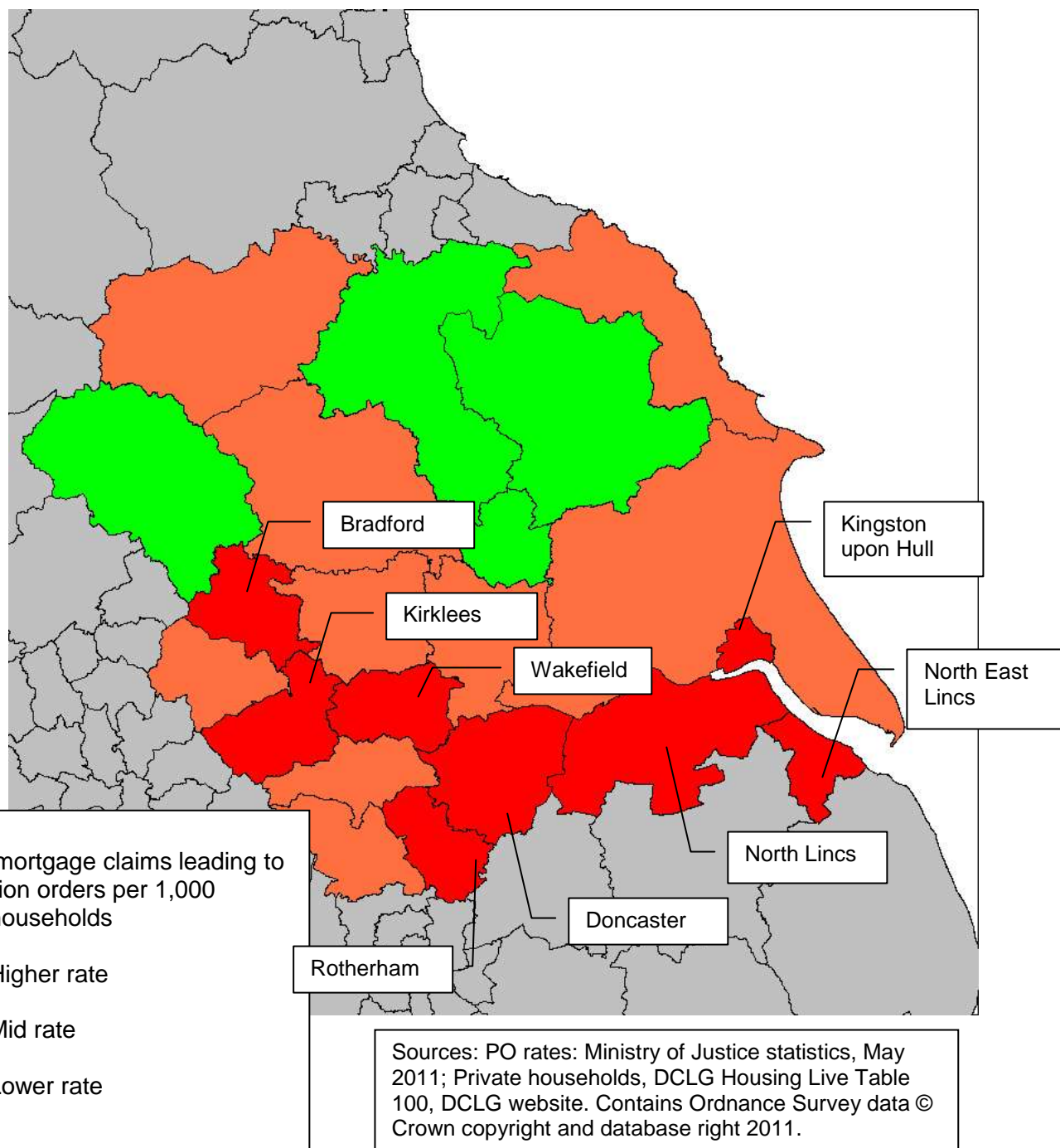


Figure 11: Number and rates of claims leading to possession orders, 2010/11, East Midlands region table

Rank (within region)	Rank (national)	Local authority	Number of POs 2010/11	Rate of POs per 1,000 private households
		East Midlands region	5,155	3.15
1	1	Corby	155	7.56
2	16	Nottingham UA	440	4.84
3	38	Wellingborough	120	4.38
4	42	South Holland	145	4.34
5	46	Leicester UA	385	4.25
6	50	Northampton	315	4.15
7	62	Erewash	175	4.00
8	63	Ashfield	175	3.99
9	70	Bassetlaw	155	3.73
10	72	Boston	80	3.66
11	73	Bolsover	100	3.65
12	74	Mansfield	135	3.60
13	82	East Northamptonshire	110	3.46
14	87	Kettering	120	3.42
15	93	South Derbyshire	115	3.29
16	99	West Lindsey	115	3.22
17	105	Hinckley and Bosworth	130	3.14
18	106	Lincoln	100	3.11
19	112	Derby UA	255	3.05
20	122	North West Leicestershire	100	2.95
21	123	Newark and Sherwood	125	2.94
22	132	Gedling	130	2.84
23	140	East Lindsey	155	2.72
24	143	Chesterfield	100	2.70
25	144	Amber Valley	125	2.64
26	147	South Kesteven	135	2.62
27	152	North East Derbyshire	90	2.57
28	163	Daventry	70	2.50
29	180	High Peak	85	2.37
30	184	Oadby and Wigston	50	2.32
31	185	Charnwood	140	2.32
32	188	Melton	45	2.32
33	192	Blaby	80	2.24
34	198	Broxtowe	95	2.21
35	204	North Kesteven	85	2.11
36	211	Harborough	65	2.00
37	225	Rutland UA	25	1.88
38	227	South Northamptonshire	60	1.85
39	286	Rushcliffe	55	1.26
40	291	Derbyshire Dales	35	1.24

Sources: PO numbers are from Ministry of Justice statistics, May 2011; Private households are from DCLG Housing Live Table 100, DCLG website

Figure 12: Rates of claims leading to possession orders, 2010/11, East Midlands region map

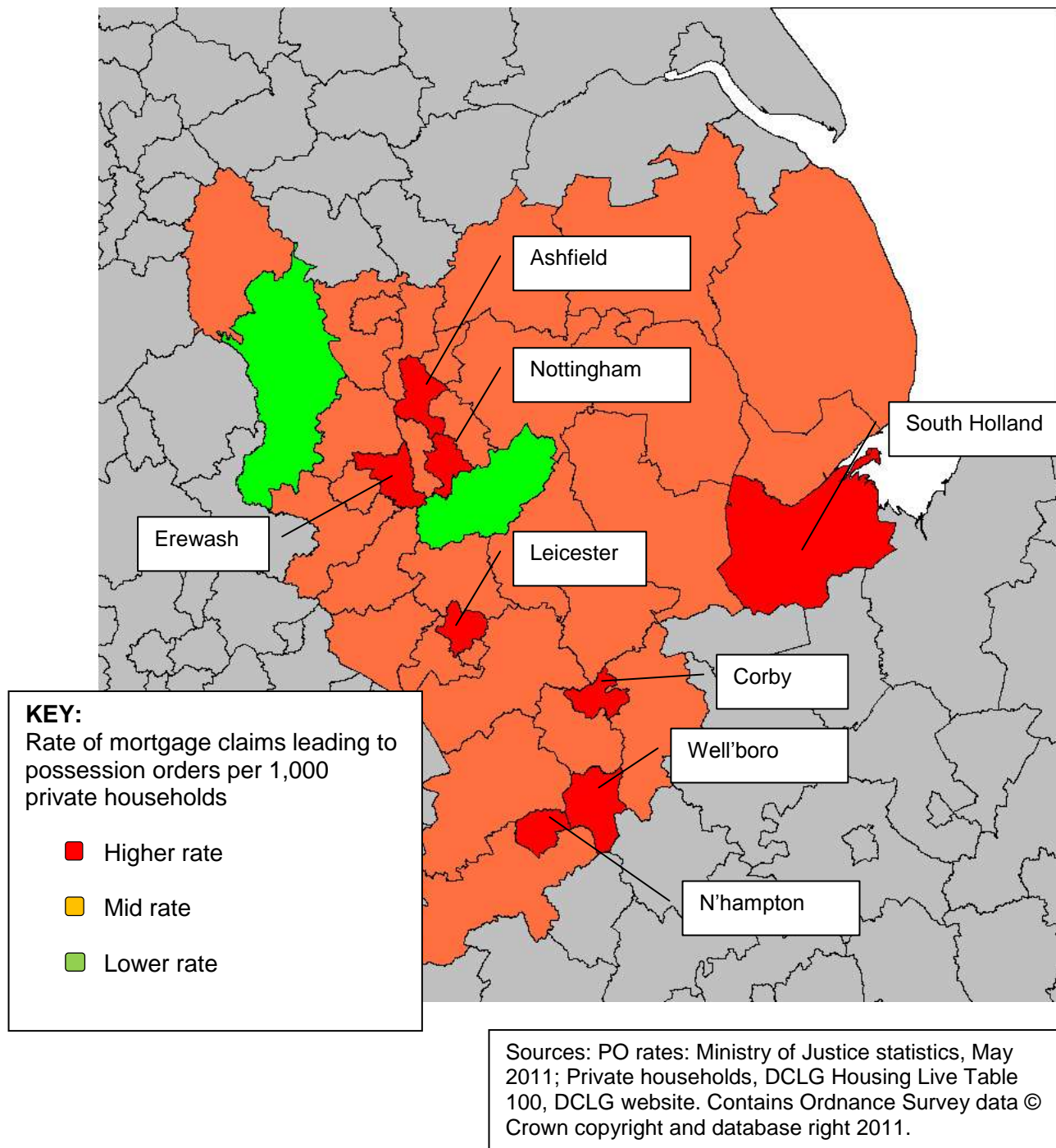
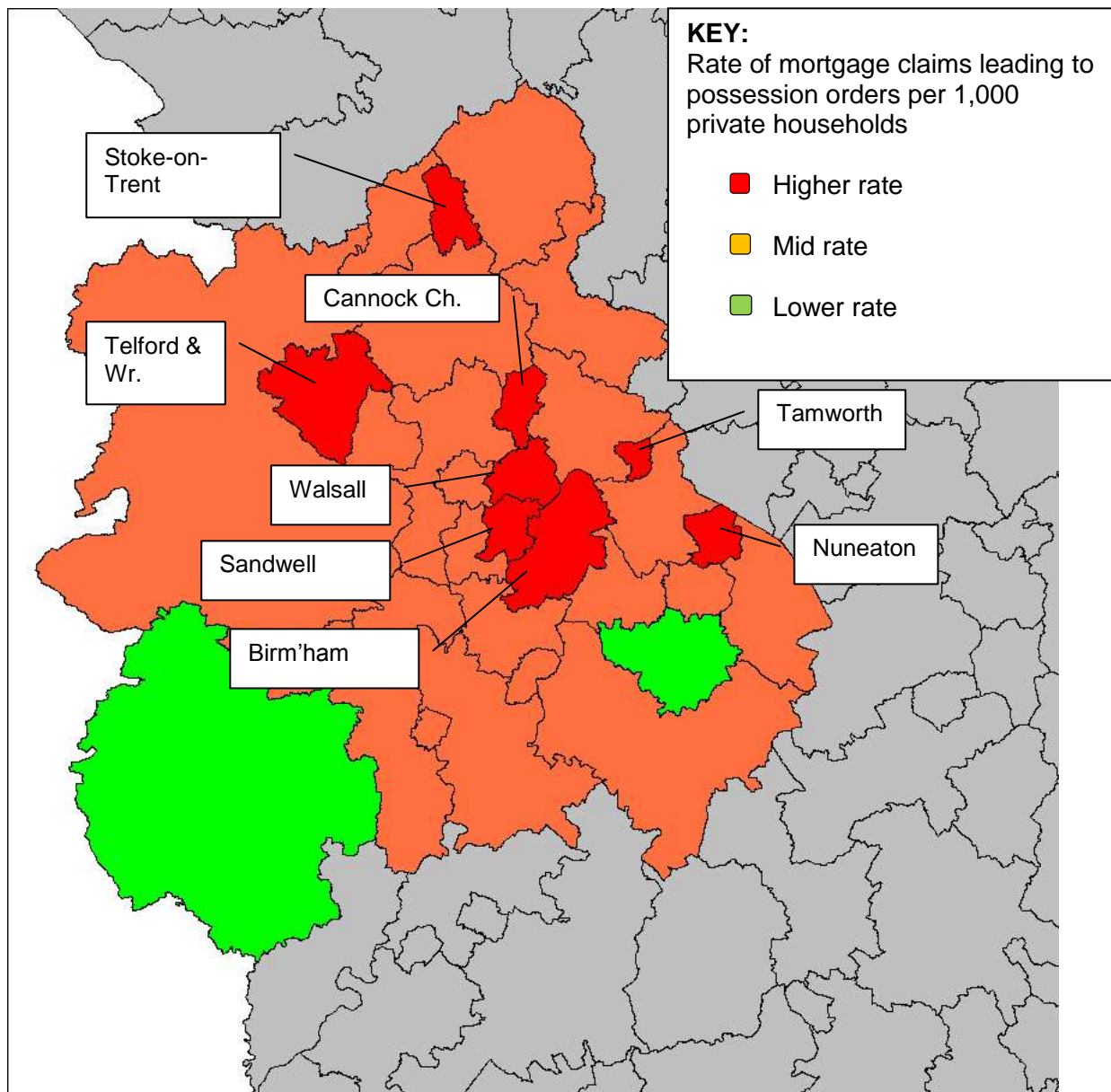


Figure 13: Number and rates of claims leading to possession orders, 2010/11, West Midlands region table

Rank (within region)	Rank (national)	Local authority	Number of POs 2010/11	Rate of POs per 1,000 private households
		West Midlands region	5,990	3.17
1	8	Tamworth	135	5.39
2	23	Sandwell	415	4.68
3	30	Nuneaton and Bedworth	205	4.54
4	31	Stoke-on-Trent UA	390	4.52
5	49	Walsall	340	4.17
6	52	Cannock Chase	140	4.12
7	64	Birmingham	1,255	3.99
8	65	Telford and Wrekin UA	215	3.99
9	67	Wolverhampton	290	3.89
10	79	Newcastle-under-Lyme	155	3.52
11	85	North Warwickshire	80	3.44
12	94	Redditch	90	3.28
13	101	Coventry	345	3.21
14	103	East Staffordshire	130	3.17
15	107	Rugby	115	3.11
16	125	Dudley	305	2.91
17	136	Wyre Forest	105	2.79
18	158	Solihull	190	2.53
19	171	Stafford	115	2.42
20	172	Lichfield	90	2.42
21	176	Worcester	85	2.38
22	199	South Staffordshire	85	2.18
23	200	Staffordshire Moorlands	85	2.16
24	229	Shropshire UA	205	1.79
25	235	Bromsgrove	60	1.71
26	250	Stratford-on-Avon	75	1.61
27	253	Wychavon	70	1.60
28	258	Malvern Hills	45	1.55
29	263	Herefordshire, County of UA	105	1.47
30	266	Warwick	75	1.46
Sources: PO numbers are from Ministry of Justice statistics, May 2011; Private households are from DCLG Housing Live Table 100, DCLG website				

Figure 14: Rates of claims leading to possession orders, 2010/11, West Midlands region map



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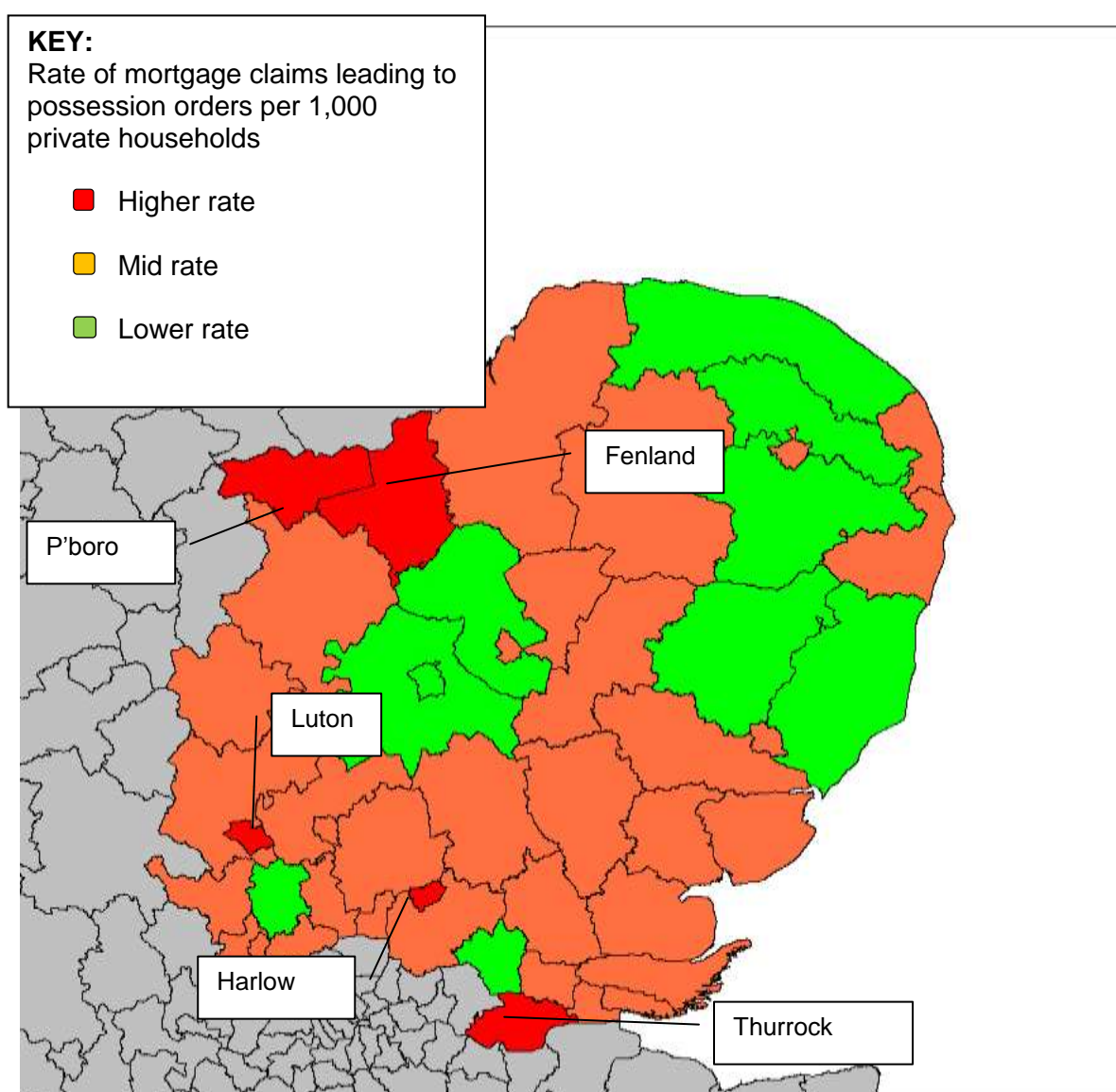
Figure 15: Number and rates of claims leading to possession orders, 2010/11, East of England region table

Rank (within region)	Rank (national)	Local authority	Number of POs 2010/11	Rate of POs per 1,000 private households
		East Of England region	5,280	2.52
1	3	Thurrock UA	325	6.16
2	12	Luton UA	325	5.07
3	13	Fenland	185	5.04
4	15	Harlow	115	4.85
5	27	Peterborough UA	280	4.57
6	68	Basildon	215	3.81
7	88	Ipswich	155	3.42
8	95	Castle Point	115	3.27
9	109	Forest Heath	70	3.08
10	113	Great Yarmouth	110	3.04
11	116	Tendring	190	3.02
12	117	Broxbourne	100	3.01
13	119	Stevenage	75	3.00
14	129	Breckland	145	2.87
15	134	Southend-on-Sea UA	190	2.81
16	145	Epping Forest	120	2.64
17	151	Braintree	130	2.57
18	153	Central Bedfordshire UA	235	2.56
19	164	Norwich	105	2.49
20	175	St Edmundsbury	90	2.38
21	177	Hertsmere	80	2.38
22	178	Huntingdonshire	145	2.37
23	183	Watford	70	2.34
24	186	Waveney	110	2.32
25	187	Colchester	145	2.32
26	190	Welwyn Hatfield	75	2.26
27	203	Maldon	50	2.11
28	218	Chelmsford	120	1.95
29	219	Bedford UA	105	1.92
30	221	Dacorum	90	1.91
31	222	Rochford	60	1.91
32	226	King's Lynn and West Norfolk	110	1.86
33	239	North Hertfordshire	75	1.69
34	242	Uttlesford	45	1.65
35	243	Babergh	55	1.65
36	249	Three Rivers	50	1.63
37	254	East Hertfordshire	80	1.59
38	265	South Norfolk	70	1.47
39	268	East Cambridgeshire	45	1.46
40	269	Brentwood	40	1.45
41	275	South Cambridgeshire	70	1.35

Rank (within region)	Rank (national)	Local authority	Number of POs 2010/11	Rate of POs per 1000 private households
42	276	Broadland	65	1.32
43	277	North Norfolk	60	1.32
44	297	St Albans	60	1.21
45	305	Suffolk Coastal	60	1.16
46	308	Mid Suffolk	40	1.10
47	318	Cambridge	35	0.97

Sources: PO numbers are from Ministry of Justice statistics, May 2011; Private households are from DCLG Housing Live Table 100, DCLG website

Figure 16: Rates of claims leading to possession orders, 2010/11, East of England region map

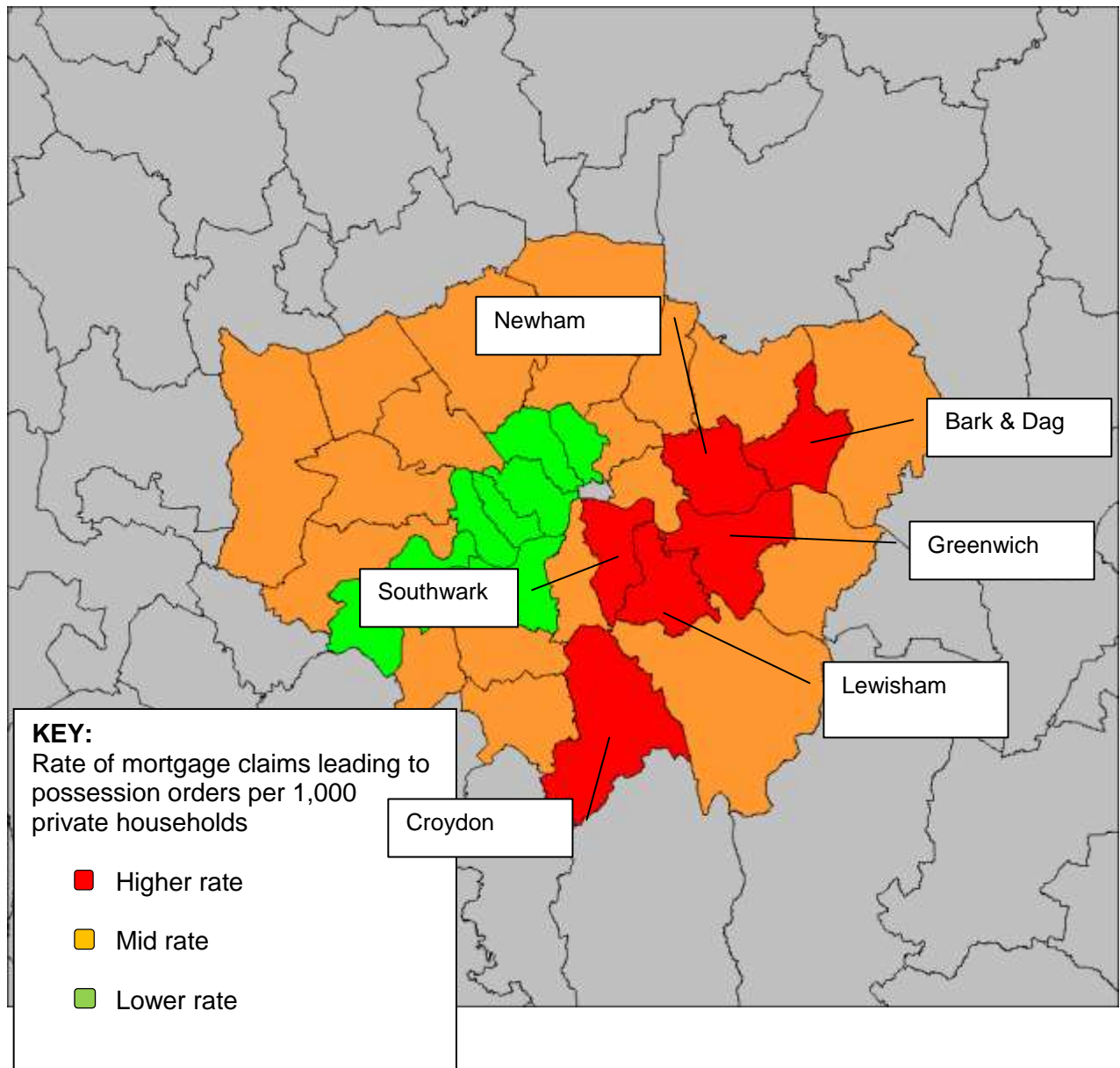


Sources: PO rates: Ministry of Justice statistics, May 2011; Private households, DCLG Housing Live Table 100, DCLG website. Contains Ordnance Survey data © Crown copyright and database right 2011.

Figure 17: Number and rates of claims leading to possession orders, 2010/11, London region table

Rank (within region)	Rank (national)	Local authority	Number of POs 2010/11	Rate of POs per 1,000 private households
		London region	6,955	2.78
1	2	Barking and Dagenham	325	6.62
2	5	Newham	400	5.57
3	28	Lewisham	355	4.57
4	43	Croydon	540	4.33
5	51	Greenwich	295	4.12
6	60	Southwark	250	4.00
7	66	Waltham Forest	290	3.90
8	84	Redbridge	315	3.44
9	92	Lambeth	265	3.30
10	96	Enfield	325	3.27
11	104	Bexley	255	3.16
12	118	Hackney	160	3.00
13	126	Tower Hamlets	165	2.90
14	131	Havering	240	2.86
15	133	Hounslow	205	2.84
16	138	Hillingdon	235	2.78
17	139	Brent	230	2.75
18	156	Merton	185	2.53
19	159	Ealing	260	2.52
20	182	Sutton	165	2.36
21	191	Haringey	160	2.26
22	193	Harrow	170	2.23
23	196	Bromley	255	2.22
24	213	Barnet	235	1.97
25	248	Kingston upon Thames	95	1.63
26	262	Wandsworth	155	1.49
27	271	Islington	75	1.39
28	290	Westminster	100	1.24
29	301	Richmond upon Thames	85	1.18
30	311	Hammersmith and Fulham	60	1.08
31	321	Camden	55	0.88
32	323	Kensington and Chelsea	55	0.84
Sources: PO numbers are from Ministry of Justice statistics, May 2011; Private households are from DCLG Housing Live Table 100, DCLG website				

Figure 18: Rates of claims leading to possession orders, 2010/11, London Region map



Sources: PO rates: Ministry of Justice statistics, May 2011; Private households, DCLG Housing Live Table 100, DCLG website. Contains Ordnance Survey data © Crown copyright and database right 2011.

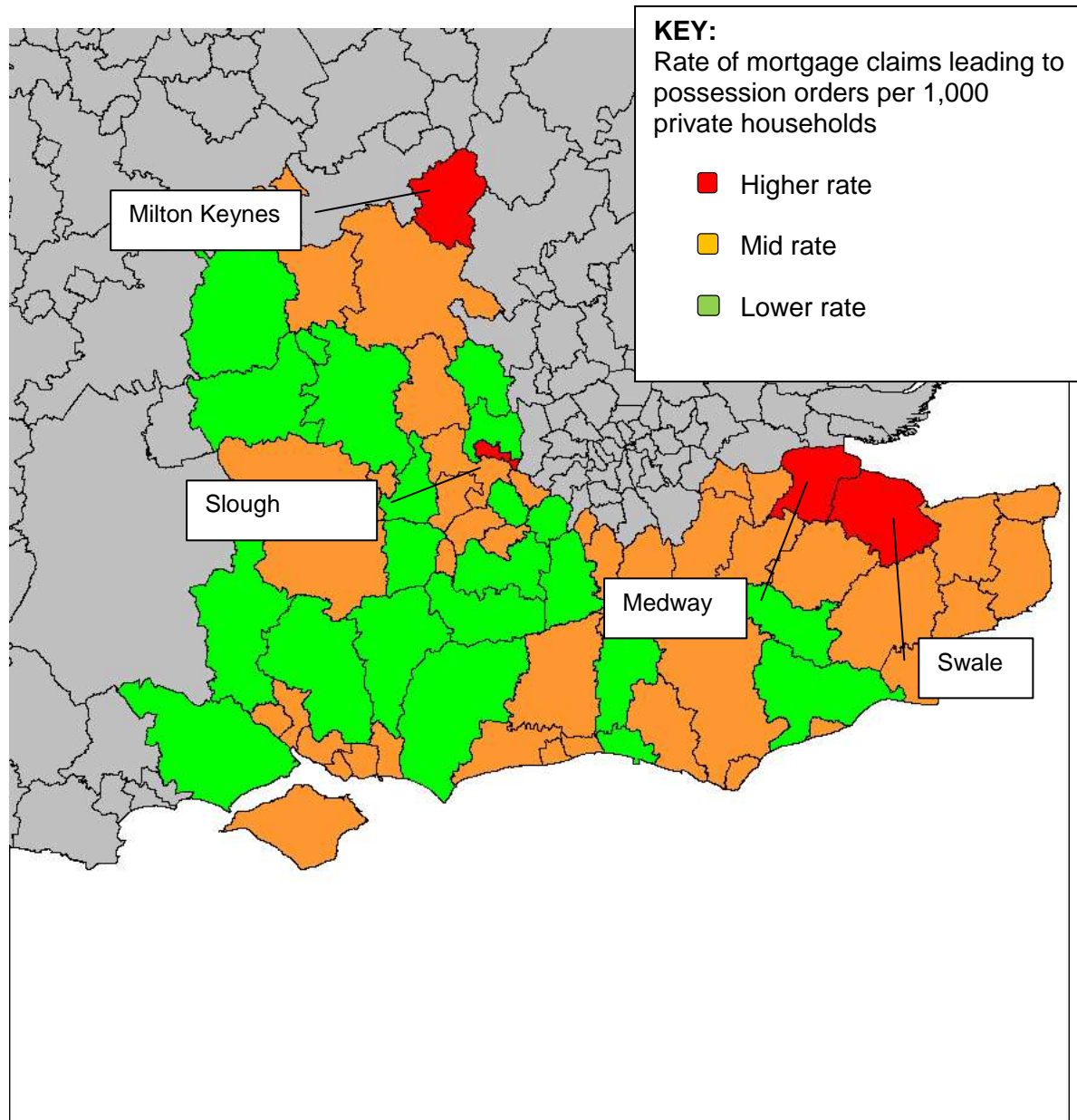
Figure 19: Number and rates of claims leading to possession orders, 2010/11, South East region table

Rank (within region)	Rank (national)	Local authority	Number of POs 2010/11	Rate of POs per 1,000 private households
		South East region	6,575	2.09
1	44	Slough UA	170	4.29
2	54	Medway UA	415	4.11
3	56	Milton Keynes UA	335	4.11
4	58	Swale	200	4.09
5	78	Thanet	195	3.53
6	80	Dartford	120	3.48
7	108	Dover	130	3.11
8	111	Crawley	100	3.05
9	114	Portsmouth UA	215	3.03
10	124	Gravesham	100	2.91
11	127	Gosport	85	2.90
12	135	Bracknell Forest UA	110	2.80
13	137	Hastings	100	2.79
14	148	Maidstone	145	2.61
15	149	Havant	110	2.60
16	160	Ashford	105	2.51
17	161	Tonbridge and Malling	105	2.51
18	162	Rushmoor	80	2.51
19	167	Reading UA	135	2.46
20	168	Southampton UA	190	2.45
21	173	Isle of Wight UA	145	2.41
22	174	Shepway	105	2.40
23	189	Tandridge	70	2.27
24	197	Canterbury	125	2.22
25	205	Cherwell	110	2.10
26	206	Worthing	90	2.09
27	207	Adur	50	2.09
28	209	Aylesbury Vale	130	2.08
29	210	Wycombe	120	2.01
30	214	Eastleigh	90	1.96
31	215	Spelthorne	70	1.96
32	223	Reigate and Banstead	95	1.90
33	224	Wealden	110	1.89
34	230	Surrey Heath	55	1.77
35	231	Windsor and Maidenhead UA	90	1.76
36	233	Eastbourne	70	1.73
37	234	West Berkshire UA	95	1.71
38	236	Sevenoaks	70	1.70
39	238	Basingstoke and Deane	100	1.70
40	241	Epsom and Ewell	45	1.65
41	244	Arun	105	1.64

Rank (within region)	Rank (national)	Local authority	Number of POs 2010/11	Rate of POs per 1,000 private households
42	245	Horsham	80	1.64
43	252	Fareham	70	1.60
44	257	Lewes	60	1.56
45	259	Woking	55	1.54
46	260	East Hampshire	65	1.53
47	267	Oxford	65	1.46
48	272	Brighton and Hove UA	145	1.39
49	273	Wokingham UA	80	1.38
50	274	Hart	45	1.37
51	278	Runnymede	40	1.31
52	280	Rother	50	1.28
53	281	Vale of White Horse	55	1.28
54	284	Tunbridge Wells	50	1.26
55	285	South Bucks	30	1.26
56	288	Mole Valley	40	1.26
57	292	Chichester	55	1.23
58	294	Test Valley	50	1.22
59	295	Chiltern	40	1.22
60	298	Mid Sussex	60	1.21
61	299	Winchester	50	1.21
62	306	West Oxfordshire	45	1.15
63	307	Waverley	50	1.13
64	312	New Forest	75	1.06
65	314	Guildford	50	1.05
66	316	Elmbridge	50	1.00
67	320	South Oxfordshire	45	0.92

Sources: PO numbers are from Ministry of Justice statistics, May 2011; Private households are from DCLG Housing Live Table 100, DCLG website

Figure 20: Rates of claims leading to possession orders, 2010/11, South East region map



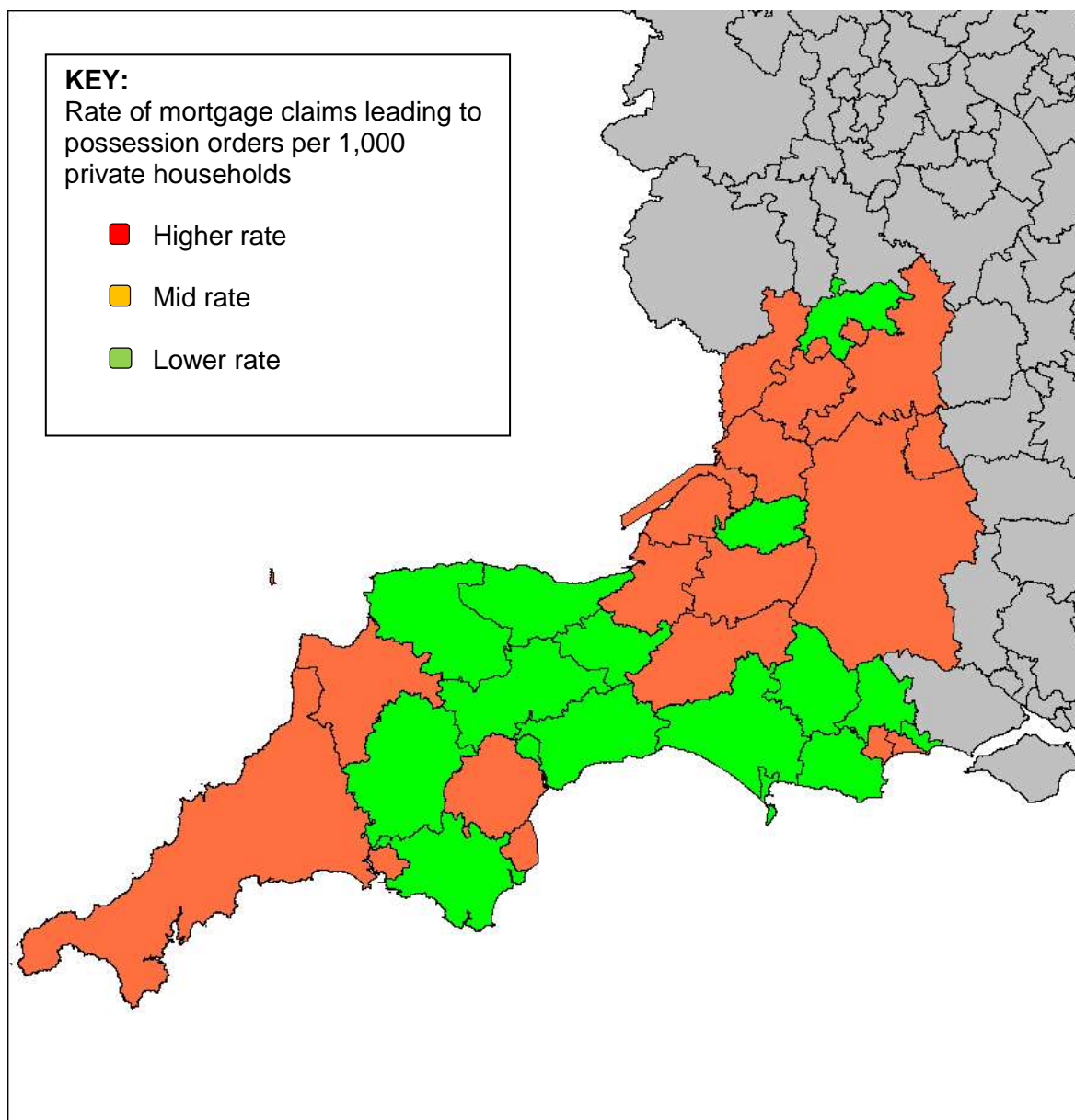
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Figure 21: Number and rates of claims leading to possession orders, 2010/11, South West region table

Rank (within region)	Rank (national)	Local authority	Number of POs 2010/11	Rate of POs per 1000 private households
		South West region	3,775	1.83
1	89	Swindon UA	255	3.41
2	121	Gloucester	135	2.97
3	130	Plymouth UA	255	2.86
4	150	Forest of Dean	80	2.59
5	165	Sedgemoor	110	2.48
6	170	Torbay UA	145	2.44
7	194	Bristol, City of UA	320	2.22
8	201	Bournemouth UA	165	2.14
9	202	North Somerset UA	180	2.12
10	208	Poole UA	120	2.08
11	212	Cheltenham	95	2.00
12	217	South Somerset	120	1.95
13	228	Torridge	50	1.81
14	232	Stroud	75	1.73
15	237	South Gloucestershire UA	165	1.70
16	240	Wiltshire UA	280	1.66
17	246	Mendip	70	1.64
18	247	Teignbridge	85	1.64
19	251	Cotswold	55	1.61
20	256	Cornwall UA	355	1.58
21	261	Weymouth and Portland	40	1.49
22	270	North Devon	55	1.40
23	279	Bath and North East Somerset UA	85	1.30
24	282	East Dorset	45	1.27
25	287	West Somerset	20	1.26
26	289	Tewkesbury	40	1.25
27	296	East Devon	70	1.22
28	300	Mid Devon	35	1.20
29	302	North Dorset	30	1.18
30	303	West Devon	25	1.17
31	304	South Hams	45	1.17
32	309	Taunton Deane	45	1.09
33	313	Purbeck	20	1.05
34	315	Exeter	45	1.04
35	317	Christchurch	20	0.98
36	324	West Dorset	35	0.83

Sources: PO numbers are from Ministry of Justice statistics, May 2011; Private households are from DCLG Housing Live Table 100, DCLG website

Figure 22: Rates of claims leading to possession orders, 2010/11, South West region map



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