

Eviction and Repossession Hotspots

2013/14 Data

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Methods and sources

A possession claim is the first stage of a legal process which can end with a person or family being evicted. In most cases it is followed by a possession order, which, if granted, is very likely to mean that person or family losing their home¹. In the mortgage and social landlord sectors, pre-action protocols and other rules are in place to try to avoid reaching the stage of a possession claim being issued. In the private rented sector, many landlords will try to negotiate with tenants and reach agreements that do not require court proceedings where possible.

This report illustrates the local, regional and national picture of court proceedings that can lead to eviction. The total number of mortgage and landlord possession claims is used in combination with census data on the number of households to calculate the rates of possession claims in each local authority area in England. These rates are expressed as “1 in x households” – meaning that the lower the value of x, the higher the rate of possession claims in the area.

The possession claims statistics are produced by the Ministry of Justice², and the time period covered is the financial year 2013/14 – that is, the period from April 2013 to March 2014, the last four available quarters. Household figures are taken from the Census 2011. Analysis is based on the total number of landlord and mortgage claims in each area.

Not all possession claims lead to possession orders, and not all possession orders lead to the loss of the home and eviction, but receiving a possession claim means a household is in a legal process where their home is at risk.

It is important to note that the analysis in this report only covers cases where a possession claim has been made and a court process has begun. Many more households than this are struggling to keep up with the payments on their homes, and may voluntarily move or sell rather than face enforced eviction through the courts.

¹ A small proportion of empty homes may be included in the figures for possession claims, for example, where the owner is not keeping up with mortgage payments.

² <https://www.gov.uk/government/publications/mortgage-and-landlord-possession-statistics-january-to-march-2014>

1. National Repossession Hotspots

The table below shows the areas with the highest 20 per cent of possession claim rates (65 local authorities). The top of the list is dominated by London authorities, but seven other regions are represented also.

Local authorities with highest 20 per cent of rates of possession claims, 2013/14, England

Rank (national)	Local Authority	Region	Number of mortgage and landlord possession claims	Rate of mortgage and landlord possession claims – 1 in x households
England			215,305	1 in 102
1	Newham	London	2,944	1 in 34
2	Barking and Dagenham	London	1,975	1 in 35
3	Southwark	London	3,138	1 in 38
4	Hackney	London	2,460	1 in 41
5	Haringey	London	2,459	1 in 41
6	Brent	London	2,643	1 in 42
7	Lewisham	London	2,608	1 in 45
8	Greenwich	London	2,213	1 in 46
9	Waltham Forest	London	2,116	1 in 46
10	Enfield	London	2,599	1 in 46
11	Croydon	London	2,970	1 in 49
12	Lambeth	London	2,646	1 in 49
13	Ealing	London	2,413	1 in 51
14	Tower Hamlets	London	1,962	1 in 52
15	Nottingham UA	East Midlands	2,353	1 in 54
16	Redbridge	London	1,706	1 in 58
17	Islington	London	1,592	1 in 59
18	Hillingdon	London	1,705	1 in 59
19	Peterborough UA	East of England	1,241	1 in 60
20	Salford	North West	1,717	1 in 60
21	Luton UA	East of England	1,228	1 in 60
22	South Tyneside	North East	1,108	1 in 61
23	Manchester	North West	3,356	1 in 61
24	Slough UA	South East	818	1 in 62
25	Corby	East Midlands	399	1 in 63
26	Wolverhampton	West Midlands	1,609	1 in 64
27	Westminster	London	1,661	1 in 64
28	Halton UA	North West	835	1 in 64
29	Hammersmith and Fulham	London	1,214	1 in 66
30	Stevenage	East of England	522	1 in 67
31	Newcastle upon Tyne	North East	1,721	1 in 68
32	Oldham	North West	1,298	1 in 69
33	Leicester UA	East Midlands	1,781	1 in 69
34	Gravesham	South East	580	1 in 70
35	Bexley	London	1,318	1 in 70

Rank (national)	Local Authority	Region	Number of mortgage and landlord possession claims	Rate of mortgage and landlord possession claims – 1 in x households
36	Hounslow	London	1,349	1 in 70
37	Birmingham	West Midlands	5,832	1 in 70
38	Barnet	London	1,928	1 in 70
39	Sandwell	West Midlands	1,720	1 in 71
40	Liverpool	North West	2,885	1 in 72
41	Dartford	South East	558	1 in 72
42	St Helens	North West	1,054	1 in 72
43	Milton Keynes UA	South East	1,363	1 in 72
44	Medway UA	South East	1,458	1 in 73
45	Bromley	London	1,786	1 in 73
46	Merton	London	1,073	1 in 73
47	Thurrock UA	East of England	845	1 in 74
48	Wandsworth	London	1,768	1 in 74
49	Harrow	London	1,138	1 in 74
50	Havering	London	1,272	1 in 76
51	Hertsmere	East of England	517	1 in 77
52	Stoke-on-Trent UA	West Midlands	1,385	1 in 78
53	West Lancashire	North West	578	1 in 79
54	Ipswich	East of England	725	1 in 79
55	Kingston upon Hull	Yorkshire & Humber	1,422	1 in 79
56	Knowsley	North West	768	1 in 80
57	Bedford UA	East of England	779	1 in 82
58	Harlow	East of England	420	1 in 82
59	North East Lincolnshire UA	Yorkshire & Humber	839	1 in 83
60	Tameside	North West	1,119	1 in 85
61	Sutton	London	907	1 in 86
62	Camden	London	1,121	1 in 87
63	Norwich	East of England	692	1 in 87
64	Watford	East of England	420	1 in 87
65	Kensington and Chelsea	London	898	1 in 87

Source: Mortgage and landlord possession claim statistics, Ministry of Justice, May 2014; Census 2011.

2. Regional possession claim rates

The following section contains tables showing possession claim rates for each local authority area in each region in England. Note that national rankings are given out of 325 rather than 326; this is because the Isles of Scilly have been excluded from the analysis due to their unique situation.

Region/ local authority	National rank out of 325 (by rate of possession claims)	Rank within region by rate of possession claims	Number of mortgage and landlord possession claims, 2013/14	Rate of possession claims - 1 in x households
North East			10,682	1 in 106
South Tyneside	22	1	1,108	1 in 61
Newcastle upon Tyne	31	2	1,721	1 in 68
North Tyneside	77	3	937	1 in 97
Middlesbrough UA	91	4	555	1 in 103
Hartlepool UA	109	5	367	1 in 110
Durham UA	110	6	2,019	1 in 111
Stockton-on-Tees UA	119	7	685	1 in 116
Gateshead	128	8	741	1 in 120
Northumberland UA	132	9	1,134	1 in 122
Darlington UA	149	10	359	1 in 130
Sunderland	222	11	724	1 in 165
Redcar and Cleveland UA	245	12	332	1 in 180

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Region/ local authority	National rank out of 325 (by rate of possession claims)	Rank within region by rate of possession claims	Number of mortgage and landlord possession claims, 2013/14	Rate of possession claims - 1 in x households
North West			30,272	1 in 99
Salford	20	1	1,717	1 in 60
Manchester	23	2	3,356	1 in 61
Halton UA	28	3	835	1 in 64
Oldham	32	4	1,298	1 in 69
Liverpool	40	5	2,885	1 in 72
St Helens	42	6	1,054	1 in 72
West Lancashire	53	7	578	1 in 79
Knowsley	56	8	768	1 in 80
Tameside	60	9	1,119	1 in 85
Rochdale	67	10	984	1 in 89
Blackburn with Darwen UA	70	11	632	1 in 91
Chorley	71	12	487	1 in 92
Bolton	79	13	1,180	1 in 99
Preston	80	14	575	1 in 100
Bury	81	15	780	1 in 100
Wirral	96	16	1,337	1 in 105
Stockport	97	17	1,153	1 in 106
Sefton	100	18	1,103	1 in 107
Wigan	104	19	1,261	1 in 108
Hyndburn	112	20	308	1 in 111
Blackpool UA	113	21	576	1 in 112
Warrington UA	139	22	689	1 in 124
Copeland	160	23	224	1 in 136
Cheshire West and Chester UA	177	24	996	1 in 142
Burnley	187	25	252	1 in 149
Rosendale	189	26	193	1 in 151
Barrow-in-Furness	203	27	197	1 in 158
Allerdale	206	28	266	1 in 159
Trafford	207	29	593	1 in 159
South Ribble	209	30	287	1 in 161
Pendle	213	31	230	1 in 162
Fylde	215	32	214	1 in 163
Carlisle	219	33	294	1 in 164
Lancaster	221	34	351	1 in 165
Cheshire East UA	232	35	944	1 in 169
Wyre	293	36	211	1 in 224
South Lakeland	309	37	186	1 in 250
Eden	318	38	82	1 in 281
Ribble Valley	322	39	77	1 in 312

Eviction and Repossession Hotspots – 2013/14 Data

Region/ local authority	National rank out of 325 (by rate of possession claims)	Rank within region by rate of possession claims	Number of mortgage and landlord possession claims, 2013/14	Rate of possession claims - 1 in x households
Yorkshire & the Humber			17,170	1 in 130
Kingston upon Hull UA	55	1	1,422	1 in 79
North East Lincolnshire UA	59	2	839	1 in 83
Barnsley	78	3	1,031	1 in 98
Sheffield	86	4	2,258	1 in 102
North Lincolnshire UA	99	5	665	1 in 106
Calderdale	130	6	731	1 in 121
Bradford	138	7	1,613	1 in 124
Wakefield	151	8	1,077	1 in 130
Rotherham	153	9	820	1 in 132
Kirklees	158	10	1,289	1 in 135
Doncaster	161	11	925	1 in 137
Scarborough	178	12	348	1 in 142
Leeds	195	13	2,090	1 in 153
Selby	197	14	225	1 in 154
York UA	267	15	425	1 in 197
Harrogate	282	16	317	1 in 212
East Riding of Yorkshire UA	288	17	655	1 in 218
Richmondshire	295	18	90	1 in 225
Ryedale	298	19	100	1 in 225
Hambleton	300	20	166	1 in 230
Craven	321	21	84	1 in 293

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Region/ local authority	National rank out of 325 (by rate of possession claims)	Rank within region by rate of possession claims	Number of mortgage and landlord possession claims, 2013/14	Rate of possession claims - 1 in x households
East Midlands			16,174	1 in 117
Nottingham UA	15	1	2,353	1 in 54
Corby	25	2	399	1 in 63
Leicester UA	33	3	1,781	1 in 69
Northampton	66	4	1,007	1 in 88
Mansfield	69	5	496	1 in 91
Derby UA	72	6	1,107	1 in 92
Lincoln	73	7	428	1 in 93
Chesterfield	76	8	485	1 in 96
East Northamptonshire	93	9	343	1 in 104
Wellingborough	94	10	308	1 in 104
Kettering	127	11	335	1 in 119
Bassetlaw	133	12	390	1 in 122
Bolsover	136	13	267	1 in 123
Broxtowe	140	14	378	1 in 124
South Holland	142	15	298	1 in 125
Boston	154	16	205	1 in 133
South Kesteven	156	17	429	1 in 134
Charnwood	164	18	481	1 in 138
North West Leicestershire	167	19	282	1 in 139
Newark and Sherwood	188	20	324	1 in 151
Hinckley and Bosworth	191	21	300	1 in 151
Melton	196	22	140	1 in 154
Erewash	202	23	308	1 in 158
High Peak	208	24	243	1 in 160
Ashfield	223	25	304	1 in 168
South Derbyshire	230	26	231	1 in 169
West Lindsey	233	27	227	1 in 169
Amber Valley	246	28	292	1 in 180
Daventry	251	29	173	1 in 183
Rutland UA	252	30	82	1 in 183
Gedling	258	31	264	1 in 187
North East Derbyshire	262	32	220	1 in 196
East Lindsey	280	33	290	1 in 210
Oadby and Wigston	281	34	101	1 in 211
Harborough	297	35	155	1 in 225
Blaby	301	36	167	1 in 232
North Kesteven	302	37	198	1 in 232
Derbyshire Dales	315	38	114	1 in 270
South Northamptonshire	317	39	126	1 in 276
Rushcliffe	323	40	143	1 in 321

Region/ local authority	National rank out of 325 (by rate of possession claims)	Rank within region by rate of possession claims	Number of mortgage and landlord possession claims, 2013/14	Rate of possession claims - 1 in x households
West Midlands			22,239	1 in 103
Wolverhampton	26	1	1,609	1 in 64
Birmingham	37	2	5,832	1 in 70
Sandwell	39	3	1,720	1 in 71
Stoke-on-Trent UA	52	4	1,385	1 in 78
Coventry	74	5	1,381	1 in 93
Solihull	82	6	859	1 in 100
Walsall	102	7	999	1 in 108
Rugby	107	8	383	1 in 109
Worcester	111	9	379	1 in 111
Wyre Forest	115	10	376	1 in 114
Telford and Wrekin UA	116	11	582	1 in 114
Nuneaton and Bedworth	120	12	455	1 in 116
Tamworth	122	13	272	1 in 116
Redditch	141	14	278	1 in 125
Dudley	145	15	1,029	1 in 126
Newcastle-under-Lyme	150	16	404	1 in 130
Stafford	162	17	405	1 in 138
Cannock Chase	180	18	284	1 in 143
North Warwickshire	184	19	175	1 in 147
Malvern Hills	190	20	213	1 in 151
Lichfield	194	21	269	1 in 153
Warwick	198	22	382	1 in 154
East Staffordshire	200	23	303	1 in 156
Herefordshire UA	216	24	479	1 in 164
South Staffordshire	237	25	259	1 in 172
Wychavon	242	26	277	1 in 179
Shropshire UA	263	27	662	1 in 196
Stratford-on-Avon	265	28	265	1 in 196
Bromsgrove	287	29	176	1 in 218
Staffordshire Moorlands	320	30	147	1 in 284

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Region/ local authority	National rank out of 325 (by rate of possession claims)	Rank within region by rate of possession claims	Number of mortgage and landlord possession claims, 2013/14	Rate of possession claims - 1 in x households
East of England			20,867	1 in 116
Peterborough UA	19	1	1,241	1 in 60
Luton UA	21	2	1,228	1 in 60
Stevenage	30	3	522	1 in 67
Thurrock UA	47	4	845	1 in 74
Hertsmere	51	5	517	1 in 77
Ipswich	54	6	725	1 in 79
Bedford UA	57	7	779	1 in 82
Harlow	58	8	420	1 in 82
Norwich	63	9	692	1 in 87
Watford	64	10	420	1 in 87
Welwyn Hatfield	75	11	459	1 in 95
Broxbourne	87	12	369	1 in 102
Central Bedfordshire UA	90	13	1,013	1 in 103
Forest Heath	92	14	245	1 in 104
Southend-on-Sea UA	106	15	688	1 in 109
Basildon	108	16	661	1 in 110
North Hertfordshire	114	17	475	1 in 112
Great Yarmouth	123	18	362	1 in 116
Colchester	124	19	613	1 in 117
Breckland	131	20	448	1 in 122
Three Rivers	134	21	287	1 in 122
Epping Forest	144	22	413	1 in 126
Fenland	146	23	319	1 in 127
King's Lynn & West Norfolk	155	24	472	1 in 133
East Hertfordshire	166	25	408	1 in 139
East Cambridgeshire	170	26	248	1 in 140
Uttlesford	173	27	222	1 in 141
Cambridge	174	28	331	1 in 141
St. Edmundsbury	179	29	320	1 in 143
Braintree	181	30	421	1 in 145
Huntingdonshire	185	31	467	1 in 148
Babergh	186	32	252	1 in 149
St. Albans	193	33	367	1 in 153
Dacorum	199	34	387	1 in 155
Waveney	204	35	321	1 in 159
Tendring	214	36	382	1 in 163
North Norfolk	228	37	273	1 in 169
Chelmsford	229	38	413	1 in 169
Brentwood	238	39	178	1 in 172
Castle Point	243	40	204	1 in 179
Maldon	248	41	142	1 in 182
South Cambridgeshire	259	42	310	1 in 193
Rochford	268	43	170	1 in 197
Mid Suffolk	275	44	198	1 in 204
Suffolk Coastal	304	45	226	1 in 237
Broadland	310	46	213	1 in 250
South Norfolk	314	47	201	1 in 263

Eviction and Repossession Hotspots – 2013/14 Data

Region/ local authority	National rank out of 325 (by rate of possession claims)	Rank within region by rate of possession claims	Number of mortgage and landlord possession claims, 2013/14	Rate of possession claims - 1 in x households
London			58,537	1 in 56
Newham	1	1	2,944	1 in 34
Barking & Dagenham	2	2	1,975	1 in 35
Southwark	3	3	3,138	1 in 38
Hackney	4	4	2,460	1 in 41
Haringey	5	5	2,459	1 in 41
Brent	6	6	2,643	1 in 42
Lewisham	7	7	2,608	1 in 45
Greenwich	8	8	2,213	1 in 46
Waltham Forest	9	9	2,116	1 in 46
Enfield	10	10	2,599	1 in 46
Croydon	11	11	2,970	1 in 49
Lambeth	12	12	2,646	1 in 49
Ealing	13	13	2,413	1 in 51
Tower Hamlets	14	14	1,962	1 in 52
Redbridge	16	15	1,706	1 in 58
Islington	17	16	1,592	1 in 59
Hillingdon	18	17	1,705	1 in 59
Westminster	27	18	1,661	1 in 64
Hammersmith & Fulham	29	19	1,214	1 in 66
Bexley	35	20	1,318	1 in 70
Hounslow	36	21	1,349	1 in 70
Barnet	38	22	1,928	1 in 70
Bromley	45	23	1,786	1 in 73
Merton	46	24	1,073	1 in 73
Wandsworth	48	25	1,768	1 in 74
Harrow	49	26	1,138	1 in 74
Havering	50	27	1,272	1 in 76
Sutton	61	28	907	1 in 86
Camden	62	29	1,121	1 in 87
Kensington & Chelsea	65	30	898	1 in 87
Kingston upon Thames	163	31	461	1 in 138
Richmond upon Thames	234	32	470	1 in 170
City of London	250	33	24	1 in 183

Region/ local authority	National rank out of 325 (by rate of possession claims)	Rank within region by rate of possession claims	Number of mortgage and landlord possession claims, 2013/14	Rate of possession claims - 1 in x households
South West			13,181	1 in 172
Gloucester	117	1	439	1 in 115
Bristol, City of UA	125	2	1,561	1 in 117
Weymouth and Portland	126	3	243	1 in 117
Bournemouth UA	148	4	636	1 in 130
Plymouth UA	157	5	813	1 in 134
Torbay UA	165	6	426	1 in 139
Poole UA	192	7	419	1 in 152
Forest of Dean	201	8	217	1 in 157
Wiltshire UA	205	9	1,224	1 in 159
Exeter	211	10	304	1 in 162
Cheltenham	212	11	314	1 in 162
Tewkesbury	218	12	214	1 in 164
Swindon UA	226	13	524	1 in 169
Sedgemoor	231	14	289	1 in 169
Taunton Deane	239	15	270	1 in 174
Purbeck	254	16	107	1 in 183
Mendip	255	17	252	1 in 183
Christchurch	256	18	116	1 in 185
North Devon	266	19	204	1 in 196
Torridge	270	20	141	1 in 198
South Somerset	271	21	349	1 in 199
Cotswold	273	22	181	1 in 200
East Devon	274	23	292	1 in 202
North Dorset	276	24	139	1 in 206
Teignbridge	279	25	259	1 in 209
Cornwall UA	283	26	1,079	1 in 214
Bath & North East Somerset UA	285	27	341	1 in 216
West Devon	289	28	104	1 in 219
South Hams	291	29	167	1 in 221
Mid Devon	292	30	148	1 in 221
North Somerset UA	294	31	393	1 in 224
South Gloucestershire UA	299	32	471	1 in 228
West Dorset	305	33	185	1 in 240
West Somerset	307	34	64	1 in 244
Stroud	313	35	183	1 in 261
East Dorset	325	36	113	1 in 332

Note: The Isles of Scilly have been excluded from the analysis

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Region/ local authority	National rank out of 325 (by rate of possession claims)	Rank within region by rate of possession claims	Number of mortgage and landlord possession claims, 2013/14	Rate of possession claims - 1 in x households
South East			26,183	1 in 136
Slough UA	24	1	818	1 in 62
Gravesham	34	2	580	1 in 70
Dartford	41	3	558	1 in 72
Milton Keynes UA	43	4	1,363	1 in 72
Medway UA	44	5	1,458	1 in 73
Hastings	68	6	461	1 in 89
Thanet	83	7	593	1 in 100
Basingstoke & Deane	84	8	690	1 in 100
Gosport	85	9	352	1 in 101
Oxford	88	10	540	1 in 103
Portsmouth UA	89	11	831	1 in 103
Reading UA	95	12	602	1 in 104
Maidstone	98	13	597	1 in 106
Rushmoor	101	14	337	1 in 108
Bracknell Forest UA	103	15	425	1 in 108
Swale	105	16	513	1 in 108
Ashford	118	17	414	1 in 115
Southampton UA	121	18	846	1 in 116
Wycombe	129	19	561	1 in 121
Tonbridge & Malling	135	20	392	1 in 123
Eastbourne	137	21	365	1 in 123
Crawley	143	22	340	1 in 126
Dover	147	23	379	1 in 127
Aylesbury Vale	152	24	531	1 in 131
Worthing	159	25	349	1 in 135
Woking	168	26	284	1 in 139
Tunbridge Wells	169	27	339	1 in 139
West Oxfordshire	171	28	309	1 in 140
Test Valley	172	29	340	1 in 140
Havant	175	30	362	1 in 142
Shepway	176	31	334	1 in 142
Cherwell	182	32	389	1 in 146
Adur	183	33	183	1 in 147
Tandridge	210	34	206	1 in 162
Canterbury	217	35	371	1 in 164
West Berkshire UA	220	36	379	1 in 164
South Bucks	224	37	158	1 in 168
Arun	225	38	396	1 in 168
Windsor & Maidenhead UA	227	39	346	1 in 169
Brighton and Hove UA	235	40	715	1 in 170
East Hampshire	236	41	278	1 in 170
Reigate and Banstead	240	42	319	1 in 174
Epsom and Ewell	241	43	170	1 in 175

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Region/ local authority	National rank out of 325 (by rate of possession claims)	Rank within region by rate of possession claims	Number of mortgage and landlord possession claims, 2013/14	Rate of possession claims - 1 in x households
South East (cont.)				
Spelthorne	244	44	221	1 in 179
Hart	247	45	197	1 in 180
Horsham	249	46	301	1 in 182
Vale of White Horse	253	47	270	1 in 183
Chichester	257	48	267	1 in 187
Winchester	260	49	241	1 in 194
Chiltern	261	50	189	1 in 195
Mid Sussex	264	51	293	1 in 196
Guildford	269	52	272	1 in 198
Sevenoaks	272	53	235	1 in 200
Rother	277	54	198	1 in 206
Elmbridge	278	55	255	1 in 208
Isle of Wight UA	284	56	285	1 in 214
Mole Valley	286	57	166	1 in 216
Lewes	290	58	193	1 in 219
Wealden	296	59	279	1 in 225
Surrey Heath	303	60	144	1 in 233
New Forest	306	61	319	1 in 241
Runnymede	308	62	133	1 in 246
Fareham	311	63	185	1 in 252
South Oxfordshire	312	64	213	1 in 254
Eastleigh	316	65	193	1 in 270
Waverley	319	66	175	1 in 282
Wokingham UA	324	67	186	1 in 324