

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.

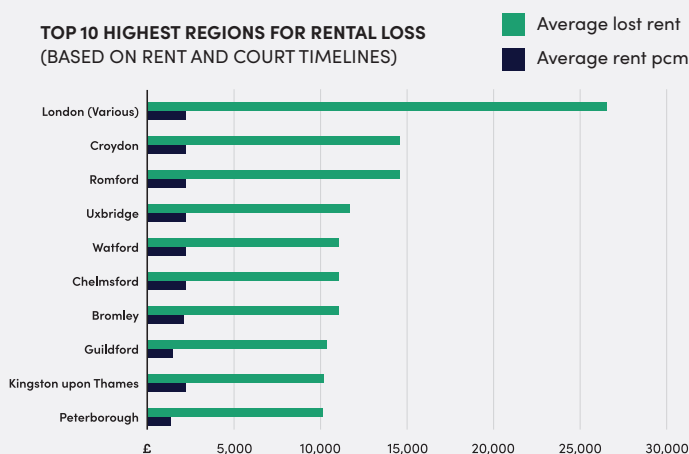
AVERAGE LOST RENT £ PER POSSESSION CASE

HIGHEST
£26,484.00

MIDDLE (MEDIAN)
£5,325.00

LOWEST
£1,868.00

TOP 10 HIGHEST REGIONS FOR RENTAL LOSS (BASED ON RENT AND COURT TIMELINES)

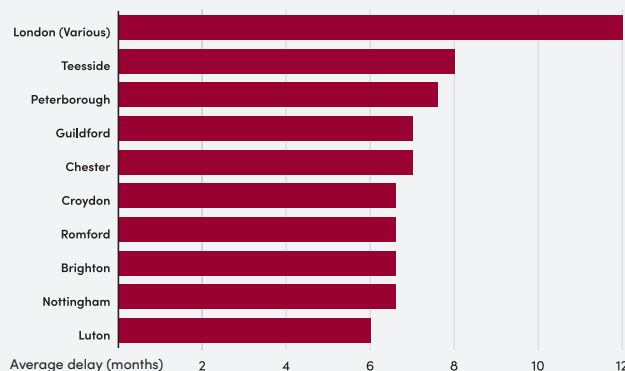


AVERAGE LOSS PER CLAIM
£6,411

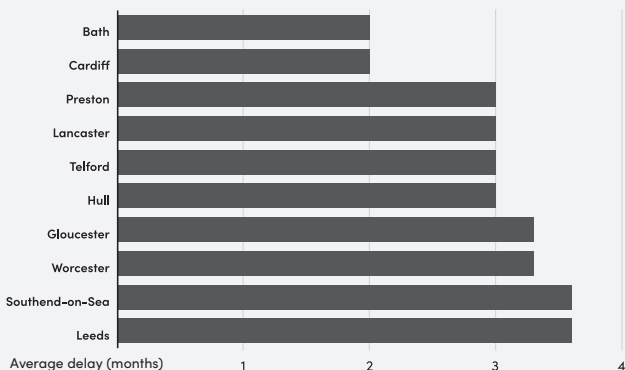
AVERAGE COURT DELAYS ACROSS THE UK
4.85 MONTHS

LONGEST COURT DELAYS (TOP 10 COURTS)

Average delays across the **63 courts** we analysed now sit at just under **5 months**, but the experience is highly location-dependent. London (Various) is now at **12 months**, Teesside at **8 months** and a further group of courts at **6-8 months**.



SHORTEST COURT DELAYS (TOP 10 COURTS)



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Since our last report, we've seen the extremes get worse. London losses are higher and delays longer, while typical landlord losses are still sitting above £5,000. Long court waits are no longer just a London problem either; more regions are now in the six-months-plus bracket, so where your property is makes an even bigger difference to the outcome.



Will Eastman - Director



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