

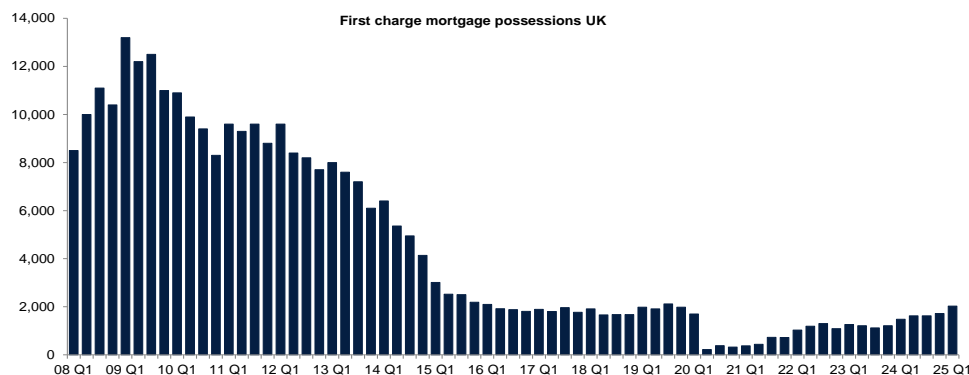
Mortgage Arrears and Possessions Update



Release date: 15 May 2025

UK Finance: Mortgage Arrears and Possessions Update Quarter 1 2025

- There were 90,140 homeowner mortgages in arrears of 2.5 per cent or more of the outstanding balance in the first quarter of 2025, 2 per cent fewer than in the previous quarter.
- Within the total, there were 30,700 homeowner mortgages in the lightest arrears band (representing between 2.5 and 5 per cent of the outstanding balance). This was 3 per cent fewer than in the previous quarter.
- There were 11,830 buy-to-let mortgages in arrears of 2.5 per cent or more of the outstanding balance in the first quarter of 2025, 6 per cent fewer than in the previous quarter.
- Within the total, there were 4,370 buy-to-let mortgages in the lightest arrears band (representing between 2.5 and 5 per cent of the outstanding balance). This was 9 per cent fewer than in the previous quarter.
- Mortgages in arrears accounted for 1.03 per cent of all homeowner mortgages outstanding, and 0.61 per cent of all buy-to-let mortgages outstanding in the first quarter of 2025.
- Although 1,220 homeowner mortgaged properties were taken into possession in the first quarter of 2025, 18 per cent greater than in the previous quarter, the numbers remain significantly less than the long-term average.
- 810 buy-to-let mortgaged properties were taken into possession in the first quarter of 2025, 16 per cent greater than in the previous quarter.



Notes to Editor

1 For more information please call the UK Finance press office on 020 7416 6750 or mail press@ukfinance.org.uk.

2 UK Finance is the collective voice for the banking and finance industry. Representing more than 250 firms across the industry, we act to enhance competitiveness, support customers and facilitate innovation.

3 The data shown are for first charge mortgages only. Figures are reported by most UK Finance mortgage members and presented here on a grossed-up basis from that sample to reflect total market size.

4 Arrears and possessions figures are for the UK as a whole. There is no breakdown of data for English regions or for individual countries in the UK.

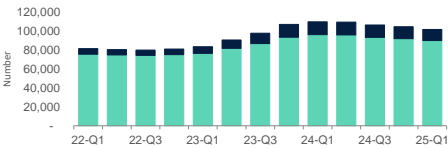
5 The Ministry of Justice publishes mortgage and landlord possession statistics, which can be found here: <https://www.gov.uk/government/collections/mortgage-and-landlord-possession-statistics> . These include quarterly national statistics on possession claim actions in county courts by mortgage lenders and social and private landlords.

Next update: 15 May 2025

Mortgage Arrears

Number of mortgages in arrears

Number of first charge mortgage loans in arrears representing over 2.5% of the outstanding balance



Homeowners

Latest
(25-Q1)
90,140

Q-o-Q comparison
-2%

Y-o-Y comparison
-7%

Buy-to-let

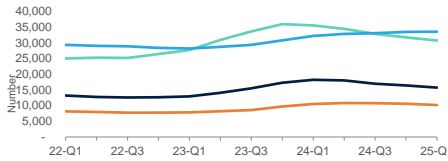
11,830

-6%

-12%

Number of homeowner mortgages within arrears bands

Number of first charge homeowner mortgage loans in arrears, split by severity of arrears.



Arrears of 2.5%-5% of balance

Latest
(25-Q1)
30,700

Q-o-Q comparison
-3%

Y-o-Y comparison
-14%

Arrears of 5%-7.5% of balance

15,740

-4%

-14%

Arrears of 7.5%-10% of balance

10,160

-4%

-3%

Arrears over 10% of balance

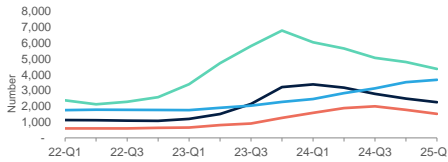
33,540

0%

4%

Number of buy-to-let mortgages within arrears bands

Number of first charge buy-to-let mortgage loans in arrears, split by severity of arrears.



Arrears of 2.5%-5% of balance

Latest
(25-Q1)
4,370

Q-o-Q comparison
-9%

Y-o-Y comparison
-28%

Arrears of 5%-7.5% of balance

2,260

-9%

-33%

Arrears of 7.5%-10% of balance

1,520

-15%

-4%

Arrears over 10% of balance

3,680

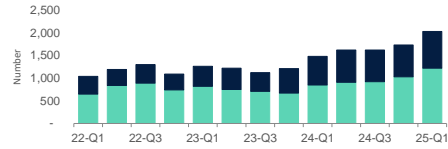
4%

50%

Mortgage Possessions

Number of mortgage possessions

Number of possessions of first charge mortgaged properties in period



Homeowners

Latest
(25-Q1)
1,220

Q-o-Q comparison
18%

Y-o-Y comparison
44%

Buy-to-let

810

16%

29%

Next update:

15 May 2025

Release date: 15 May 2025

| Mortgages outstanding (000s) | | 22-Q1 | 22-Q2 | 22-Q3 | 22-Q4 | 23-Q1 | 23-Q2 | 23-Q3 | 23-Q4 | 24-Q1 | 24-Q2 | 24-Q3 | 24-Q4 | 25-Q1 | Source table |
|---|------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------------|
| Number of mortgages outstanding (000s) | Homeowners | 8,940 | 8,930 | 8,920 | 8,890 | 8,840 | 8,800 | 8,770 | 8,770 | 8,730 | 8,710 | 8,700 | 8,670 | 8,740 | AP2 |
| | Buy-to-let | 2,040 | 2,050 | 2,050 | 2,050 | 2,040 | 2,030 | 2,000 | 1,980 | 1,970 | 1,960 | 1,950 | 1,940 | 1,940 | AP2 |
| Mortgages in arrears (number) | | 22-Q1 | 22-Q2 | 22-Q3 | 22-Q4 | 23-Q1 | 23-Q2 | 23-Q3 | 23-Q4 | 24-Q1 | 24-Q2 | 24-Q3 | 24-Q4 | 25-Q1 | Source table |
| Arrears of 2.5%-5% of balance | Homeowners | 25,000 | 25,250 | 25,170 | 26,390 | 27,690 | 30,920 | 33,590 | 35,940 | 35,520 | 34,420 | 32,850 | 31,720 | 30,700 | AP2 |
| | Buy-to-let | 2,380 | 2,130 | 2,290 | 2,580 | 3,400 | 4,730 | 5,820 | 6,800 | 6,060 | 5,660 | 5,070 | 4,810 | 4,370 | AP2 |
| Arrears of 5%-7.5% of balance | Homeowners | 13,200 | 12,740 | 12,590 | 12,640 | 12,910 | 14,070 | 15,480 | 17,270 | 18,220 | 18,030 | 16,940 | 16,430 | 15,740 | AP2 |
| | Buy-to-let | 1,130 | 1,120 | 1,090 | 1,080 | 1,200 | 1,510 | 2,150 | 3,220 | 3,390 | 3,180 | 2,790 | 2,490 | 2,260 | AP2 |
| Arrears of 7.5%-10% of balance | Homeowners | 8,150 | 7,980 | 7,760 | 7,750 | 7,840 | 8,200 | 8,590 | 9,720 | 10,510 | 10,820 | 10,750 | 10,570 | 10,160 | AP2 |
| | Buy-to-let | 600 | 600 | 600 | 640 | 660 | 810 | 910 | 1,270 | 1,590 | 1,890 | 2,000 | 1,780 | 1,520 | AP2 |
| Arrears over 10% of balance | Homeowners | 29,350 | 29,030 | 28,900 | 28,390 | 28,180 | 28,690 | 29,350 | 30,760 | 32,170 | 32,820 | 33,060 | 33,450 | 33,540 | AP2 |
| | Buy-to-let | 1,760 | 1,790 | 1,780 | 1,770 | 1,760 | 1,910 | 2,040 | 2,280 | 2,460 | 2,840 | 3,140 | 3,530 | 3,680 | AP2 |
| All arrears of over 2.5% of balance | Homeowners | 75,700 | 75,000 | 74,420 | 75,170 | 76,620 | 81,880 | 87,010 | 93,690 | 96,420 | 96,090 | 93,600 | 92,170 | 90,140 | AP2 |
| | Buy-to-let | 5,870 | 5,640 | 5,760 | 6,070 | 7,020 | 8,960 | 10,920 | 13,570 | 13,500 | 13,570 | 13,000 | 12,610 | 11,830 | AP2 |
| Mortgages in arrears (% of mortgages outstanding) | | 22-Q1 | 22-Q2 | 22-Q3 | 22-Q4 | 23-Q1 | 23-Q2 | 23-Q3 | 23-Q4 | 24-Q1 | 24-Q2 | 24-Q3 | 24-Q4 | 25-Q1 | Source table |
| Arrears of 2.5%-5% of balance | Homeowners | 0.28% | 0.28% | 0.28% | 0.30% | 0.31% | 0.35% | 0.38% | 0.41% | 0.41% | 0.40% | 0.38% | 0.37% | 0.35% | AP2 |
| | Buy-to-let | 0.12% | 0.10% | 0.11% | 0.13% | 0.17% | 0.23% | 0.29% | 0.34% | 0.31% | 0.29% | 0.26% | 0.25% | 0.23% | AP2 |
| Arrears of 5%-7.5% of balance | Homeowners | 0.15% | 0.14% | 0.14% | 0.14% | 0.15% | 0.16% | 0.18% | 0.20% | 0.21% | 0.21% | 0.19% | 0.19% | 0.18% | AP2 |
| | Buy-to-let | 0.06% | 0.05% | 0.05% | 0.05% | 0.06% | 0.07% | 0.11% | 0.16% | 0.17% | 0.16% | 0.14% | 0.13% | 0.12% | AP2 |
| Arrears of 7.5%-10% of balance | Homeowners | 0.09% | 0.09% | 0.09% | 0.09% | 0.09% | 0.09% | 0.10% | 0.11% | 0.12% | 0.12% | 0.12% | 0.12% | 0.12% | AP2 |
| | Buy-to-let | 0.03% | 0.03% | 0.03% | 0.03% | 0.03% | 0.04% | 0.05% | 0.06% | 0.08% | 0.10% | 0.10% | 0.09% | 0.08% | AP2 |
| Arrears over 10% of balance | Homeowners | 0.33% | 0.33% | 0.32% | 0.32% | 0.32% | 0.33% | 0.33% | 0.35% | 0.37% | 0.38% | 0.38% | 0.39% | 0.38% | AP2 |
| | Buy-to-let | 0.09% | 0.09% | 0.09% | 0.09% | 0.09% | 0.09% | 0.10% | 0.12% | 0.12% | 0.14% | 0.16% | 0.18% | 0.19% | AP2 |
| All arrears of over 2.5% of balance | Homeowners | 0.85% | 0.84% | 0.83% | 0.85% | 0.87% | 0.93% | 0.99% | 1.07% | 1.10% | 1.10% | 1.08% | 1.06% | 1.03% | AP2 |
| | Buy-to-let | 0.29% | 0.28% | 0.28% | 0.30% | 0.34% | 0.44% | 0.55% | 0.69% | 0.69% | 0.69% | 0.67% | 0.65% | 0.61% | AP2 |
| Mortgage possessions (number) | | 22-Q1 | 22-Q2 | 22-Q3 | 22-Q4 | 23-Q1 | 23-Q2 | 23-Q3 | 23-Q4 | 24-Q1 | 24-Q2 | 24-Q3 | 24-Q4 | 25-Q1 | Source table |
| | Homeowners | 650 | 840 | 890 | 740 | 820 | 750 | 710 | 670 | 850 | 910 | 920 | 1,030 | 1,220 | AP4 |
| | Buy-to-let | 390 | 350 | 410 | 350 | 440 | 470 | 410 | 540 | 630 | 710 | 700 | 700 | 810 | AP4 |

UK Finance publishes aggregate information on mortgages based on data supplied by our members, and grossed up to estimate total market size.

Source data tables are available to UK Finance members or data associates from www.ukfinance.org.uk/industry-data-tables.
For information or enquiries, please contact ukfststatistics@ukfinance.org.uk

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