



Residential Mortgage Arrears & Repossessions Statistics – Q1 2024

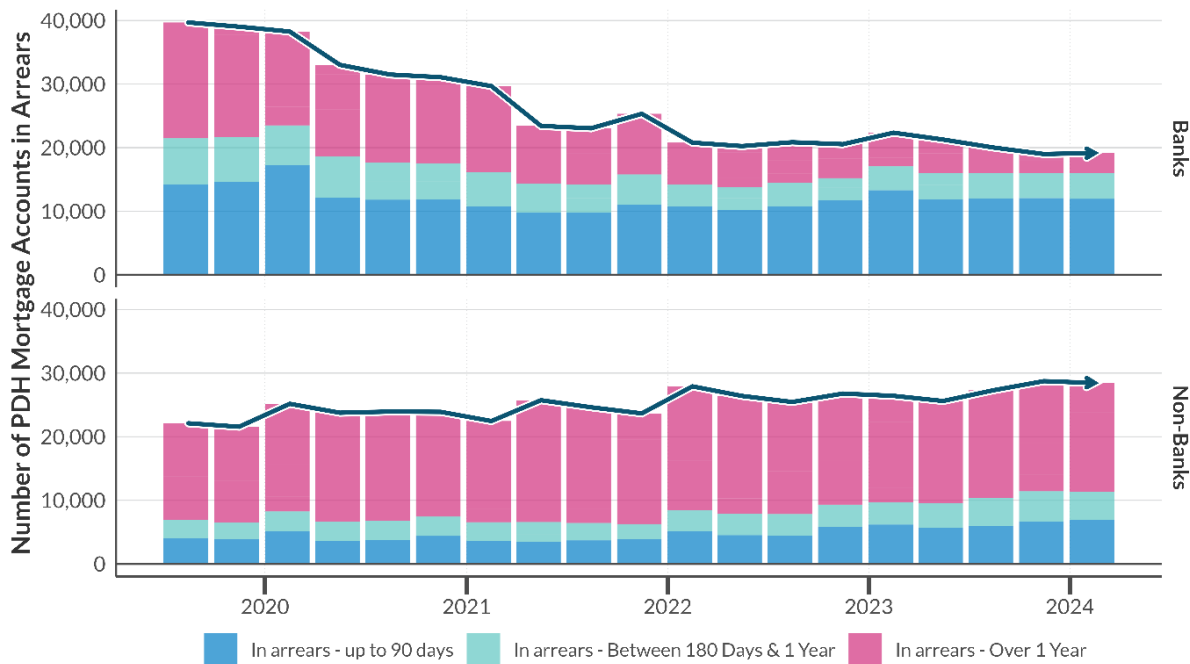
5 July 2024

Key Points

- The number of principal dwelling house (PDH) accounts in arrears over 90 days was 28,769 at end-March 2024. This figure represents 4.1 per cent of all PDH accounts, nearly unchanged relative to end-December 2023 (Chart 1).
- In March 2024, 40 per cent of PDH accounts in arrears were held by banks, whereas 60 per cent were held by non-banks entities, unchanged from the last quarter. This compares to March 2023, where 46 per cent were held by banks and the remaining 54 per cent were held by non-banks.
- In annual terms, the number of PDH accounts in arrears over 90 days fell by 2 per cent, primarily driven by a reduction in the number of accounts in arrears between 2 and 5 years. The number of accounts in long-term arrears (at least 1 year) stood at 20,258 (3 per cent of all PDH accounts) at end-March. This represents a fall of 1,757 accounts (8 per cent) in annual terms and a decrease of 10 accounts from Q4 2023.
- **Chart 1: PDH Mortgage Accounts in Arrears**

Downward trend in total arrears continues, but has slowed

PDH Mortgages in Arrears Held by Banks And Non-Banks



Note: The breakdown of arrears greater than 90 days is not available pre-September 2012. The breakdown of arrears greater than 720 days is not available pre-September 2019.

- During the first quarter of the year, the total number of PDH accounts in arrears decreased by 0.24 per cent after increasing two consecutive quarters. The number of accounts in early arrears (less than 90 days) increased slightly, up just under 1 per cent over the quarter, but decreased 3% from March 2023.

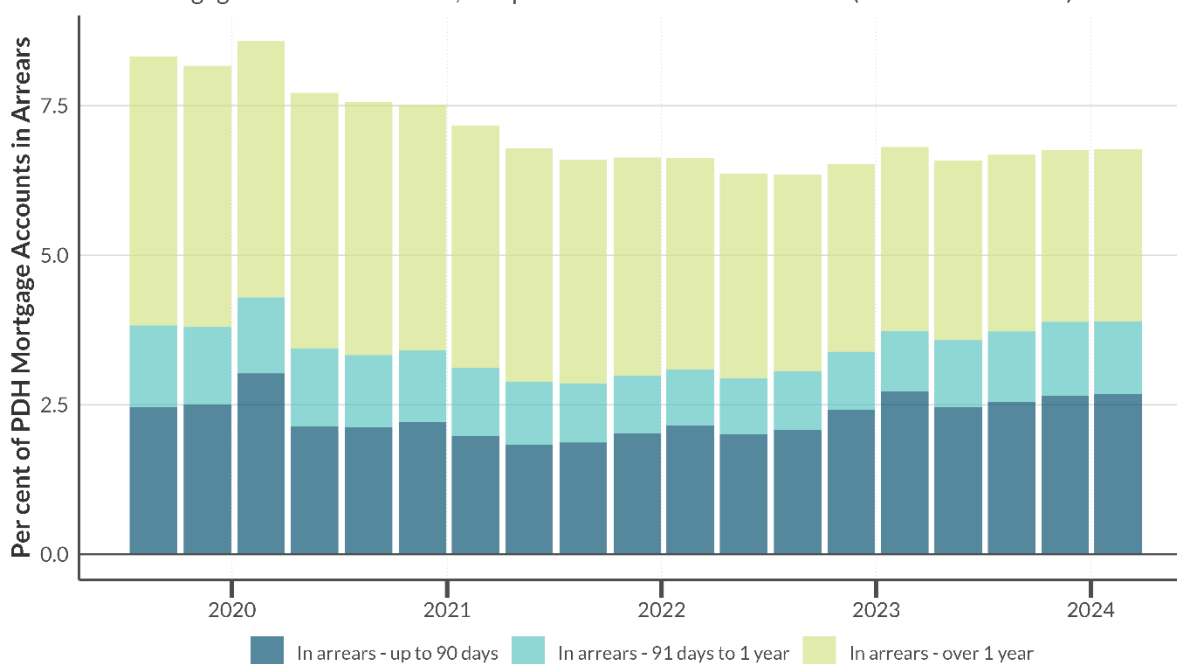
- Of the PDH accounts in arrears, some 5,108 accounts (or 11 per cent) are currently part of a legal process, 32 per cent of which have been in the legal system for over five years.
- At end-March, non-bank entities¹ held 17 per cent of all PDH mortgages outstanding and 84 per cent of all PDH accounts in arrears over one year.

Residential Mortgages on Principal Dwelling Houses

- At end-March 2024, there were 703,308 private residential mortgage accounts for principal dwellings held in the Republic of Ireland, with a value of just over €101 billion. Of the total stock, 47,620 accounts were in arrears, a decrease of 114 accounts (or 0.24 per cent) over the quarter, driven primarily by a decrease in the number of accounts in arrears less than 1 year.
- **Chart 2: PDH Mortgage Accounts in Arrears, held by Banks, by proportion**

Proportion of accounts in early arrears marginally higher than in Q4 2023

PDH mortgage accounts in arrears, as a per cent of total PDH accounts (banks & non-banks)



- At end-March, 28,769 (4.1 %) of accounts outstanding were in arrears for more than 90 days². This figure remains largely unchanged over the quarter as it represents a small decrease of 265. The total number of accounts in arrears over 90 days and up to one year decreased by 255 (or 3 percent).

¹ Non-bank entities are comprised of Retail Credit Firms and Credit Servicing Firms. More detailed information on these institution groups is available on the Central Bank website [here](#).

²The figures published here represent the total stock of mortgage accounts in arrears of more than 90 days, as reported to the Central Bank of Ireland by mortgage lenders and credit service providers. They include mortgages that have been restructured and are still in arrears of more than 90 days, as well as mortgages in arrears of more than 90 days that have not been restructured.

- At end-March, 18,851 PDH accounts (2.7% of total) were in early arrears (less than 90 days), up from 18,700 at end-December 2023 (2.6% of total) (Chart 2).
- The outstanding balance on PDH mortgage accounts in arrears for more than 90 days was just over €5.8 billion at end-March, 6 per cent of the total outstanding balance on all PDH mortgage accounts.
- Accounts in long-term mortgage arrears, i.e. over one year, accounted for 43 per cent of all accounts in arrears and 70 per cent of all accounts in arrears over 90 days at end-March 2024.
- At end-March 2024, non-bank entities accounted for 17 per cent of the total stock of PDH mortgage accounts outstanding. Some 19 per cent of all PDH accounts held by non-banks were in arrears over 90 days (18 per cent last March), and 15 per cent were in arrears for over one year in March 2024, unchanged from March 2023. These figures remain nearly unchanged from end-Dec 2023. For non-banks, a greater proportion of PDH accounts held are in long-term arrears when compared to banks.

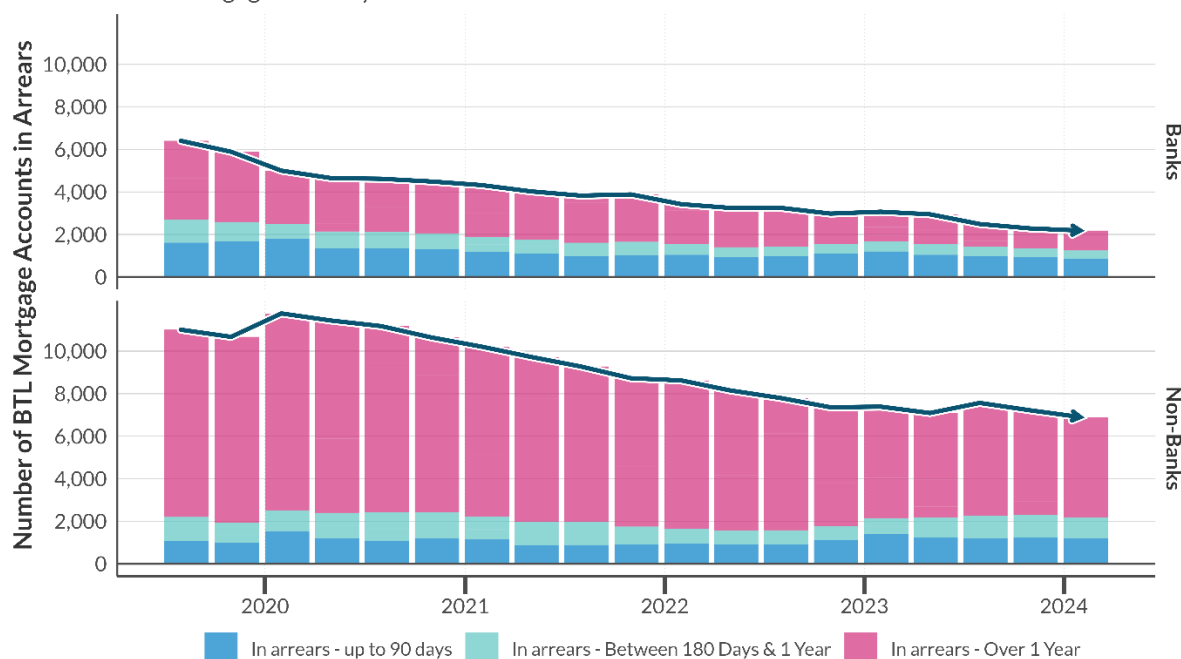
Residential Mortgages on Buy-to-Let Properties

- At end-March 2024, there were 61,445 residential mortgage accounts for Irish buy-to-let (BTL) properties, with an outstanding balance of just under €9 billion. 9,083 BTL accounts were in arrears at end-March, a decrease of 422 accounts (4 per cent) over the quarter and a decrease of 1,373 (13 per cent) in annual terms. Of the total BTL stock, 7,040 accounts (11.5 per cent) were more than 90 days in arrears. (Chart 3). This represents a fall of 303 from Q1 2024 and a decrease of 810 in annual terms.
- BTL accounts in arrears of over one year numbered 5,670 or 9 per cent of all BTL accounts. The outstanding balance on these accounts was €1.8 billion at end-March, equivalent to 20 per cent of the total outstanding balance on all BTL mortgage accounts.
- Of the total number of BTL accounts in arrears, 19 per cent (or 1,766 accounts) were overdue by between 2 and 5 years, a further 17 per cent (or 1,528 accounts) were in arrears by between 5 and 10 years and 16 per cent (or 1,452 accounts) were in arrears over 10 years.
- At end-March 2024, non-bank entities accounted for 39 per cent of BTL mortgage accounts outstanding. Significantly, non-banks held 76 per cent of all BTL accounts in arrears, 83 per cent of BTL accounts in arrears over one year and 84 per cent of BTL accounts in arrears greater than ten years.

- **Chart 3 BTL Mortgage Accounts in Arrears**

The number of BTL mortgage accounts in arrears continues to decline

BTL Mortgages Held by Banks And Non-Banks



Note: The breakdown of arrears greater than 90 days is not available pre-September 2012. The breakdown of arrears greater than 720 days is not available pre-September 2019.

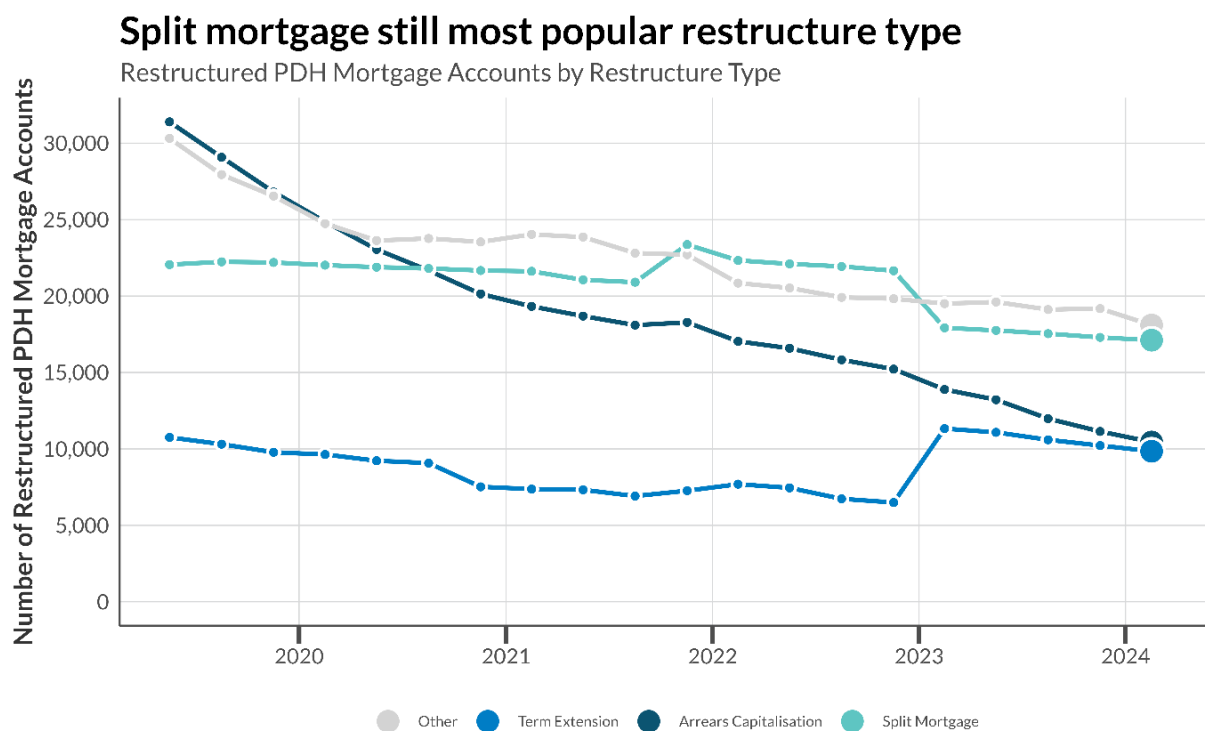
Restructuring Arrangements³

Principal Dwelling Houses

- A total stock of 55,533 PDH mortgage accounts were categorised as restructured at end-March 2024, representing 8 per cent of total PDH mortgage accounts outstanding. The total number of restructure arrangements fell by 2,330 accounts over the quarter and continues a long-term trend of decline.
- Of the total stock of restructured accounts recorded at end-March, 80 per cent were not in arrears, while 84 per cent were meeting the terms of their current restructure arrangement. The largest two cohorts of restructured PDH mortgages were in split mortgage and arrears capitalisation arrangements, respectively, unchanged from December 2023.
- The data on arrears and restructures indicate that of the total number of PDH accounts that were in arrears at end-March, 11,337 (or 24 per cent) were classified as restructured.

³ See Annex 2 for further information on restructuring arrangements/forbearance techniques and meeting the terms of the arrangement.

• **Chart 4: Restructured PDH Mortgage Accounts**



Buy to Let Properties

- A total stock of 5,299 BTL mortgage accounts were categorised as restructured at end-March 2024, reflecting a decrease of 234 accounts over the quarter.
- Of the total stock of restructured accounts recorded at end-March, 83 per cent were not in arrears, while 85 per cent were meeting the terms of their current restructure arrangement.
- The largest two cohorts of restructured BTL mortgages were in term extensions and arrears capitalisation arrangements, respectively. The data on arrears and restructures indicate that of the total number of BTL accounts that were in arrears at end-March, 926 (or 10 per cent) were classified as restructured.

Legal Activity and Repossessions⁴

- The majority of accounts in mortgage arrears are not currently subject to legal proceedings⁵. With regards to PDH accounts in arrears, some 33,655 accounts in arrears (71 per cent) had no formal demand issued at end-March 2024. A further 4,657 accounts (10 per cent) were at the formal demand issued stage, but legal proceedings had not yet commenced. 5,108 PDH accounts (11 per cent) currently have legal proceedings in process; this includes cases at Civil Bill lodgement stage and where the case is still active in the courts system.

⁴ Legal proceedings record steps to repossess a property and include cases where a formal application has been made to a court to begin repossession proceedings, along with subsequent adjournments and judgement proceedings.

⁵ More detail is available in the Residential Mortgage Arrears and Repossessions Statistics Explanatory Notes [here](#).

- The number of BTL & PDH properties in possession by the reporting institutions at end-March 2024 fell to 227 from 301 at end December 2023.
- During the first quarter of 2024 a total of 29 PDH properties were taken into possession by lenders. By end-March, 15 properties had been repossessed on foot of a Court Order, while another 14 were voluntarily surrendered or abandoned. During the quarter, 24 properties were disposed of by lenders. As a result, lenders were in possession of 144 PDH properties at end-March 2024.
- There were 99 BTL properties in the lenders' possession at the beginning of Q1 2024. 7 properties were taken into possession by lenders during the quarter. During the first quarter of 2024, 20 properties were disposed of, and as a result, lenders were in possession of 83 BTL properties at end-March 2024.

Annex 1: Mortgage Arrears Data and Further Information

The mortgage arrears data, along with a set of explanatory notes, are available in the Mortgage Arrears section of the Statistics portal of the Central Bank of Ireland website: <http://www.centralbank.ie/polstats/stats/mortgagearrears/Pages/Data.aspx>.

The Central Bank of Ireland has produced a number of consumer guides to assist consumers who are in arrears or facing arrears, including

- Mortgage Arrears - A Consumer Guide to Dealing with your Lender;
- Mortgage Arrears - Frequently Asked Questions; and
- Guide to Completing a Standard Financial Statement.

The above guides, that include information on the protections that are available to consumers in financial difficulty, are available to download from the [consumer information section](#) of the Central Bank website.

Annex 2: Restructuring Arrangements

Forbearance techniques include: a switch to an interest only mortgage; a reduction in the payment amount; a temporary deferral of payment; extending the term of the mortgage; and capitalising arrears amounts and related interest. The figures also include advanced modification options such as split mortgages and trade-down mortgages, which have been introduced to provide more long-term solutions for customers in difficulty.

It is important to note that ‘meeting the terms of the arrangement’ is not a measure of sustainability, as not all restructure types represent longer-term sustainable solutions as defined within the Mortgage Arrears Resolution Targets (MART). For instance, short-term interest only restructures are, in general, not part of longer-term sustainable solutions. The MART sustainability targets also include a significant number of accounts in arrears which are part of a legal process. These accounts are not classified as restructured within the Mortgage Arrears Statistics. Arrears associated with such accounts are recorded in full in the data.

Annex 3: Borrower Engagement

‘Co-operation’ status is defined in line with the Code of Conduct on Mortgage Arrears (CCMA), which sets out strict criteria in relation to when loan owners can classify borrowers as not co-operating. In such cases, loan holders must formally notify the borrower of the implications of being classified as not co-operating, including that it may commence legal proceedings for repossession of the property