



Residential Mortgage Arrears & Repossessions Statistics: Q2 2020

The Central Bank today publishes an enhanced statistical release on mortgage arrears. The enhanced data provides a more granular breakdown of accounts in long-term arrears, borrower co-operation levels, and the legal status of arrears accounts. A '[Behind the Data](#)' research publication further discussing the enhanced data was also published today. The data presented in this release will be incorporated into the existing [publication tables](#) before end-October.

Summary¹

- The number of principal dwelling houses (PDH) accounts in arrears over 90 days remained unchanged, at 5.6 per cent of all PDH accounts at end-June. Similarly, accounts in arrears over 720 days decreased marginally to 26,228 and account for 46 per cent of all PDH accounts in arrears.
- When including short term arrears of under 90 days, PDH mortgage accounts in arrears decreased by 6,645 accounts in Q2 2020, driven by a decrease of 6,627 accounts in early arrears (i.e. less than 90 days). This decrease can be largely attributed to an unwinding of the increase in the previous quarter, in part owing to the introduction of Covid-19 payment breaks towards the end of the previous quarter.
- Of the total number of PDH accounts in arrears, 17 per cent (or 9,591 accounts) were overdue by between 2 and 5 years, 21 per cent (or 11,936 accounts) were in arrears by between 5 and 10 years, while 8 per cent (or 4,701) were in arrears greater than 10 years.
- Non-bank entities² held 13 per cent of all PDH mortgage accounts outstanding at end-June 2020; however held 56 per cent of all PDH mortgages in arrears over 720 days (Table 1).

Table 1: Breakdown of PDH Mortgages and Arrears Profile held by Banks and Non-Bank Entities

	Banks	Non-Bank Entities	
		Retail Credit Firms	Credit Servicing Firms
% of all PDH loans	87%	11%	1%
% of all PDH mortgages in arrears	58%	31%	11%
% of all PDH mortgages in arrears over 90 days	51%	35%	14%
% of all PDH mortgages in arrears over 720 days	44%	36%	20%

¹ Full data tables are available in [Annex 3](#) and [here](#).

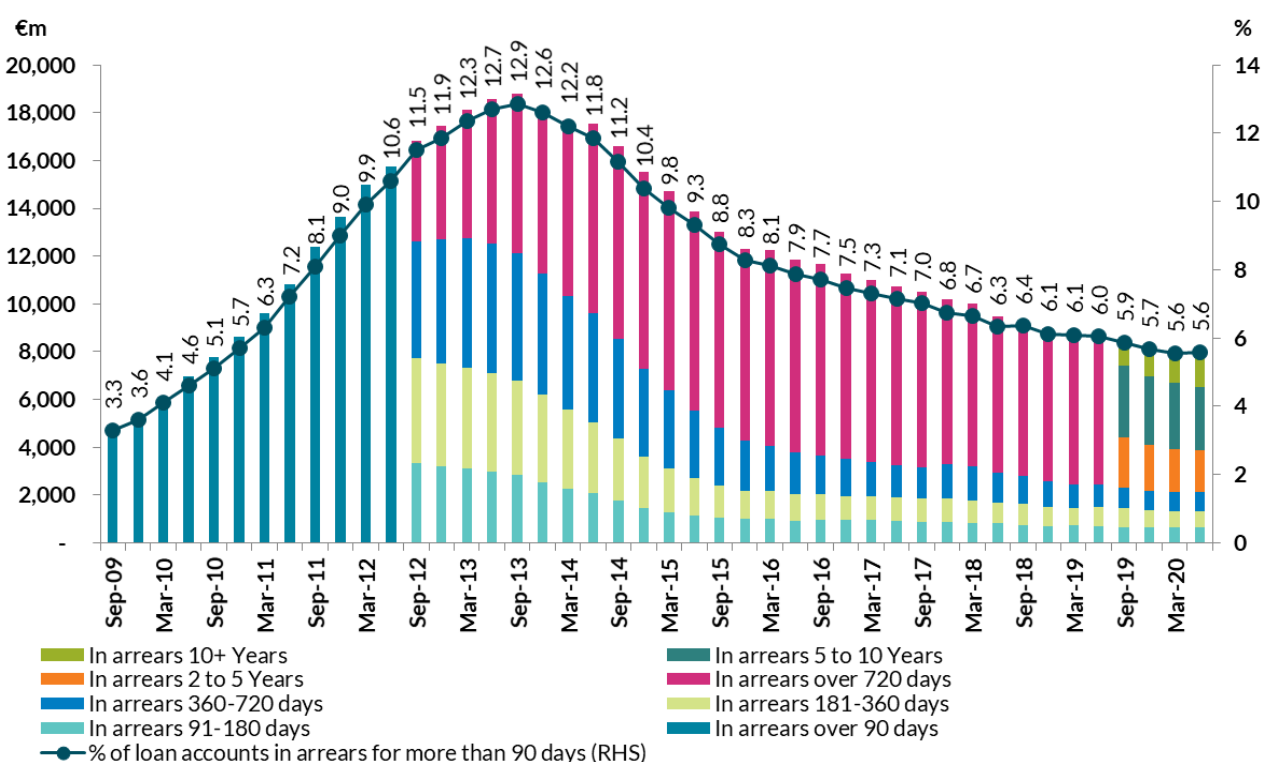
² The Consumer Protection (Regulation of Credit Servicing Firms) Act 2018 (the 2018 Act) amends Part V of the Central Bank Act 1997 (the 1997 Act) to expand the activity of credit servicing, as defined in the 1997 Act, to include holding the legal title to credit granted under a credit agreement and associated ownership activities. From Q2 2019 publication, all persons / institutions availing of transitional authorisation arrangements under the 1997 Act, who were previously identified as "Unregulated Loan Owners", will be termed "Credit Servicing Firms".

Residential Mortgages on Principal Dwelling Houses

Arrears

At end-June 2020, there were 736,307 private residential mortgage accounts for principal dwellings held in the Ireland, with a value of €98 billion. Of this total stock, 56,792 accounts were in arrears, representing a decrease of 6,645 accounts (or 10 per cent) over the quarter. This decrease in arrears was driven by a decrease of 6,627 accounts in arrears up to 90 days. At end-June 2020, some 41,061 accounts (5.6 per cent) were in arrears of more than 90 days (Figure 1).³

Figure 1: PDH Mortgage Accounts in Arrears over 90 Days



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.

Chart Data: [View the data underlying the chart.](#)

The outstanding balance on PDH mortgage accounts in arrears of more than 90 days was €7.7 billion at end-June, equivalent to 8 per cent of the total outstanding balance on all PDH mortgage accounts. Accounts in arrears over 720 days accounted for 46 per cent of all accounts in arrears at end-June. Of the total number of PDH accounts in arrears, 17 per cent (or 9,591 accounts) were overdue by between 2 and 5 years, 21 per cent (or 11,936 accounts) were in arrears by between 5 and 10 years, while 8 per cent (or 4,701) were in arrears over 10 years.

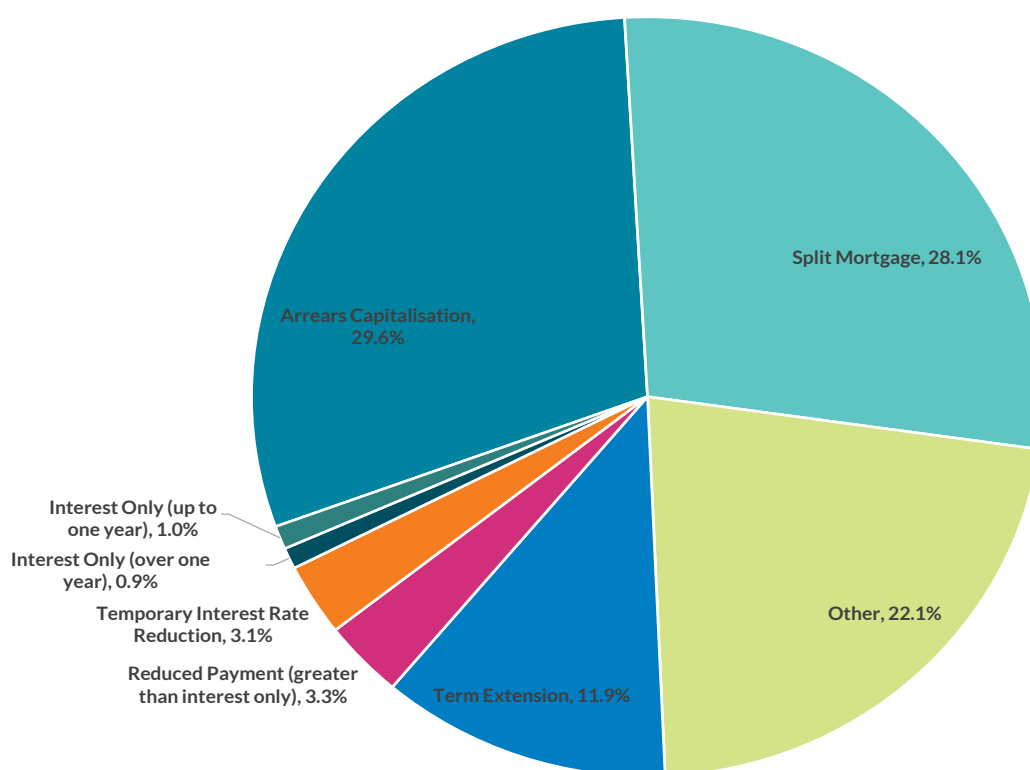
³ The figures published here represent the total stock of mortgage accounts in arrears of more than 90 days, as reported to the Central Bank of Ireland by mortgage lenders and credit service providers. They include mortgages that have been restructured and are still in arrears of more than 90 days, as well as mortgages in arrears of more than 90 days that have not been restructured.

Restructuring Arrangements⁴

A total stock of 77,789 PDH mortgage accounts were categorised as restructured at end-June 2020. Arrears capitalisation⁵ accounted for the largest share of restructured accounts at 30 per cent at end-June (Figure 2), while the share of accounts on temporary restructure arrangements remained low at 10 per cent.

There were 3,140 new restructure arrangements⁶ agreed during the second quarter of 2020. The data on arrears and restructures indicate that of the total stock of 56,792 PDH accounts that were in arrears at end-June, 14,152 accounts (25 per cent) were classified as restructured. The remaining 75 per cent of accounts in arrears were not part of a restructure arrangement at end-June 2020.

Figure 2: Restructured PDH Mortgage Accounts by Restructure Type, end-June 2020



⁴ See [Annex 2](#) for further information on restructuring arrangements/forbearance techniques and meeting the terms of the arrangement.

⁵ Arrears capitalisation is an arrangement whereby some or all of the outstanding arrears are effectively added to the remaining principal balance, to be repaid over the life of the mortgage.

⁶ This includes first-time restructures and further modifications of existing restructures.

Some 82 per cent of restructured accounts were not in arrears at end-June 2020.⁷ At end-June, 87 per cent of restructured PDH accounts were deemed to be meeting the terms of their arrangement⁸. This means that the borrower is, at a minimum, meeting the agreed monthly repayments according to the current restructure arrangement.

Table 2 shows the percentage of restructured accounts that were deemed to be meeting the terms of their arrangement at end-June 2020, broken down by arrangement type.⁹ The figures show that of the total stock of accounts in the arrears capitalisation category, some 20 per cent of PDH accounts are not meeting terms of current restructure arrangement, i.e. the arrears balance has increased since the arrangement was put in place. As the figures in Table 2 only reflect compliance with the terms of the current restructure arrangement, a higher percentage of compliance among shorter-term restructures could be expected.

Table 2: Percentage of Restructures 'Meeting the Terms of the Arrangement' (end-June 2020)

%	PDH	BTL
Total	86.7	85.5
Interest Only - up to one year	89.3	74.4
Interest Only - over one year	92.8	86.8
Deferred Interest Scheme	66.7	n/a
Reduced Payment (less than interest only)	85.2	88.9
Reduced Payment (greater than interest only)	86.1	82.5
Temporary Interest Rate Reduction	84.1	97.4
Payment Moratorium	99.2	100.0
Arrears Capitalisation	79.7	74.5
Term Extension	91.9	92.8
Permanent Interest Rate Reduction	89.7	77.8
Split Mortgage	93.2	90.1
Other	84.2	87.1

⁷ Restructured accounts in arrears include accounts that were in arrears prior to restructuring where the arrears balance has not yet been eliminated, as well as accounts that are in arrears on the current restructuring arrangement.

⁸ Meeting the terms includes restructured accounts not in arrears and accounts in arrears but meeting the terms of the current restructure arrangement.

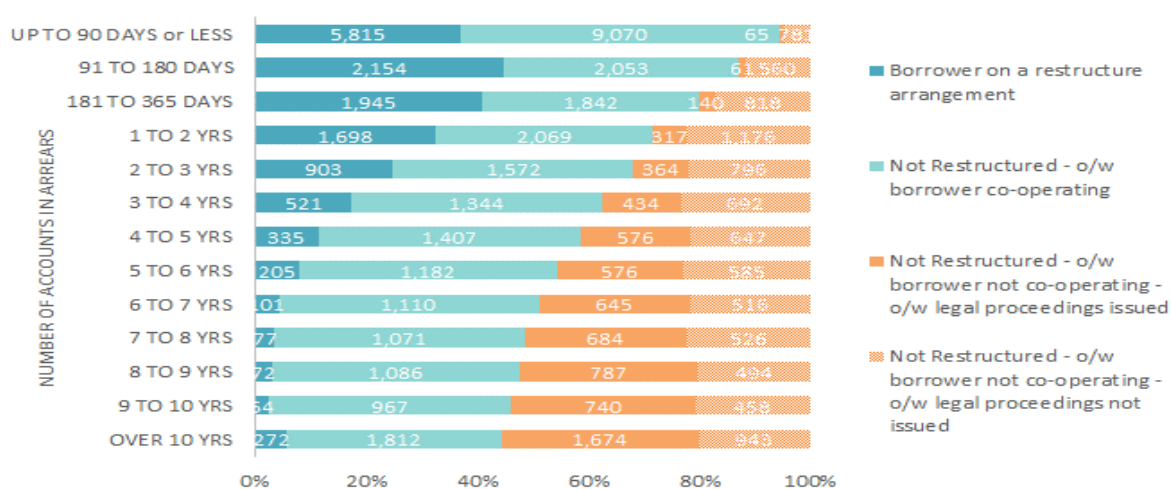
⁹ It should also be noted that some categories reflect only a small number of arrangements, particularly in the case of BTL accounts.

Borrower Engagement and Legal Status

To assess the current level of engagement across all lenders, data on the classification of arrears by those restructured, and those 'not co-operating', are analysed, including whether legal proceedings have been initiated.

Figure 3 below, illustrating PDH borrower engagement by arrears cohort, shows that the higher the arrears accumulated, the more likely it is that a borrower is not in a current restructure arrangement, and is classified as not co-operating.

Figure 3: PDH borrower engagement by arrears cohort



Notes: '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.

Chart Data: [View the data underlying the chart.](#)

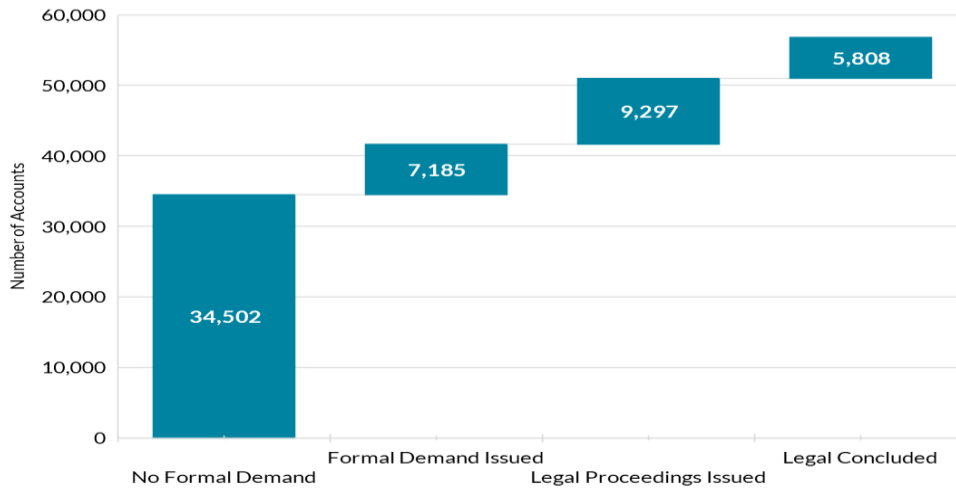
Of the 26,228 PDH account in arrears over 2 years, 10 per cent (or 2,540) of accounts have a restructure arrangement in place, while 44 per cent (or 11,551) of accounts were not in a restructure but were classified as co-operating. The remaining 46 per cent (or 12,137) of accounts were not in a restructure nor co-operating with their lender, and legal proceedings have been issued in just over half this 'not in a restructure nor co-operating' cohort.

Legal Activity and Repossessions¹⁰

The enhanced data allows us to view the legal status of mortgages in arrears and for how long accounts have been in the legal system. For the majority (or 61 per cent) of PDH accounts in arrears 'no formal demand' has been issued, while 9,297 (16 per cent) are currently part of the legal process, which includes cases at Civil Bill lodgement stage, or where the case is still in the courts system (Figure 4).

¹⁰ 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.

Figure 4: Legal status of current mortgage accounts in arrears



Note: Formal demand refers to the issuing of a legal letter for demand. Legal concluded and in arrears refers to who have concluded legal proceedings, and currently have an outstanding arrears balance.

Chart Data: [View the data underlying the chart.](#)

Of these cases currently in the legal system, the majority (6,511 accounts) have been in the legal system for over 2 years, with some 2,595 of those accounts in the courts system for over 5 years. 1,060 accounts have been in the legal system for between 1 and 2 years (Figure 5).

Figure 5: Period accounts have been in the legal system

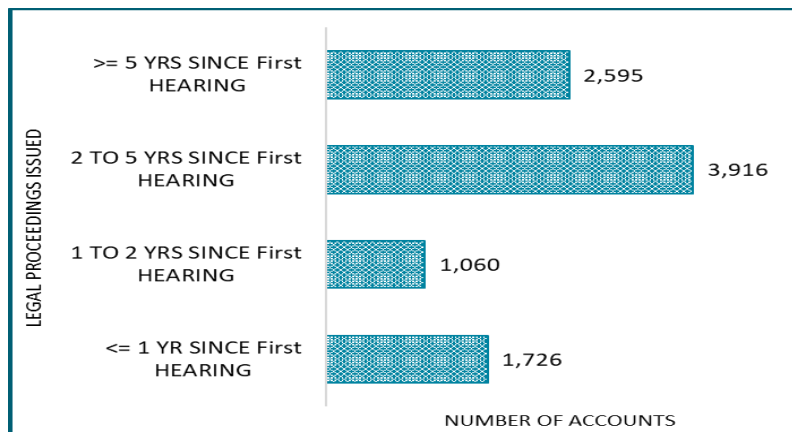


Chart Data: [View the data underlying the chart.](#)

During Q2 2020, the Courts granted an order for repossession or sale of the property affecting 44 accounts. A total of 30 properties were taken into possession by lenders during the quarter, down from 64 properties in the previous quarter. Of the properties taken into possession during the quarter, the majority of properties, at 28, were voluntary surrendered or abandoned, with the remaining 2 repossessed on foot of a Court Order. During the quarter, 85 properties were disposed of by lenders. As a result, lenders were in possession of 837 PDH properties at end-June 2020. During Q2 2020, there were 254 mortgage accounts where legal proceedings concluded, but arrears remained outstanding.

Residential Mortgages on Buy-to-Let Properties

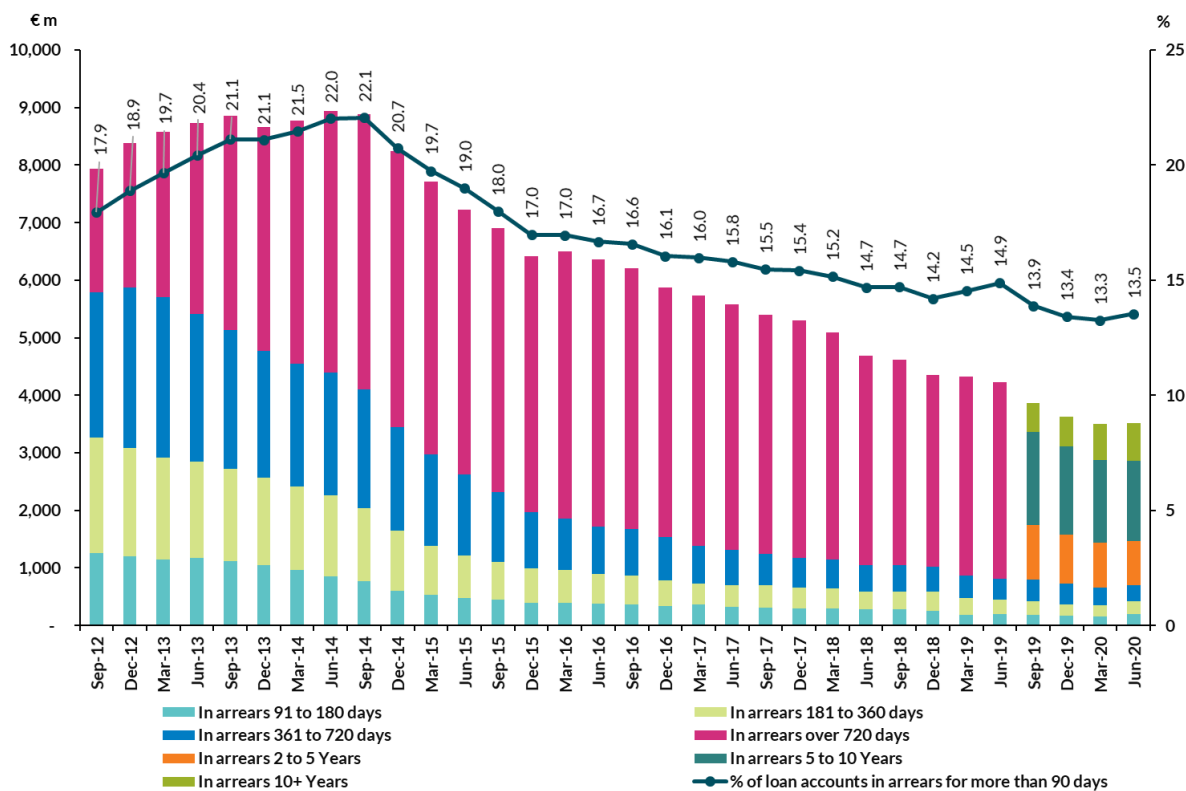
Arrears

At end-June 2020, there were 100,114 residential mortgage accounts for Irish buy-to-let (BTL) properties, with an outstanding balance of €16.3 billion. Some 16,088 BTL accounts were in arrears at end-June, a decrease of 685 accounts or 4 per cent over the quarter. Of the total BTL stock, 13,556 accounts or 13.5 per cent were in arrears of more than 90 days (Figure 6), reflecting an increase of 0.6 per cent over the quarter. The outstanding balance on all BTL mortgage accounts in arrears of more than 90 days was €3.5 billion at end-June, equivalent to 22 per cent of the balance outstanding on BTL accounts.

BTL accounts in arrears of over 720 days numbered 10,171 or 63 per cent of all BTL accounts in arrears. The outstanding balance on these accounts was €2.8 billion at end-June, equivalent to 17 per cent of the total outstanding balance on all BTL mortgage accounts.

Of the total number of BTL accounts in arrears, 20 per cent (or 3,278 accounts) were overdue by between 2 and 5 years, while 31 per cent (or 5,023 accounts) were in arrears by between 5 and 10 years and 12 per cent (or 1,870) were in arrears over 10 years.

Figure 6: BTL Mortgage Accounts in Arrears over 90 Days



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.

Chart Data: [View the data underlying the chart.](#)

Restructuring Arrangements

A total stock of 11,522 BTL mortgage accounts were categorised as restructured at end-June 2020, reflecting a decrease of 790 accounts over the quarter. Of the total stock of restructured accounts recorded at end-June, 82 per cent were not in arrears, while 86 per cent were meeting the terms of their current restructure arrangement¹¹. On the BTL side, the largest two cohorts of restructured mortgages were in term extensions and arrears capitalisation arrangements, which combined represented circa 40 per cent of all restructure arrangements. The data on arrears and restructures indicate that of the total number of BTL accounts that were in arrears at end-June, 2,096 (or 13 per cent) were classified as restructured.

Rent Receivers and Repossessions

During the second quarter of 2020, rent receivers were appointed to 57 BTL accounts, bringing the stock of accounts with rent receivers appointed to 5,035. There were 488 BTL properties in the banks' possession at the beginning of Q2 2020. A total of 12 properties were taken into possession by lenders during the quarter. Of the total BTL repossessions in the quarter, 1 was repossessed on foot of a Court Order, while the remaining 11 were voluntarily surrendered or abandoned. During Q2 2020, 55 properties were disposed of. As a result, lenders were in possession of 421 BTL properties at end-June 2020.

Residential Mortgages held by Non-Bank Entities¹²

Arrears

At end-June 2020, non-bank entities accounted for 13 per cent of the total stock of PDH mortgage accounts outstanding. For BTLs, the proportion was higher at 27 per cent. Overall, non-bank entities accounted for 14 per cent of the total stock of residential mortgage accounts outstanding (PDH and BTL) at end-June 2020.

For PDH mortgages held by non-bank entities, 22 per cent of accounts were in arrears over 90 days, and 16 per cent were in arrears of over 720 days (Table 5). Non-banks hold a greater proportion of PDH accounts in deep arrears compared to banks, holding 56 per cent of PDH accounts with arrears over 720 days and 69 per cent of PDH accounts with accumulated arrears greater than ten years (Figure 7).

In terms of BTL mortgages held by non-bank entities, 38 per cent of accounts were in arrears over 90 days, and 30 per cent of accounts in arrears of over 720 days. Non-banks hold 79 per cent of BTL accounts with arrears over 720 days and 88 per cent of BTL accounts with accumulated arrears greater than ten years.

¹¹ Meeting the terms includes restructured accounts not in arrears and accounts in arrears but meeting the terms of the current restructure arrangement.

¹² Non-bank entities comprise of retail credit firms and credit servicing firms. For breakdown of arrears, repossessions, and restructures of non-bank entities by type see Tables 5 & 6 in annex 3.

Non-bank entities held 19,538 restructured PDH mortgage accounts at end-June 2020. Of the restructured accounts, 83 per cent were meeting the terms of the arrangement. Non-bank entities held 3,412 restructured BTL mortgage accounts, which accounted for 30 per cent of all restructured BTL mortgage accounts. Some 74 per cent of BTL mortgages were meeting the terms of the restructuring arrangement.

Figure 7: PDH mortgage accounts in arrears, as held by banks and non-banks

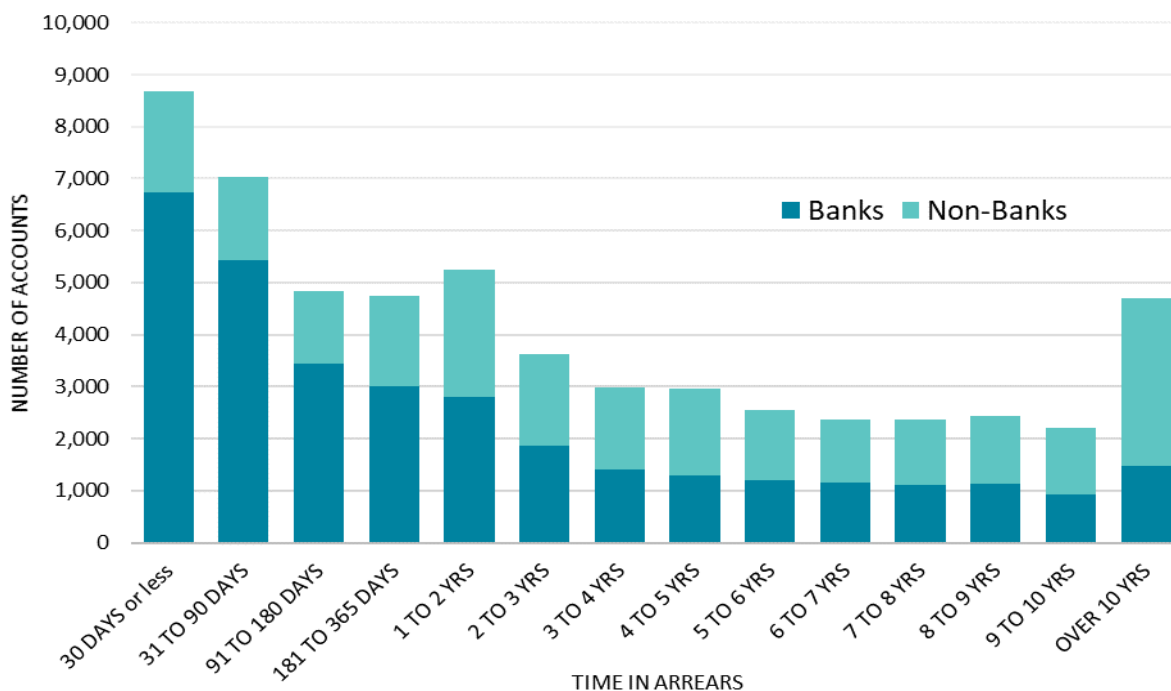


Chart Data: [View the data underlying the chart.](#)

Repossessions

Some 15 PDH properties were taken into possession by non-bank entities during the quarter, down from 25 in Q1 2020. Of the properties taken into possession during the quarter, all 15 were voluntarily surrendered or abandoned. During the quarter, 30 PDH properties were disposed of. There were 282 PDH and BTL properties in non-bank entities' possession at the end of the second quarter of 2020.

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: Data Tables

Table 3: PDH Mortgage Arrears Repossessions and Restructures	Q1 2020			Q2 2020		
	Number	Balance €000	Arrears €000	Number	Balance €000	Arrears €000
Mortgages						
Total residential mortgage loan accounts outstanding	739,592	97,997,556	-	736,307	97,674,783	-
Arrears						
Total residential mortgage arrears cases outstanding	63,437	10,522,975	2,628,292	56,792	9,651,912	2,653,836
<i>of which:</i>						
in arrears up to 90 days	22,358	2,765,403	41,936	15,731	1,926,984	36,014
in arrears 91 to 180 days	4,649	643,951	35,265	4,828	644,351	33,217
in arrears 181 to 360 days	4,751	678,618	63,056	4,745	673,759	66,898
in arrears 361 to 720 days	5,258	802,686	138,440	5,260	808,053	140,334
in arrears 2 to 5 years	9,878	1,816,056	505,684	9,591	1,746,235	487,904
in arrears 5 to 10 years	12,290	2,760,287	1,259,780	11,936	2,666,974	1,227,162
in arrears over 10 years	4,253	1,055,975	584,131	4,701	1,185,556	662,308
Total arrears cases over 90 days outstanding	41,079	7,757,571	2,586,356	41,061	7,724,928	2,617,822
% of loan accounts in arrears for more than 90 days	5.6%	7.9%		5.6%	7.9%	
Repossessions						
Residential properties in possession - at the beginning of quarter	1,019			917		
Residential properties repossessed on foot of an Order during quarter	25			2		
Residential properties voluntarily surrendered/abandoned during the quarter	39			28		
Residential properties disposed of during this quarter	142			85		
Residential properties in possession – at end of quarter ¹	917			837		
Total residential mortgage accounts restructured						
Restructures	81,255	10,237,824	230,724	77,789	9,736,754	222,791
Restructures not in arrears	63,763	7,757,105		63,637	7,730,412	
Total restructures by type:						
Interest Only - up to one year	901	138,198	6,368	700	102,772	5,055
Interest Only - over one year	841	138,432	5,777	773	127,278	5,425
Reduced Payment (greater than interest only)	3,003	579,788	43,615	2,581	496,655	40,446
Reduced Payment (less than interest only)	313	56,333	2,932	325	58,879	3,011
Term Extension	9,637	948,479	45,032	9,226	904,236	43,746
Arrears Capitalisation	24,860	3,464,550	61,690	23,048	3,206,657	58,143
Payment Moratorium	472	68,710	1,616	665	100,321	2,495
Deferred Interest Scheme	3	539	108	3	543	109
Permanent Interest Rate Reduction	134	22,645	222	136	23,134	178
Split Mortgage	22,019	2,401,957	15,372	21,888	2,385,672	16,186
Trade Down Mortgage	62	8,680	0	63	8,475	0
Temporary Interest Rate Reduction	2,687	437,253	7,120	2,399	389,295	6,137
Other	16,323	1,972,260	40,872	15,982	1,932,836	41,860

*Note that the 'Other' category mainly comprises accounts that have been offered a long-term solution, pending the completion of six months of successful payments. When these accounts transition into their permanent arrangement, the figures will be updated accordingly. The 'Other' category also includes a small number of simultaneously-agreed term extensions and arrears capitalisation arrangements.

¹ The number of properties in possession at the end of the quarter can also be impacted by reclassification issues.

Table 4: BTL Mortgage Arrears Repossessions and Restructures	Q1 2020			Q2 2020		
	Number	Balance €000	Arrears €000	Number	Balance €000	Arrears €000
	Mortgages					
Total residential mortgage loan accounts outstanding	101,585	16,560,002	-	100,114	16,254,917	-
Arrears						
Total residential mortgage arrears cases outstanding	16,773	4,130,179	1,561,130	16,088	4,016,032	1,577,218
<i>of which:</i>						
in arrears up to 90 days	3,297	628,884	34,235	2,532	501,959	26,587
in arrears 91 to 180 days	755	157,542	20,493	1,012	201,617	28,089
in arrears 181 to 360 days	927	197,895	36,041	997	222,586	47,417
in arrears 361 to 720 days	1,516	307,833	84,489	1,376	273,185	65,515
in arrears 2 to 5 years	3,318	781,386	289,983	3,278	774,821	298,445
in arrears 5 to 10 years	5,187	1,431,889	743,508	5,023	1,390,625	738,522
in arrears over 10 years	1,773	624,750	352,381	1,870	651,239	372,643
Total arrears cases over 90 days outstanding	13,476	3,501,295	1,526,895	13,556	3,514,073	1,550,631
% of loan accounts in arrears for more than 90 days	13.3%	21.1%		13.5%	21.6%	
Repossessions						
Residential properties in possession - at the beginning of quarter	615			488		
Residential properties repossessed on foot of an Order during quarter	2			1		
Residential properties voluntarily surrendered/abandoned during the quarter	13			11		
Residential properties disposed of during this quarter	111			55		
Residential properties in possession – at end of quarter ¹	488			421		
Total residential mortgage accounts restructured						
Restructures	12,312	2,599,994	114,182	11,522	2,398,992	121,776
Restructures not in arrears	10,013	2,018,270		9,426	1,871,777	
Total restructures by type:						
Interest Only - up to one year	203	44,775	5,175	121	23,531	2,712
Interest Only - over one year	549	142,339	6,994	479	129,858	6,979
Reduced Payment (greater than interest only)	1,996	546,954	23,611	1,814	492,725	25,228
Reduced Payment (less than interest only)	13	4,194	454	18	5,677	474
Term Extension	2,525	389,348	11,018	2,419	373,128	15,316
Arrears Capitalisation	2,306	442,735	23,216	2,210	431,084	22,714
Payment Moratorium	90	13,501	683	126	21,161	805
Deferred Interest Scheme	0	0	0	0	0	0
Permanent Interest Rate Reduction	15	2,193	6	9	2,085	7
Split Mortgage	1,319	151,854	11,683	1,291	148,293	11,695
Temporary Interest Rate Reduction	53	9,602	47	39	7,714	10
Other	3,243	852,500	31,295	2,995	763,474	35,836

Table 5: PDH Mortgage Arrears Repossessions and Restructures of Non-Bank Entities	Non-Bank Entities Q2 2020					
	Retail Credit Firms			Credit Servicing Firms		
	Number	Balance €000	Arrears €000	Number	Balance €000	Arrears €000
Mortgages						
Total residential mortgage loan accounts outstanding	84,655	13,227,545		9,272	1,954,883	
Arrears						
Total residential mortgage arrears cases outstanding	17,609	3,490,605	1,027,538	6,162	1,558,018	653,788
<i>% of total</i>	21%	26%		66%	80%	
<i>of which:</i>						
in arrears over 90 days	14,464	3,035,073	1,014,075	5,749	1,500,897	650,506
<i>% of total</i>	17%	23%		62%	77%	
in arrears over 720 days	9,443	2,239,950	897,527	5,198	1,410,684	642,022
<i>% of total</i>	11%	17%		56%	72%	
in arrears over 5 years	5,446	1,412,169	671,910	4,185	1,181,377	572,397
<i>% of total</i>	6%	11%		45%	60%	
in arrears over 10 years	1,278	361,373	199,592	1,950	551,021	282,061
<i>% of total</i>	2%	3%		21%	28%	
Repossessions						
Residential properties in possession – at end of quarter	124			68		
Total residential mortgage accounts restructured						
Restructures	17,902	2,438,000	53,632	1,636	245,017	34,191
<i>% of total</i>	21%	18%		18%	13%	
Meeting the terms of the arrangement	14,955	1,983,283	8,851	1,200	157,409	5,006
<i>% of total restructures</i>	84%	81%		73%	64%	
In arrears over 90 days, of which restructured	2,094	339,286	50,150	528	101,110	33,728
<i>% of total in arrears > 90 days</i>	14%	11%		9%	7%	

Table 6: BTL Mortgage Arrears Repossessions and Restructures of Non-Bank Entities	Non-Bank Entities Q2 2020					
	Retail Credit Firms			Credit Servicing Firms		
	Number	Balance €000	Arrears €000	Number	Balance €000	Arrears €000
Mortgages						
Total residential mortgage loan accounts outstanding	20,704	4,258,824		6,163	1,578,428	
Arrears						
Total residential mortgage arrears cases outstanding	6,555	1,612,895	654,139	4,883	1,349,667	623,510
<i>% of total</i>	32%	38%		79%	86%	
<i>of which:</i>						
in arrears over 90 days	5,591	1,415,498	641,866	4,656	1,307,499	618,723
<i>% of total</i>	27%	33%		76%	83%	
in arrears over 720 days	3,894	1,070,359	566,152	4,137	1,191,430	598,239
<i>% of total</i>	19%	25%		67%	75%	
in arrears over 5 years	2,654	787,369	450,626	2,900	882,702	478,716
<i>% of total</i>	13%	18%		47%	56%	
in arrears over 10 years	604	226,923	122,393	1,042	346,235	209,847
<i>% of total</i>	3%	5%		17%	22%	
Repossessions						
Residential properties in possession – at end of quarter	48			42		
Total residential mortgage accounts restructured						
Restructures	2,793	641,265	46,817	619	156,470	35,095
<i>% of total</i>	13%	15%		10%	10%	
Meeting the terms of the arrangement	2,187	487,034	8,771	322	64,186	2,687
<i>% of total restructures</i>	78%	76%		52%	41%	
In arrears over 90 days, of which restructured	470	122,150	38,102	325	100,858	35,064
<i>% of total in arrears > 90 days</i>	8%	9%		7%	8%	