

Table 7 Equity withdrawal

£ million

	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Net mortgage lending	3,613	7,368	19,034	33,296	25,956	18,487	16,193	19,458	15,166	19,105	23,832	25,233	38,010	40,809	54,325	79,621	101,114
+ Private housing grants	78	159	697	519	483	603	617	610	564	533	414	391	382	343	357	410	370
– Domestic capital formation	2,725	6,115	9,683	16,867	15,577	16,246	17,124	18,285	18,860	20,205	22,011	23,317	23,921	25,604	27,085	31,455	36,424
– Council house sales	24	786	1,240	2,215	1,447	1,229	1,227	1,088	991	936	1,183	1,478	2,022	2,367	2,512	3,023	4,231
= Equity withdrawal	942	626	8,808	14,733	9,415	1,615	- 1,541	695	- 4,121	- 1,503	1,052	829	12,449	13,181	25,085	45,553	60,829
Consumer spending £bn	62.9	132.7	206.7	337.6	359.6	379.8	402.0	422.4	443.4	474.3	503.8	536.9	570.4	603.3	635.6	665.9	693.6
Equity withdrawal as % of consumer spending	1.50	0.47	4.26	4.36	2.62	0.43	- 0.38	0.16	- 0.93	- 0.32	0.21	0.15	2.18	2.18	3.95	6.84	8.77

Sources: Mortgage lending – Financial Statistics (AAPR); Private housing grants – Housing and Construction Statistics; Domestic capital formation – Economic Trends (DFDF); Council house sales – UK National Accounts (CTCS); Consumer spending – Economic Trends (ABPB).

Notes: Equity withdrawal last peaked in 1988, when it was £19.8 billion and 6.98% of consumer spending. Private housing grants figures for 2002 & 2003 are estimates.