

Table 6 Personal housing wealth, borrowing and net equity

£ billion

	1970	1975	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Net equity	36.5	104.0	258.5	423.0	850.9	702.4	1,442.8	1,539.3	1,908.9	2,112.3	2,362.5	2,392.4	2,644.0	2,920.8	2,497.6	2,632.3	2,836.0	2,861.5	2,996.4	3,190.7
+ House loans	11.5	25.2	52.4	127.4	294.1	386.1	525.1	577.2	659.2	756.7	858.8	943.7	1,052.3	1,156.5	1,191.2	1,194.2	1,200.7	1,204.3	1,226.7	1,235.1
= Gross assets	48.0	129.2	310.9	550.4	1,145.0	1,088.5	1,967.9	2,116.5	2,568.1	2,869.0	3,221.3	3,336.1	3,696.3	4,077.3	3,688.8	3,826.5	4,036.7	4,065.8	4,223.1	4,425.8
Index of growth of gross assets	100.0	269.2	647.7	1,146.7	2,385.4	2,267.7	4,099.8	4,409.4	5,350.2	5,977.1	6,711.0	6,950.2	7,700.6	8,494.4	7,685.0	7,971.9	8,409.8	8,470.4	8,798.1	9,220.4
Deflator for gross domestic capital formation (YBFU)	100.0	192.1	379.8	524.7	762.9	810.1	886.5	911.2	933.7	941.6	956.2	988.8	1,022.5	1,042.7	1,089.9	1,116.9	1,103.4	1,123.6	1,149.4	1,167.4
Index of real growth of gross assets	100.0	140.1	170.6	218.5	312.7	279.9	462.5	483.9	573.0	634.8	701.9	702.9	753.1	814.7	705.1	713.8	762.2	753.9	765.4	789.8

Sources: UK National Accounts, Office for National Statistics; Bank of England Statistics.

Notes: The personal sector includes non-corporate private landlords. See Table 45 for net equity estimates for homeowners. Net equity is the unencumbered value of household housing wealth. House loans secured on dwellings excludes loans to housing associations. There is a break in the series of data for the value of private residential dwellings following a change in accounting conventions. The new series (CGRI) runs from 1987. Data from the old series (ALLN) has been used for earlier years, with minor adjustments to avoid a discontinuity with the new series. The deflator for gross domestic capital formation (YBFU) has been rebased to 1970.