

Table 7 Equity withdrawal

£ million

| | 1975 | 1980 | 1985 | 1990 | 1995 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|--|-------|-------|--------|--------|---------|--------|--------|--------|--------|--------|--------|---------|---------|----------|----------|----------|----------|----------|----------|----------|----------|
| Net mortgage lending | 3,613 | 7,368 | 19,034 | 33,287 | 14,373 | 38,862 | 51,701 | 76,951 | 99,306 | 99,704 | 86,891 | 107,333 | 104,049 | 35,338 | 9,013 | 6,493 | 6,901 | 10,368 | 13,599 | 23,680 | 33,442 |
| + Private housing grants | 78 | 159 | 697 | 519 | 564 | 338 | 356 | 400 | 337 | 326 | 340 | 381 | 311 | 319 | 297 | 230 | 105 | 75 | 82 | 72 | 73 |
| - Domestic capital formation | 2,725 | 6,115 | 9,683 | 16,867 | 18,860 | 30,744 | 31,046 | 34,938 | 40,912 | 46,026 | 48,630 | 49,741 | 52,049 | 51,780 | 42,044 | 44,638 | 48,125 | 48,121 | 52,904 | 60,736 | 64,028 |
| - Council house sales | 132 | 800 | 1,477 | 2,894 | 1270 | 2,132 | 2,179 | 3,047 | 4,032 | 3,706 | 2,593 | 2,210 | 1,932 | 616 | 544 | 561 | 875 | 779 | 1,247 | 1,434 | 1,355 |
| = Equity withdrawal | 834 | 612 | 8,571 | 14,045 | - 5,193 | 6,324 | 18,832 | 39,366 | 54,699 | 50,298 | 36,008 | 55,763 | 50,379 | - 16,739 | - 33,278 | - 38,476 | - 41,994 | - 38,457 | - 40,470 | - 38,418 | - 31,868 |
| Consumer spending (£ billion) | 69.8 | 151.3 | 244.8 | 344.6 | 517.9 | 694.4 | 720.3 | 749.4 | 786.2 | 824.1 | 864.7 | 902.5 | 947.1 | 975.5 | 948.5 | 974.9 | 1,004.3 | 1,042.9 | 1,084.0 | 1,126.2 | 1,156.6 |
| Equity withdrawal as % of consumer spending | 1.32 | 0.46 | 4.09 | 4.08 | - 1.14 | 0.91 | 2.61 | 5.25 | 6.96 | 6.10 | 4.16 | 6.18 | 5.32 | - 1.72 | - 3.51 | - 3.95 | - 4.18 | - 3.69 | - 3.73 | - 3.41 | - 2.76 |

Sources: Mortgage lending – Bank of England (see Table 41); Private housing grants – see Table 28; Domestic capital formation – National Accounts (DFDF - L5ZQ from 2000); Council house sales – UK Local Government Housing Revenue Account Data (A4LG); Consumer Spending - Quarterly National Accounts (ABJQ).

Notes: Equity withdrawal previously peaked in 1988, when it was £19.5 billion and 5.8 per cent of consumer spending. The private housing grants figures from 2003 are for financial years. The 2015 private housing grant figure is a UKHR estimate. Net mortgage lending is for the personal sector only and excludes lending to housing associations. Negative equity withdrawal figures indicate that net borrowing is less than capital formation.