

Table 6 Personal housing wealth, borrowing and net equity

£ billion

	1970	1975	1980	1985	1990	1995	2000	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Net equity	35.7	101.9	253.5	414.2	832.6	690.5	1,232.2	2,560.3	2,802.4	3,046.9	2,470.7	2,666.5	2,724.0	2,717.0	2,804.2	3,061.1	3,415.0	3,781.6	4,062.4
+ House loans	11.5	25.2	52.4	127.4	294.1	386.1	525.1	943.7	1,052.3	1,156.5	1,186.0	1,192.5	1,199.0	1,202.7	1,225.2	1,236.7	1,255.9	1,288.4	1,324.1
= Gross assets	47.2	127.1	305.9	541.6	1,126.7	1,076.6	1,757.3	3,504.0	3,854.7	4,203.4	3,656.7	3,859.0	3,923.0	3,919.7	4,029.4	4,297.8	4,670.9	5,070.0	5,386.5
Index of growth of gross assets	100.0	269.3	648.1	1,147.5	2,387.1	2,280.9	3,723.1	7,423.7	8,166.7	8,905.5	7,747.2	8,175.8	8,311.5	8,304.4	8,536.8	9,105.6	9,896.0	10,741.5	11,412.0
Deflator for gross domestic capital formation (YBFU)	100.0	191.7	378.6	523.8	761.9	808.3	882.1	979.8	1,019.0	1,046.4	1,085.7	1,101.2	1,092.9	1,110.7	1,136.9	1,159.5	1,176.2	1,190.5	1,209.5
Index of real growth of gross assets	100.0	140.5	171.2	219.1	313.3	282.2	422.1	757.7	801.4	851.1	713.6	742.4	760.5	747.7	750.9	785.3	841.4	902.3	943.5

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 are two breaks in the series of data for the value of private residential dwellings following changes in accounting conventions. A revised series (CGRI) ran 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. A further methodological revision was made in 2017, and this provides a new series of data back to 1995. A further minor adjustment has been made to the earlier figures, again to avoid a discontinuity with the latest data series, which is the sum of the value of household dwellings and land assets (E46V & E44N)..