

**Table 7 Housing equity withdrawal**

*£ million*

	1975	1980	1990	2000	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Equity withdrawal	834	612	15,514	7,410	33,044	49,769	44,283	-16,977	-30,528	-36,106	-38,391	-37,106	-41,263	-37,700	-28,285	-29,504	-32,930	-35,202	-30,711	-21,007	-7,864	34,320
Consumer spending	705,000	153,485	404,595	709,828	874,142	907,535	951,491	981,077	957,048	987,020	1,022,611	1,058,134	1,112,232	1,158,972	1,188,031	1,249,345	1,294,569	1,343,731	1,378,649	1,201,787	1,322,966	1,500,399
Equity withdrawal as % of consumer spending	1.18	0.40	3.47	0.78	3.86	5.48	4.65	-1.73	-3.19	-3.66	-3.75	-3.51	-3.71	-3.25	-2.38	-2.36	-2.54	-2.62	-2.23	-1.75	-0.59	2.29

Sources: Bank of England equity withdrawal data, ONS National Accounts; ONS Consumer Trends, plus author's own calculations.

Notes: 1. At the aggregate level, housing equity refers to the portion of housing wealth which does not have lending secured on it. A negative equity rating indicates that the household sector as a whole was injecting more equity than it was withdrawing from the housing market.

2. Up to 2005, equity withdrawal was based on summing net mortgage lending and private grants then subtracting domestic capital formation and council house sales. The underling data can be found in earlier editions of this table. From 2006, equity withdrawal is derived from Bank of England statistics.