

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: ONS UK National Accounts, Bank of England Statistics.

Notes: 1. The personal sector includes non-corporate private landlords.

2. Net equity is the unencumbered value of household housing wealth. House loans secured on dwellings excludes loans to housing associations.

3. 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.

4. A further methodological revision was made in 2017, and this provides a new series of data back to 1995.

5. 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).