

Table 7 Equity withdrawal

£ million

	1975	1980	1985	1990	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Net mortgage lending	3,613	7,368	19,034	33,296	15,166	19,105	23,832	25,231	37,979	40,755	53,891	78,826	101,081	100,738	91,209	110,450	107,150	39,893
+ Private housing grants	78	159	697	519	564	533	414	391	382	343	357	398	334	326	333	385	315	300
- Domestic capital formation	2,725	6,115	9,683	16,867	18,860	20,205	22,011	23,317	23,921	25,604	27,085	31,455	34,804	40,926	43,844	49,273	51,860	46,310
- Council house sales	132	800	1,477	2,894	1270	1110	1,394	1,604	2,170	2,511	2,410	2,887	3,990	3,686	2,601	2,187	2,095	1,000
= Equity withdrawal	834	612	8,571	14,054	- 4,400	- 1,677	841	701	12,270	12,983	24,753	44,882	62,621	56,452	45,097	59,375	53,510	- 7,117
Consumer spending £ billion	63.0	133.2	209.4	343.0	448.7	482.0	512.5	546.9	582.4	616.6	647.8	681.0	714.6	749.9	784.1	817.0	859.3	890.5
Equity withdrawal as % of consumer spending	1.32	0.46	4.09	4.10	- 0.98	- 0.35	0.16	0.13	2.11	2.11	3.82	6.59	8.76	7.53	5.75	7.27	6.23	- 0.80

Sources: Mortgage lending – Financial Statistics (AAPR); Private housing grants – Housing and Construction Statistics; Domestic capital formation – Economic Trends (DFDF); Public Corporation house sales – UK National Accounts (A4LG); Consumer spending – Economic Trends (ABPB).

Notes: Equity withdrawal last peaked in 1988, when it was £19.5 billion and 6.8 per cent of consumer spending. The private housing grants figures for 2003 to 2007 are for the financial years. The 2008 grant and council house sales figures are estimates.