

**Table 42 Gross and net advances secured on dwellings per year in the United Kingdom, 1980-2024**

£ million

|  | 1980   | 1990    | 2000    | 2005    | 2010      | 2011      | 2012      | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022      | 2023      | 2024      |
|--|--------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Gross advances in year</b>              |        |         |         |         |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Building societies                         | 9,614  | 40,915  | 24,927  | 43,515  | 20,415    | 23,603    | 30,701    | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| + Banks                                    | -      | 18,737  | 83,335  | 201,833 | 105,211   | 102,848   | 98,591    | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| = Monetary & Financial Institutions        | 9,614  | 59,652  | 108,262 | 245,348 | 125,626   | 126,451   | 129,237   | 158,916   | 185,201   | 198,133   | 226,218   | 238,457   | 245,229   | 244,824   | 221,893   | 282,938   | 289,774   | 209,786   | 223,724   |
| + Other lenders                            | 1,870  | 1,179   | 801     | 345     | 759       | 1,134     | 4,062     | 4,467     | 1,803     | 3,918     | 3,732     | 7,179     | 5,781     | 5,508     | 5,979     | 5,472     | 5,472     | 4,158     | 2,100     |
| + Other specialist lenders                 | -      | 8,991   | 10,735  | 42,585  | 7,422     | 10,670    | 11,179    | 13,264    | 16,613    | 18,414    | 16,742    | 14,634    | 17,555    | 18,404    | 15,990    | 21,298    | 19,811    | 12,684    | 15,559    |
| = Total                                    | 11,484 | 69,823  | 119,794 | 288,280 | 133,807   | 138,257   | 144,478   | 176,647   | 203,617   | 220,465   | 246,692   | 260,270   | 268,565   | 268,736   | 243,862   | 309,708   | 315,057   | 226,628   | 241,383   |
| <b>Net advances in year</b>                |        |         |         |         |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Building societies                         | 5,249  | 25,139  | 8,930   | 13,063  | -6,240    | -2,261    | 6,526     | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| + Banks                                    | 500    | 6,409   | 19,479  | 33,232  | 20,391    | 13,352    | 3,892     | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| = Monetary & Financial Institutions        | 5,749  | 31,548  | 28,409  | 46,295  | 14,151    | 11,091    | 10,694    | 12,906    | 24,986    | 32,948    | 40,578    | 43,375    | 40,315    | 41,858    | 38,500    | 62,095    | 56,102    | 1,334     | 20,730    |
| + Other lenders                            | 1,060  | - 214   | 180     | - 224   | 678       | 1,059     | 3,903     | 3,867     | - 288     | - 2,043   | - 899     | 3,571     | 2,377     | 3,179     | 4,874     | 3,387     | - 1,101   | 2,871     | 882       |
| + Other specialist lenders                 | -      | 2,914   | 12,162  | 45,087  | - 8,335   | - 5,247   | - 3,954   | - 3,316   | - 1,565   | 4,005     | 773       | - 1,095   | 1,983     | 4,227     | 2,882     | 6,304     | 2,507     | - 1,825   | 2,778     |
| = Total                                    | 7,368  | 33,287  | 40,751  | 91,158  | 6,494     | 6,903     | 10,367    | 13,457    | 23,133    | 34,910    | 40,452    | 45,851    | 44,675    | 49,264    | 46,256    | 71,786    | 57,508    | 2,380     | 24,390    |
| <b>Amount outstanding at end of period</b> |        |         |         |         |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Building societies                         | 42,696 | 175,759 | 106,990 | 173,205 | 198,754   | 196,988   | 203,759   | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| + Banks                                    | 2,880  | 85,677  | 386,334 | 575,797 | 808,102   | 818,294   | 832,132   | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| = Monetary & Financial Institutions        | 45,576 | 261,436 | 493,324 | 749,002 | 1,006,856 | 1,015,282 | 1,035,058 | 1,048,875 | 1,074,764 | 1,109,878 | 1,155,293 | 1,204,693 | 1,246,169 | 1,289,580 | 1,328,007 | 1,390,478 | 1,448,126 | 1,452,340 | 1,471,568 |
| + Other lenders                            | 6,865  | 8,367   | 1,937   | 2,356   | 7,515     | 7,914     | 11,816    | 15,682    | 69,062    | 63,989    | 54,015    | 58,455    | 55,026    | 54,057    | 58,951    | 57,520    | 52,244    | 55,115    | 55,997    |
| + Other specialist lenders                 | -      | 24,038  | 41,202  | 215,662 | 184,627   | 179,481   | 177,475   | 171,194   | 111,019   | 112,859   | 113,035   | 104,211   | 105,970   | 108,632   | 111,837   | 113,885   | 117,559   | 111,158   | 115,093   |
| = Total                                    | 52,441 | 294,115 | 536,463 | 967,020 | 1,198,999 | 1,202,677 | 1,225,182 | 1,235,751 | 1,254,845 | 1,286,726 | 1,322,343 | 1,367,359 | 1,407,165 | 1,452,269 | 1,498,795 | 1,561,883 | 1,617,929 | 1,618,613 | 1,642,658 |

Sources: CML, Compendium of Housing Finance Statistics to 1990 and Bank of England, Financial Statistics from 1990.

Notes: 1. The figures for banks and building societies reflect the process of demutualisation by some building societies. 'Other lenders' comprise insurance companies and central and local government.

2. Gross advances (lending) refers to the total value of loans advanced by institutions in a given period. Repayments and other adjustments are excluded. Net advances refers to the flow of gross lending less the flow of repayments and bad debt write-off.

3. From 2010 the distinction between banks and building societies is replaced by one between non-mutual and mutual banks. From 2013 they are combined into a single figure for Monetary & Financial Institutions.

4. From 1993 to 2009 figures for gross and net advances, and amounts outstanding, are for the personal and housing association sectors combined. From 2010 onwards, figures for the two sectors are shown separately.

5. Previous versions of this table included data on bank/building society advances to housing associations, but the data have not been available since 2016 and are now omitted.