

Statistics Release

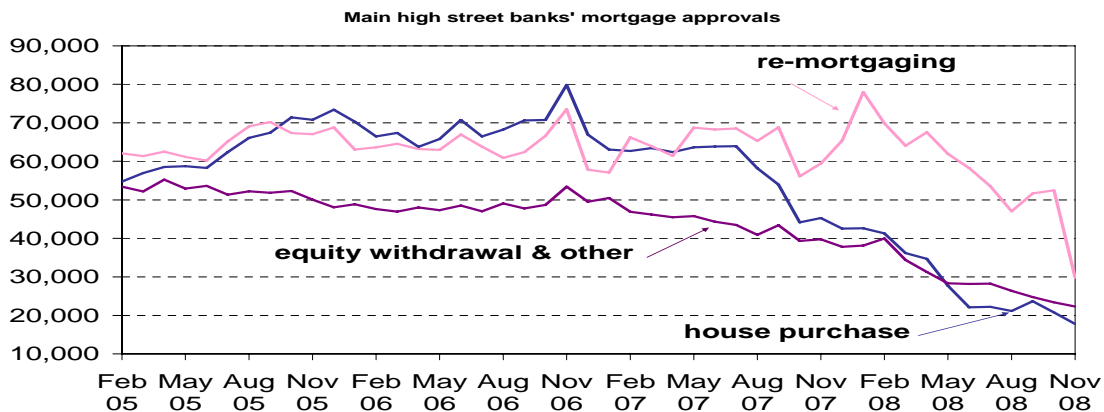
embargoed until 09:30 on Tuesday, 23 December, 2008

Serial no. 081/08

November figures for the main high street banks

In November, net mortgage lending rose by £2.9 billion; less than in October and below the average for the previous six months. The numbers of approvals for all types of mortgage lending were lower than October. Consumer credit remains subdued, rising by just £0.2bn, but personal deposits rose by £3.9bn as products offered by the high street banks attracted funds.

<i>seasonally adjusted data</i>	mortgage lending	consumer credit	personal deposits	company finance
November net change	+ £ 2.9 bn	+ £ 0.2 bn	+ £ 3.9 bn	+ £ 1.3 bn
<i>(previous month)</i>	+ £ 3.3 bn	+ £ 0.3 bn	–	+ £ 50.7 bn
average of previous six months	+ £ 3.5 bn	+ £ 0.3 bn	+ £ 0.6 bn	+ £ 18.7 bn
annual growth	+ 10.3 %	+ 3.5 %	+ 4.2 %	+ 31.3 %
amounts outstanding nsa	£ 523.9bn	£ 106.3 bn	£ 573.5 bn	£ 844.8 bn



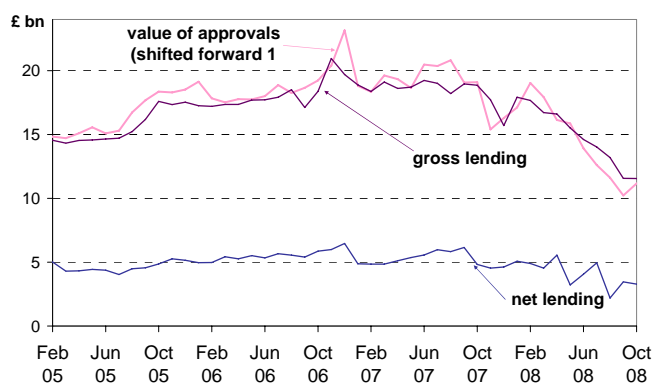
BBA statistics director, David Dooks, said of the latest data:

“High street banks are still providing two-thirds of all new mortgage lending, although the overall market continues to shrink. The 1.5% November reduction in Bank Rate caused lenders to re-assess product ranges and borrowers to re-consider future borrowing costs, so consequently there was another drop in market activity. Volumes of mortgage approvals reached new lows and, with house prices still falling, the encouragement of lower costs had not filtered through by the month-end, largely because people remain concerned about the impacts of the rapidly slowing economy on their personal finances.

“There was an increase in deposits, in part reflecting the receipt of savings reclaimed from accounts in Icelandic banks.”

Section 1: Mortgage lending & value of mortgages approved

<i>seasonally adjusted data</i>	gross mortgage lending	all mortgage loans approved	house purchase loans approved
November	£ 11.1 bn	£ 7.1 bn	£ 2.1 bn
(previous month)	£ 11.6 bn	£ 11.0 bn	£ 2.7 bn
average of previous six months	£ 13.4bn	£ 11.8 bn	£ 3.2 bn
compared with a year earlier	- 37.5 %	- 51.6 %	- 69.9 %



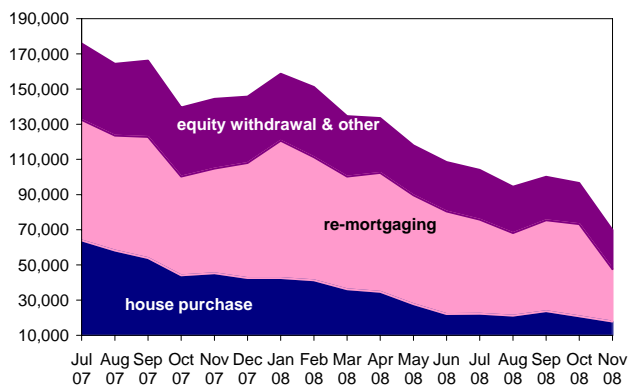
Net mortgage lending dropped in November as the annual growth rate declined from 10.6% to 10.3%.

Gross lending in the month was 4% lower than in October and 38% lower than a year earlier.

Approval activity decreased during November.

Section 2: Number of mortgages approved

<i>seasonally adjusted data</i>	house purchase	re-mortgaging	equity withdrawal & other purposes
November	17,773	29,798	22,295
(previous month)	20,767	52,452	23,390
average of previous six months	22,936	54,136	26,536
compared with a year earlier	- 60.7 %	- 49.9 %	- 43.9 %
average value nsa	£117,000	£146,000	£28,000
annual change in average value (nsa)	- 23.7 %	+ 8.1 %	- 8.6 %



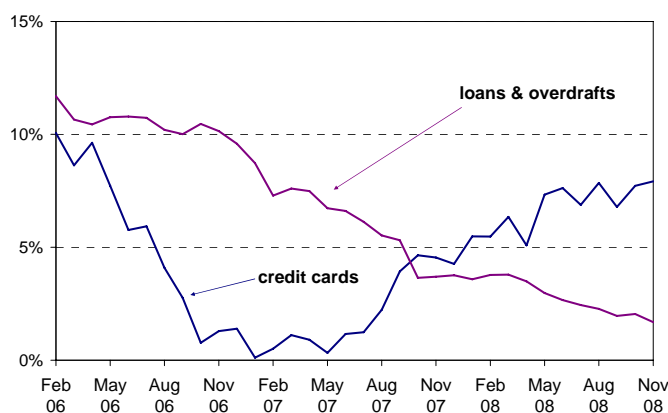
Approvals for house purchase in November were lower than the previous month.

Approvals for re-mortgaging in November were almost half what they were in October and the previous six months.

Approvals for equity withdrawal & other purposes were 5% lower than in October.

Section 3: Consumer credit - credit cards

<i>seasonally adjusted data</i>	new spending	repayments	net lending	number of purchases
November	£ 6.9 bn	£ 7.1 bn	+ £ 0.2 bn	101.3 mn
<i>(previous month)</i>	£ 7.1 bn	£ 7.3 bn	+ £ 0.3 bn	102.9 mn
average of previous six months	£ 7.2 bn	£ 7.4 bn	+ £ 0.2 bn	103.0 mn
compared with a year earlier	- 6.7%	- 6.8 %		- 3.5 %
annual growth			+ 7.9 %	
amounts outstanding nsa			£ 31.5 bn	



Growth in credit card borrowing was in line with the recent average and the annual rate increased from 7.7% to 7.9%.

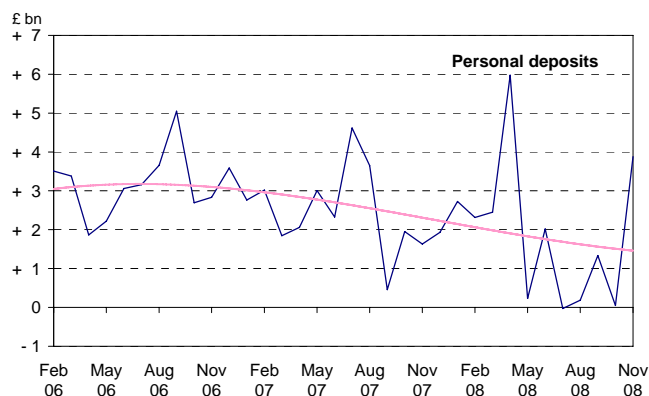
However, borrowing on overdraft remained broadly neutral and personal loan demand was weak so that overall unsecured lending remained very subdued.

n.b. Consumer credit allows for the effects of write-offs, in line with Bank of England data.

Section 4: Consumer credit - personal loans and overdrafts

<i>seasonally adjusted data</i>	new loans	overdrafts nsa	net lending
November	£ 2.0 bn	-	-
<i>(previous month)</i>	£ 1.9 bn	- £ 0.1 bn	-
average of previous six months	£ 2.2 bn	-	-
compared with a year earlier	- 25.7 %		
annual growth			+ 1.7 %
amounts outstanding nsa	£ 65.1 bn	£ 9.7 bn	£ 74.8 bn

Section 5: Personal deposits & savings



Personal deposits rose in November after being flat in October, and are stronger than is seen in recent months, partly due to the end-month falling on a weekend and partly due to an inflow of savings reclaimed from accounts in Icelandic banks. The annual growth rate rose slightly to 4.2%.

Section 6: Company finance

<i>seasonally adjusted data</i>	November	average of previous six months	amounts outstanding
Non-financial companies	– £ 2.4 bn	+ £ 1.5 bn	£ 351 bn
of which Manufacturing	– £ 0.2 bn	– £ 0.1 bn	£ 20 bn
Construction	– £ 0.1 bn	+ £ 0.1 bn	£ 22 bn
Wholesale & retail trade	+ £ 0.3 bn	–	£ 31 bn
Hotels & restaurants	– £ 0.2 bn	+ £ 0.2 bn	£ 22 bn
Transport, storage & communications	+ £ 0.2 bn	+ £ 0.2 bn	£ 11 bn
Real estate	+ £ 0.8 bn	+ £ 1.5 bn	£ 148 bn
Electricity, gas & water	– £ 0.9 bn	+ £ 0.1 bn	£ 4 bn
Financial companies	+ £ 3.7 bn	+ £ 17.2 bn	£ 494 bn
of which Financial intermediation	– £ 0.6 bn	+ £ 14.0 bn	£ 396 bn
Financial auxiliaries	+ £ 3.8 bn	+ £ 3.2 bn	£ 83 bn
Insurance & pension funds	+ £ 0.5 bn	–	£ 15 bn

There were net repayments for lending to non-financial companies in November. In the 'other financial' sector, the increase in lending to financial auxiliaries and insurance and pension funds were slightly offset by net repayments by financial intermediation.

Notes to Editors

1. *The BBA is the leading UK banking and financial services trade association and represents its members, from 60 countries, on domestic and international issues. Our members provide the full range of banking and financial services, operate some 150 million personal accounts, contribute £50bn to the economy and together make up the world's largest international banking centre.*
2. *The Major British Banking Groups (MBBG) account for some two-thirds of all UK mortgage lending outstanding, provide over half of all consumer credit and, within that, some 70% of all card credit. They include the nine largest retail lenders in the UK: Abbey, Alliance & Leicester, Barclays, Bradford & Bingley, HBOS, HSBC Bank, LloydsTSB, Northern Rock and Royal Bank of Scotland.*
3. *Net changes in amounts outstanding are consistent with Table A4.3 of the Bank of England's Monetary & Financial Statistics and the comprehensive data for lending to individuals by all lenders due to be released by the Bank of England on 2 January 2009.*

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