Annex 2: Core indicators

Table A.1 Core indicator set for the countercyclical capital buffer[a]

Indicator	Average, 1987–2006[b]	Average 2006[c]	Minimum since 1987[b]	Maximum since 1987[b]	Previous value (oya)	Latest value (as of 19 June 2015)
Bank balance sheet stretch[d]						
1 Capital ratio						
Basel II core Tier 1[e]	6.6%	6.3%	6.2%	12.3%	n.a.	n.a.
Basel III common equity Tier 1[f]	n.a.	n.a.	7.2%	11.4%	10.2%	11.4% (2015 Q1)
2 Leverage ratio[g]						
Simple	4.7%	4.1%	2.9%	5.9%	5.5%	5.9% (2014)
Basel III (2010 proposal)	n.a.	n.a.	n.a.	n.a.	4.2%	n.a.
Basel III (2014 proposal)	n.a.	n.a.	n.a.	n.a.	n.a.	4.4% (2014)
3 Average risk weights[h]	53.6%	46.4%	34.6%	65.4%	36.1%	37.4% (2014)
4 Return on assets before tax[i]	1.0%	1.1%	-0.2%	1.5%	0.3%	0.5% (2014)
5 Loan to deposit ratio[j]	114.5%	132.4%	96.0%	133.3%	99.1%	96.0% (2014)
6 Short-term wholesale funding ratio[k]	n.a.	24.3%	12.6%	26.5%	14.1%	12.6% (2014)
of which excluding repo funding[k]	*n.a.*	*15.6%*	*5.8%*	*16.1%*	*5.8%*	*6.3% (2014)*
7 Overseas exposures indicator: countries to which UK banks have 'large' and 'rapidly growing' total exposures[l][m]	In 2006 Q4: AU, BR, CA, CH, CN, DE, ES, FR, IE, IN, JP, KR, KY, LU, NL, US, ZA				In 2014 Q1: CN, IE, HK, MY, SG, TW	In 2015 Q1: AE, JP, KY
8 CDS premia[n]	12 bps	8 bps	6 bps	298 bps	67 bps	82 bps (19 June 2015)
9 Bank equity measures						
Price to book ratio[o]	2.14	1.97	0.52	2.86	0.93	0.99 (19 June 2015)
Market-based leverage ratio[p]	9.7%	7.8%	1.9%	15.7%	5.3%	5.5% (19 June 2015)
Non-bank balance sheet stretch[q]						
10 Credit to GDP[r]						
Ratio	124.5%	159.4%	93.8%	179.1%	150.8%	145.1% (2014 Q4)
Gap	5.8%	6.2%	-26.2%	21.5%	-23.1%	-25.3% (2014 Q4)
11 Private non-financial sector credit growth[s]	10.1%	9.8%	-2.8%	22.8%	-0.4%	2.5% (2014 Q4)
12 Net foreign asset position to GDP[t]	-3.1%	-12.1%	-23.8%	20.4%	-23.8%	-19.8% (2014 Q4)
13 Gross external debt to GDP[u]	193.9%	321.8%	123.0%	406.7%	333.6%	327.3% (2014 Q4)
of which bank debt to GDP	*128.2%*	*202.6%*	*84.4%*	*275.6%*	*183.9%*	*176.4% (2014 Q4)*
14 Current account balance to GDP[v]	-1.8%	-2.2%	-6.1%	0.6%	-5.6%	-5.6% (2014 Q4)
Conditions and terms in markets						
15 Long-term real interest rate[w]	3.10%	1.27%	-0.88%	5.29%	0.35%	-0.42% (19 June 2015)
16 VIX[x]	19.1	12.8	10.6	65.5	11.6	13.9 (19 June 2015)
17 Global corporate bond spreads[y]	115 bps	87 bps	52 bps	486 bps	108 bps	132 bps (19 June 2015)
18 Spreads on new UK lending						
Household[z]	480 bps	352 bps	285 bps	840 bps	693 bps	658 bps (Mar. 2015)
Corporate[aa]	107 bps	100 bps	84 bps	417 bps	249 bps	237 bps (Dec. 2014)

Table A.2 Core indicator set for sectoral capital requirements[a]

Indicator	Average, 1987–2006[b]	Average 2006[c]	Minimum since 1987[b]	Maximum since 1987[b]	Previous value (oya)	Latest value (as of 19 June 2015)
Bank balance sheet stretch[d]						
1 Capital ratio						
Basel II core Tier 1[e]	6.6%	6.3%	6.2%	12.3%	n.a.	n.a.
Basel III common equity Tier 1[f]	n.a.	n.a.	7.2%	11.4%	10.2%	11.4% (2015 Q1)
2 Leverage ratio[g]						
Simple	4.7%	4.1%	2.9%	5.9%	5.5%	5.9% (2014)
Basel III (2010 proposal)	n.a.	n.a.	n.a.	n.a.	4.2%	n.a. (2014)
Basel III (2014 proposal)	n.a.	n.a.	n.a.	n.a.	n.a.	4.4% (2014)
3 Average mortgage risk weights[ab]	n.a.	n.a.	15.6%	22.4%	18.4%	15.6% (2014)
4 Balance sheet interconnectedness[ac]						
Intra-financial lending growth[ad]	12.0%	13.0%	-15.3%	45.5%	-1.7%	-7.1% (2014)
Intra-financial borrowing growth[ae]	14.1%	14.0%	-19.8%	28.9%	-19.8%	-2.9% (2014)
Derivatives growth (notional)[af]	37.7%	34.2%	-18.9%	52.0%	7.2%	-18.9% (2014)
5 Overseas exposures indicator: countries to which UK banks have 'large' and 'rapidly growing' non-bank private sector exposures[ag](m)		In 2006 Q4: AU, CA, DE, ES, FR, IE, IT, JP, KR, KY, NL, US, ZA			In 2014 Q1: FR, IE, JP	In 2015 Q1: CN, HK, KY, SG
Non-bank balance sheet stretch[q]						
6 Credit growth						
Household[ah]	10.3%	11.2%	-0.1%	19.6%	1.5%	2.7% (2014 Q4)
Commercial real estate[ai]	15.3%	18.5%	-9.7%	59.8%	-8.3%	-5.0% (2015 Q1)
7 Household debt to income ratio[aj]	108.9%	149.6%	87.7%	158.0%	135.9%	135.8% (2014 Q4)
8 PNFC debt to profit ratio[ak]	239.5%	309.0%	157.0%	407.7%	316.9%	288.2% (2014 Q4)
9 NBFI debt to GDP ratio (excluding insurance companies and pension funds)[al]	59.5%	126.7%	15.1%	180.1%	158.8%	154.1% (2014 Q4)
Conditions and terms in markets						
10 Real estate valuations						
Residential price to rent ratio[am]	100.0	151.1	66.9	160.6	129.0	133.8 (2015 Q1)
Commercial prime market yields[an]	5.4%	4.0%	3.8%	7.3%	4.4%	4.1% (2015 Q1)
Commercial secondary market yields[an]	8.9%	5.8%	5.4%	10.9%	8.8%	7.4% (2015 Q1)
11 Real estate lending terms						
Residential mortgage loan to value ratio (mean above the median)[ao]	90.6%	90.6%	81.6%	90.8%	85.5%	86.2% (2014 Q4)
Residential mortgage loan to income ratio (mean above the median)[ao]	3.8	3.8	3.6	4.1	4.0	4.0 (2014 Q4)
Commercial real estate mortgage loan to value (average maximum)[ap]	77.6%	78.3%	60.0%	79.6%	62.2%	63.6% (2014 H2)
12 Spreads on new UK lending						
Residential mortgage[aq]	81 bps	50 bps	34 bps	361 bps	205 bps	177 bps (Apr. 2015)
Commercial real estate[ar]	137 bps	135 bps	119 bps	422 bps	290 bps	262 bps (2014 Q4)

(a) A spreadsheet of the series shown in this table is available at www.bankofengland.co.uk/financialstability/Pages/fpc/coreindicators.aspx.
(b) If the series starts after 1987, the average between the start date and 2006 and the maximum/minimum since the start date are used.
(c) 2006 was the last year before the start of the global financial crisis.
(d) Unless otherwise stated, indicators are based on the major UK bank peer group defined as: Abbey National (until 2003); Alliance & Leicester (until 2007); Bank of Ireland (from 2005); Bank of Scotland (until 2000); Barclays; Bradford & Bingley (from 2001 until 2007); Britannia (from 2005 until 2008); Co-operative Banking Group (from 2005); Halifax (until 2000); HBOS (from 2001 until 2008); HSBC (from 1992); Lloyds TSB/Lloyds Banking Group; Midland (until 1991); National Australia Bank (from 2005); National Westminster (until 1999); Nationwide; Northern Rock (until 2011); Royal Bank of Scotland; Santander (from 2004); TSB (until 1994); Virgin Money (from 2012) and Woolwich (from 1990 until 1997). Accounting changes, eg the introduction of IFRS in 2005 result in discontinuities in some series. Restated figures are used where available.
(e) Major UK banks' aggregate core Tier 1 capital as a percentage of their aggregate risk-weighted assets. The core Tier 1 capital ratio series starts in 2000 and uses the major UK banks peer group as at 2014 and their constituent predecessors. Data exclude Northern Rock/Virgin Money from 2008. From 2008, core Tier 1 ratios are as published by banks, excluding hybrid capital instruments and making deductions from capital based on PRA definitions. Prior to 2008, that measure was not typically disclosed and Bank calculations approximating it as previously published in the *Financial Stability Report* are used. The series are annual until end-2012, half-yearly until end-2013 and quarterly afterwards. Sources: PRA regulatory returns, published accounts and Bank calculations.
(f) The Basel II series was discontinued with CRD IV implementation on 1 January 2014. The 'Basel III common equity Tier 1 capital ratio' is calculated as aggregate peer group common equity Tier 1 levels over aggregate risk-weighted assets, according to the CRD IV definition as implemented in the United Kingdom. The Basel III peer group includes Barclays, Co-operative Banking Group, HSBC, Lloyds Banking Group, Nationwide, RBS and Santander UK. Sources: PRA regulatory returns and Bank calculations.
(g) A simple leverage ratio calculated as aggregate peer group equity (shareholders' claims) over aggregate peer group assets (note a discontinuity due to the introduction from 2005 of IFRS accounting standards, which tends to reduce reported leverage ratios thereafter). The Basel III (2010) series corresponds to aggregate peer group Tier 1 capital (including grandfathered instruments) over aggregate Basel 2010 leverage ratio exposure. The Basel III (2014) series corresponds to aggregate peer group CRD IV end-point Tier 1 capital over aggregate Basel 2014 exposure measure, and the previous value is for June 2014. Note that the simple series excludes Northern Rock/Virgin Money from 2008. The Basel III series consists of Barclays, Co-operative Banking Group, HSBC, Lloyds Banking Group, Nationwide, RBS and Santander UK. The series are annual until end-2012 and half-yearly afterwards. Sources: PRA regulatory returns, published accounts and Bank calculations.
(h) Aggregate end-year peer group risk-weighted assets divided by aggregate end-year peer group published balance sheet assets. Data for 2014 H1 onwards are on a CRD IV basis. Sample excludes Northern Rock for all years. Series begins in 1992 and is annual until end-2012 and half-yearly afterwards. Sources: Published accounts and Bank calculations.
(i) Calculated as major UK banks' annual profit before tax as a proportion of total assets, averaged over the current and previous year. When banks in the sample have merged, aggregate profits for the year are approximated by those of the acquiring group. Series is annual. Latest value shows return on assets between end-2013 and end-2014. Previous value is for 2013 as a whole. Sources: Published accounts and Bank calculations.
(j) Major UK banks' loans and advances to customers as a percentage of customer deposits, where customer refers to all non-bank borrowers and depositors. Repurchase agreements are excluded from loans and deposits where disclosed. One weakness of the current measure is that it is not possible to distinguish between retail deposits from households and deposits placed by non-bank financial corporations on a consolidated basis. Additional data collections would be required to improve the data in this area. The series begins in 2000 and is annual until end-2012 and half-yearly afterwards. Sources: Published accounts and Bank calculations.
(k) Share of total funding (including capital) accounted for by wholesale funding with residual maturity of under three months. Wholesale funding comprises deposits by banks, debt securities, subordinated liabilities and repo. Funding is proxied by total liabilities excluding derivatives and liabilities to customers under investment contracts. Where underlying data are not published estimates have been used. Repo includes repurchase agreements and securities lending. The series starts in 2005. Sources: Published accounts and Bank calculations.
(l) This indicator highlights the countries where UK-owned monetary financial institutions' (MFIs') overall exposures are greater than 10% of UK-owned MFIs' tangible equity on an ultimate risk basis and have grown by more than 1.5 times nominal GDP growth in that country. Foreign exposures as defined in BIS consolidated banking statistics. Uses latest data available, with the exception of tangible equity figures for 2006–07, which are estimated using published accounts. Sources: Bank of England, ECB, IMF *World Economic Outlook* (*WEO*), Thomson Reuters Datastream, published accounts and Bank calculations.
(m) Abbreviations used are: Australia (AU), Brazil (BR), Canada (CA), Switzerland (CH), People's Republic of China (CN), Germany (DE), Spain (ES), France (FR), Ireland (IE), Italy (IT), Hong Kong (HK), India (IN), Japan (JP), Republic of Korea (KR), Cayman Islands (KY), Luxembourg (LU), Malaysia (MY), Netherlands (NL), Singapore (SG), Taiwan (TW), United Arab Emirates (AE), United States (US) and South Africa (ZA).
(n) Average of major UK banks' five-year senior CDS premia, weighted by total assets. Series starts in 2003. Includes Nationwide from July 2003. Sources: Markit Group Limited, published accounts and Bank calculations.
(o) Relates the share price with the book, or accounting, value of shareholders' equity per share. Simple averages of the ratios in the peer group, weighted by end-year total assets. The sample comprises the major UK banks excluding Britannia, Co-operative Banking Group and Nationwide. Northern Rock is excluded from 2008 and Virgin Money from 2012. Series starts in 2000. Sources: Thomson Reuters Datastream, published accounts and Bank calculations.
(p) Total peer group market capitalisation divided by total peer group assets (note a discontinuity due to introduction of IFRS accounting standards in 2005, which tends to reduce leverage ratios thereafter). The sample comprises the major UK banks excluding Britannia, Co-operative Banking Group and Nationwide. Northern Rock are excluded from 2008 and Virgin Money from 2012. Series starts in 2000. Sources: Thomson Reuters Datastream, published accounts and Bank calculations.
(q) The current vintage of ONS data is not available prior to 1997. Data prior to this and beginning in 1987 have been assumed to remain unchanged since *The Blue Book 2013*.
(r) Credit is defined as debt claims on the UK private non-financial sector. This includes all liabilities of the household and not-for-profit sector except for the unfunded pension liabilities and financial derivatives of the not-for-profit sector, and private non-financial corporations' (PNFCs') loans and debt securities excluding derivatives, direct investment loans and loans secured on dwellings. The credit to GDP gap is calculated as the percentage point difference between the credit to GDP ratio and its long-term trend, where the trend is based on a one-sided Hodrick-Prescott filter with a smoothing parameter of 400,000. See Countercyclical Capital Buffer Guide at www.bankofengland.co.uk/financialstability/Pages/fpc/coreindicators.aspx for further explanation of how this series is calculated. Sources: BBA, ONS, Revell, J and Roe, A (1971), 'National balance sheets and national accounting — a progress report', *Economic Trends*, No. 211 and Bank calculations.
(s) Twelve-month growth rate of nominal credit. Credit is defined as above. Sources: ONS and Bank calculations.
(t) As per cent of annual GDP (four-quarter moving sum). Sources: ONS and Bank calculations.
(u) Ratios computed using a four-quarter moving sum of GDP. MFIs cover banks and building societies resident in the United Kingdom. Sources: ONS and Bank calculations.
(v) As per cent of quarterly GDP. Sources: ONS and Bank calculations.
(w) Five-year real interest rates five years forward, derived from the Bank's index-linked government liabilities curve. Sources: Bloomberg and Bank calculations.
(x) The VIX is a measure of market expectations of 30-day volatility as conveyed by S&P 500 stock index options prices. Series starts in 1990. One-month moving average. Sources: Bloomberg and Bank calculations.
(y) 'Global corporate debt spreads' refers to the global broad market industrial spread. This tracks the performance of non-financial, investment-grade corporate debt publicly issued in the major domestic and eurobond markets. Index constituents are capitalisation-weighted based on their current amount outstanding. Spreads are option adjusted, (ie they show the number of basis points the matched-maturity government spot curve is shifted in order to match a bond's present value of discounted cash flows). One-month moving average. Series starts in 1997. Sources: BofA Merrill Lynch Global Research and Bank calculations.
(z) The household lending spread is a weighted average of mortgage and unsecured lending spreads, with weights based on relative volumes of new lending. The mortgage spread is a weighted average of quoted mortgage rates over risk-free rates, using 90% LTV two-year fixed-rate mortgages and 75% LTV tracker, two and five-year fixed-rate mortgages. Spreads are taken relative to gilt yields of matching maturity for fixed-rate products until August 2009, after which spreads are taken relative to OIS of matching maturity. Spreads are taken relative to Bank Rate for the tracker product. The unsecured component is a weighted average of spreads on credit cards, overdrafts and personal loans. Spreads are taken relative to Bank Rate. Series starts in 1997. Sources: Bank of England, CML and Bank calculations.
(aa) The UK corporate lending spread is a weighted average of: SME lending rates over Bank Rate; CRE lending rates over Bank Rate; and, as a proxy for the rate at which banks lend to large, non-CRE corporates, UK investment-grade company bond spreads over maturity-matched government bond yields (adjusted for any embedded option features such as convertibility into equity). Weights based on relative volumes of new lending. Series starts in October 2002. Sources: Bank of England, BBA, Bloomberg, BofA Merrill Lynch Global Research, De Montfort University, Department for Business, Innovation and Skills and Bank calculations.
(ab) Sample excludes Bank of Ireland; Britannia; National Australia Bank; Northern Rock; Virgin Money; and Nationwide for 2008 H2 only. Average risk weights for residential mortgages (exposures on the Retail IRB method only) are calculated as total risk-weighted assets divided by total exposure value for all banks in the sample. Calculated on a consolidated basis, except for Nationwide for 2014 H2 where only solo data were available. Series starts in 2008 and is updated half-yearly. Sources: PRA regulatory returns and Bank calculations.
(ac) The disclosures the series are based on are not currently sufficient to ensure that all intra-financial activity is included in these series, nor is it possible to be certain that no real-economy activity is included. Additional data collections would be required to improve the data in this area. The intra-financial lending and borrowing growth series are adjusted for the acquisitions of Midland by HSBC in 1992, and of ABN AMRO by RBS in 2007 to avoid reporting large growth rates resulting from step changes in the size and interconnectedness of the major UK bank peer group.
(ad) Lending to other banks and other financial corporations. Growth rates are year on year. Latest value shows growth rate for year to end-2014. Previous value is for 2013 as a whole. Sources: Published accounts and Bank calculations.
(ae) Wholesale borrowing, composed of deposits from banks and non-subordinated securities in issue. Growth rates are year on year. Latest value shows growth rate for year to end-2014. Previous value is for 2013 as a whole. One weakness of the current measure is that it is not possible to distinguish between retail deposits and deposits placed by non-bank financial institutions on a consolidated basis. Sources: Published accounts and Bank calculations.
(af) Based on notional value of derivatives (some of which may support real-economy activity). The sample includes Barclays, HSBC and RBS who account for a significant share of UK banks' holdings of derivatives, though the sample could be adjusted in the future should market shares change. Series starts in 2002. Growth rates are year on year. Latest value shows growth rate for year to end-2014. Previous value is for 2013 as a whole. Sources: Published accounts and Bank calculations.
(ag) This indicator highlights the countries where UK-owned MFIs' non-bank private sector exposures are greater than 10% of UK-owned MFIs' tangible equity on an ultimate risk basis and have grown by more than 1.5 times nominal GDP growth in that country. Foreign exposures as defined in BIS consolidated banking statistics. Overseas sectoral exposures cannot currently be broken down further at the non-bank private sector level. The intention is to divide them into households and corporates as new data become available. Uses latest data available, with the exception of tangible equity figures for 2006–07, which are estimated using published accounts. Sources: Bank of England, ECB, IMF *World Economic Outlook* (*WEO*), Thomson Reuters Datastream, published accounts and Bank calculations.
(ah) Twelve-month nominal growth rate of total household and not-for-profit sector liabilities except for the unfunded pension liabilities and financial derivatives of the not-for-profit sector. Sources: ONS and Bank calculations.
(ai) Four-quarter growth rate of UK-resident MFIs' loans to the real estate sector. The real estate sector is defined as: buying, selling and renting of own or leased real estate; real estate and related activities on a fee or contract basis; and development of buildings. Non seasonally adjusted. Quarterly data. Data cover lending in both sterling and foreign currency from 1998 Q4. Prior to this period, data cover sterling only. Source: Bank of England.
(aj) Gross debt as a percentage of a four-quarter moving sum of disposable income. Includes all liabilities of the household sector except for the unfunded pension liabilities and financial derivatives of the non-profit sector. The household disposable income series is adjusted for financial intermediation services indirectly measured (FISIM). Sources: ONS and Bank calculations.
(ak) Gross debt as a percentage of a four-quarter moving sum of gross operating surplus. Gross debt is measured as loans and debt securities excluding derivatives, direct investment loans and loans secured on dwellings. The corporate gross operating surplus series is adjusted for FISIM. Sources: ONS and Bank calculations.
(al) Gross debt as a percentage of four-quarter moving sum of nominal GDP. The NBFI sector includes all financial corporations apart from MFIs. This indicator additionally excludes insurance companies and pension funds. Sources: ONS and Bank calculations.
(am) Ratio between an average of the seasonally adjusted Halifax and Nationwide house price indices and RPI housing rent. The series is rebased so that the average between 1987 and 2006 is 100. Sources: Halifax, Nationwide, ONS and Bank calculations.
(an) The prime (secondary) yield is the ratio between the weighted averages, across the lowest (highest) yielding quartile of commercial properties, of IPD's measures of rental income and capital values. Source: Investment Property Databank (IPD UK).
(ao) Mean LTV (respectively LTI) ratio on new advances above the median LTV (LTI) ratio, based on loans to first-time buyers, council/registered social tenants exercising their right to buy and homemovers, and excluding lifetime mortgages and advances with LTV above 130% (LTI above 10x). Data include regulated mortgage contracts only, and therefore exclude other regulated home finance products such as home purchase plans and home reversions, and unregulated products such as second charge lending and buy-to-let mortgages. Series starts in 2005. Sources: FCA Product Sales Data and Bank calculations.
(ap) Average of the maximum offered loan to value ratios across major CRE lenders. Series starts in 2002. Sources: De Montfort University and Bank calculations.
(aq) The residential mortgage lending spread is a weighted average of quoted mortgage rates over risk-free rates, using 90% LTV two-year fixed-rate mortgages and 75% LTV tracker, two and five-year fixed-rate mortgages. Spreads are taken relative to gilt yields of matching maturity for fixed-rate products until August 2009, after which spreads are taken relative to OIS of matching maturity. Spreads are taken relative to Bank Rate for the tracker product. Weights based on relative volumes of new lending. Series starts in 1997. Sources: Bank of England, CML and Bank calculations.
(ar) The CRE lending spread is the average of rates across major CRE lenders relative to Bank Rate. Series starts in 2002. Sources: Bank of England, De Montfort University and Bank calculations.

Table A.3 Core indicator set for LTV and DTI limits[a]

Indicator	Average, 1987–2006[b]	Average 2006[c]	Minimum since 1987[b]	Maximum since 1987[b]	Previous value (oya)	Latest value (as of 19 June 2015)
Lender and household balance sheet stretch						
1 LTI and LTV ratios on new residential mortgages						
Owner-occupier mortgage LTV ratio (mean above the median)[d]	90.6%	90.6%	81.6%	90.8%	85.5%	86.2% (2014 Q4)
Owner-occupier mortgage LTI ratio (mean above the median)[d]	3.8	3.8	3.6	4.1	4.0	4.0 (2014 Q4)
Buy-to-let mortgage LTV ratio (mean)[e]	n.a.	n.a.	70.9%	78.6%	71.8%	71.5% (2015 Q1)
2 Household credit growth[f]	10.3%	11.2%	-0.1%	19.6%	1.5%	2.7% (2014 Q4)
3 Household debt to income ratio[g]	108.9%	149.6%	87.7%	158.0%	135.9%	135.8% (2014 Q4)
of which: mortgages[g]	*77.0%*	*109.5%*	*56.8%*	*118.8%*	*105.5%*	*104.3% (2014 Q4)*
of which: owner-occupier mortgages[h]	*86.1%*	*100.4%*	*72.8%*	*105.4%*	*91.1%*	*89.2% (2014 Q4)*
Conditions and terms in markets						
4 Mortgage approvals[i]	97,940	118,991	26,658	135,579	63,055	68,076 (Apr. 2015)
5 Housing transactions[j]	129,015	139,007	51,700	220,909	103,030	97,610 (Apr. 2015)
Advances to homemovers[k]	48,985	59,342	14,300	93,500	28,900	25,800 (Apr. 2015)
% interest only[l]	53.3%	31.0%	2.6%	81.3%	5.9%	2.7% (Apr. 2015)
Advances to first-time buyers[k]	39,179	33,567	8,500	55,800	24,800	22,400 (Apr. 2015)
% interest only[l]	52.1%	24.0%	0.0%	87.9%	0.4%	0.4% (Apr. 2015)
Advances to buy-to-let purchasers[k]	9,903	12,931	3,603	16,230	7,500	8,100 (Apr. 2015)
% interest only[m]	n.a.	n.a.	50.0%	66.7%	63.7%	66.7% (2014 Q4)
6 House price growth[n]	1.8%	2.2%	-5.6%	7.0%	2.1%	1.4% (May 2015)
7 House price to household disposable income ratio[o]	3.2	4.8	2.3	5.0	4.0	4.2 (2014 Q4)
8 Rental yield[p]	5.8%	5.1%	4.8%	7.6%	5.1%	5.2% (2014 Q4)
9 Spreads on new residential mortgage lending						
All residential mortgages[q]	81 bps	50 bps	34 bps	361 bps	205 bps	177 bps (Apr. 2015)
Difference between the spread on high and low LTV residential mortgage lending[q]	18 bps	25 bps	1 bps	293 bps	192 bps	162 bps (May 2015)
Buy-to-let mortgages[r]	n.a.	n.a.	61 bps	398 bps	302 bps	290 bps (2015 Q1)

(a) A spreadsheet of the series shown in this table is available at www.bankofengland.co.uk/financialstability/Pages/fpc/coreindicators.aspx.
(b) If the series start after 1987, the average between the start date and 2006 and the maximum/minimum since the start date are used.
(c) 2006 was the last year before the global financial crisis.
(d) Mean LTV (respectively LTI) ratio on new advances above the median LTV (LTI) ratio, based on loans to first-time buyers, council/registered social tenants exercising their right to buy and homemovers, and excluding lifetime mortgages and advances with LTV ratio above 130% (LTI ratio above 10x). Data include regulated mortgage contracts only, and therefore exclude other regulated home finance products such as home purchase plans and home reversions, and unregulated products such as second charge lending and buy-to-let mortgages. Series starts in 2005. Sources: FCA Product Sales Data and Bank calculations.
(e) Estimated mean LTV ratio of new non-regulated lending advances, of which buy-to-let is 88% by value. The figures include further advances and remortgages. The raw data are categorical: the share of mortgages with LTV ratio less than 75%; between 75% and 90%; between 90% and 95%; and greater than 95%. An approximate mean is calculated by giving these categories weights of 70%, 82.5%, 92.5% and 97.25% respectively. Series starts in 2007. Sources: Bank of England and Bank calculations.
(f) The twelve-month nominal growth rate of credit. Defined as the four-quarter cumulative net flow of credit divided by the stock in the initial quarter. Credit is defined as all financial liabilities of the household and non-profit sector. Sources: ONS and Bank calculations.
(g) Gross debt as a percentage of a four-quarter moving sum of disposable income. Includes all liabilities of the household sector except for the unfunded pension liabilities and financial derivatives of the non-profit sector. The household disposable income series is adjusted for financial intermediation services indirectly measured (FISIM). Sources: ONS and Bank calculations.
(h) Due to data limitations, the mortgage debt of owner-occupiers is calculated as the product of the share of total mortgage debt directed to owner-occupiers on the asset side of lenders' balance sheets with total loans secured on dwellings on the liabilities side of household balance sheets. Series starts in 1999. Sources: Council of Mortgage Lenders, ONS and Bank calculations.
(i) Number of new loans secured on dwellings approved for house purchase net of cancellations, seasonally adjusted. Series starts in 1993. Sources: Bank of England and Bank calculations.
(j) The number of houses sold/bought in the current month is sourced from HMRC's Land Transaction Return. From 2008 the Return excluded properties priced at less than £40,000 (2006 and 2007 data have also been revised by HMRC to correct for this). Data prior to 2005 comes from the Survey of Property Transactions; the UK total figure is computed by assuming that transactions in the rest of the United Kingdom grew in line with England, Wales and Northern Ireland. Seasonally adjusted. Sources: Council of Mortgage Lenders, HMRC and Bank calculations.
(k) The number of new mortgages advanced for house purchase in the current month. Buy-to-let series starts in 2001. Sources: Council of Mortgage Lenders and Bank calculations.
(l) The share of new owner-occupied mortgages advanced for house purchase that are interest only. Interest-only mortgages exclude mixed capital and interest mortgages. There are structural breaks in the series in April 2015 where the CML switches source. Data prior to 2002 are at a quarterly frequency.
(m) The share (in volume terms) of unregulated mortgages that are interest only. Note: unregulated mortgages are used here as a proxy for buy-to-let, but this will include other types of unregulated mortgages such as second charge. These data include all mortgages, not just those for house purchase. Interest-only mortgages exclude mixed capital and interest mortgages. Sources: Bank of England and Bank calculations.
(n) House prices are calculated as the mean of the average UK house price as reported by the Nationwide and Halifax building societies. Growth rate calculated as the percentage change three months on three months earlier. Series starts in 1991. Sources: Halifax, Nationwide and Bank calculations.
(o) The ratio is calculated using gross disposable income of the UK household and non-profit sector per household as the denominator. Aggregate household disposable income is adjusted for financial intermediation services indirectly measured (FISIM). Historical UK household population estimated using annual GB data and assuming linear growth in the Northern Ireland household population between available data points. Series starts in 1990. Sources: Department of Communities and Local Government, Halifax, Nationwide, ONS and Bank calculations.
(p) The rental yield is the ratio between the annual rental income generated from a rented property and the value of the property. These data are as reported from a survey of members of the Association of Residential Letting Agents. Series starts in 2001. Source: Association of Residential Letting Agents.
(q) The overall spread on residential mortgage lending is a weighted average of quoted mortgage rates over safe rates, using 90% LTV two-year fixed-rate mortgages and 75% LTV tracker, two and five-year fixed-rate mortgages. Spreads are taken relative to gilt years of matching maturity until August 2009, after which spreads are taken relative to OIS of the same maturity. Spreads are taken relative to Bank Rate for the tracker product. Weights are based on relative volumes of new lending. The difference in spread between high and low LTV lending is the rate on 90% LTV two-year fixed-rate mortgages less the 75% LTV two-year fixed-rate. Series starts in 1997. Sources: Bank of England, Bloomberg, Council of Mortgage Lenders, FCA Product Sales Data and Bank calculations.
(r) The spread on new buy-to-let mortgages is the weighted average effective spread charged on new floating and fixed-rate unregulated mortgages over safe rates. Spreads are taken relative to Bank Rate for the floating-rate products. The safe rate for fixed-rate mortgages is calculated by weighting two-year, three-year and five-year risk-free interest rates by the number of buy-to-let fixed-rate mortgage products offered at these maturities. The risk-free rates are gilts of the appropriate maturity until August 2008, after which the OIS is used. Series starts in 2007. Sources: Bank of England, Moneyfacts and Bank calculations.