

Leak Finance Number 19 PLC



ESF Field No	ESF's RMS Field Name	General	Class A1a	Class A1b	Class A2a	Class A2b	Class A2c	Class M1	Class M2	Class B1	Class B2	Class C1	Class C2	Class D1	Class D2
2	Report date	21/Sep/10													
3	Accrual Start Date	21/Jun/10													
4	Accrual End Date	21/Sep/10													
5	Accrual period	92													
6	International Securities number		X5029447464	X5029447567	X5029447776	X5029448002	X5029448243	X5029448314	X5029448349	X50294484778	X50294485072	X50294485403	X50294486476	X50294486559	X50294486716
7	Stock Exchange Listing														
8	Issuer	Leak Finance Number 19 PLC													
9	Original Ratings		AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	AA/Aa2/AA	AA/Aa2/AA	A/A2/A	A/A2/A	BBB/Baa3/BBB	BBB/Baa3/BBB	BB/Ba3/BB	BB/Ba3/BB
10	Interest payment date	21/Sep/10													
11	Principal payment date	21/Sep/10													
12	Determination date	31/Aug/10													
13	Reversion factor		0.000	0.000	83.838	83.838	83.838	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000
14	Current factor		0.000	0.000	82.357	82.357	82.357	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000
15	Credit Enhancement - Original		21.57%	21.57%	21.57%	21.57%	21.57%	13.20%	13.20%	13.20%	7.66%	7.66%	4.20%	2.10%	2.10%
16	Credit Enhancement - Current		n/a	n/a	30.75%	30.75%	30.75%	18.90%	18.90%	18.90%	10.92%	10.92%	6.07%	3.04%	3.04%
17	Currency		Sterling	US Dollars	Sterling	US Dollars	Sterling	Euro	Sterling	Euro	Sterling	Euro	Sterling	Euro	Sterling
18	Original Principal Balance		£28,000,000.00	\$255,000,000.00	€110,000,000.00	\$624,000,000.00	€124,000,000.00	€23,000,000.00	€68,000,000.00	€12,000,000.00	€51,000,000.00	€6,000,000.00	€32,800,000.00	€13,000,000.00	€6,700,000.00
19	Total Beginning Balance prior to payment		£0.00	\$0.00	€0.00	\$23,232,809.00	€104,378,310.00	€23,000,000.00	€68,000,000.00	€12,000,000.00	€51,000,000.00	€6,000,000.00	€32,800,000.00	€13,000,000.00	€6,700,000.00
20	Total Ending Balance subsequent to payment		£0.00	\$0.00	€0.00	\$19,969,037.00	€92,214,465.00	€23,000,000.00	€68,000,000.00	€12,000,000.00	€51,000,000.00	€6,000,000.00	€32,800,000.00	€13,000,000.00	€6,700,000.00
21	Total Principal Payments		£0.00	\$0.00	€0.00	\$9,242,921.00	€43,843,845.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00
22	Total Interest Payments		£0.00	\$0.00	€0.00	\$868,123.10	€26,465.00	€54,576.70	€163,179.60	€34,826.40	€148,450.80	€22,454.00	€114,076.30	€34,376.10	€57,855.84
23	Reference Rate		3 month £ Ibor	US \$ Ibor	3 month £ Ibor	US \$ Ibor	3 month £ Ibor	3 month £ Ibor	3 month Eurobor	3 month £ Ibor	3 month Eurobor	3 month £ Ibor	3 month Eurobor	3 month £ Ibor	3 month Eurobor
24	Day Count Convention		Actual/360/366	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360
25	Relevant Margin		0.05000%	0.05000%	0.10000%	0.10000%	0.10000%	0.21000%	0.42000%	0.42000%	0.75000%	0.75000%	0.75000%	0.26500%	0.26500%
26	Coupon Reference Rate		0.7141%	0.5926%	0.72141%	0.5926%	0.72141%	0.72000%	0.73141%	0.72000%	0.73141%	0.72000%	0.73141%	0.72000%	0.72000%
27	Coupon Amount		£0.00	\$0.00	€195,580.00	\$868,123.10	\$868,123.10	€54,576.70	€163,179.60	€34,826.40	€148,450.80	€22,454.00	€114,076.30	€34,376.10	€57,855.84
28	Current Coupon		0.78141%	0.5892%	0.84141%	0.6492%	0.84141%	0.93900%	0.94141%	0.93900%	1.15141%	1.13900%	1.48141%	1.47900%	3.37900%
29	Current Interest Shortfall		0	0	0	0	0	0	0	0	0	0	0	0	0
30	Cumulative Interest Shortfall		0	0	0	0	0	0	0	0	0	0	0	0	0
31	Beginning Reserve Account Balance		£17,915,670.00												
32	Ending Reserve Account Balance		£17,915,670.00												
33	Change in the Reserve Account Balance		£0.00												
34	Target Reserve Account Balance		£17,915,670.00												
35	Legal Maturity		21/Dec/27												
36	Original Weighted Average Life		Using original term	0.55	0.55	2.76	2.76	2.76	5.18	5.18	5.18	5.18	5.18	5.18	5.18
37	Drawings under Liquidity Facility		0												
38	Timing of the Collateral report		31/Aug/10												
39	Currency		Sterling												
40	Original Total Number of Residential Mortgage Loans		4,754												
41	Current Total Number of Residential Mortgage Loans		4,754												
42	Original Total Value of Residential Mortgage Loans		£39,622,845												
43	Original Loan to Value Ratio		82.16%												
44	Current Loan to Value Ratio		81.42%												
A loan is classified as 'delinquent' if the arrears balance is greater than zero as at the date of the collateral report															

Delinquencies	Current Period			At Issuance		
	Total Balance	No	% of Total Balance	Original Balance	No	% of Original Balance
0.01 -> 1 Months in Arrears	9,976,773	85	1.64%	29,219,248	237	3.48%
1.01 -> 2 Months in Arrears	27,265,102	195	4.83%	9,255,963	89	1.09%
2.01 -> 3 Months in Arrears	13,961,471	103	2.30%	5,415,708	49	0.69%
3.01 -> 4 Months in Arrears	7,546,706	62	1.28%	4,241,644	39	0.51%
4.01 -> 5 Months in Arrears	5,025,946	42	0.83%	1,612,508	15	0.19%
5.01 -> 6 Months in Arrears	7,688,038	55	1.39%	1,822,002	11	0.18%
> 6 Months	48,517,666	331	8.22%	1,300,305	14	0.15%
Total	119,268,702	873	20.22%	52,566,579	454	6.26%
45	Net Loss	£556,507.60				
46	Cumulative Net Loss	£18,309,679.04				
47	Average Loss Severity	£30.00%				
48	Outstanding Repossession					
49	Current Residential Mortgage Loan Principal Balance	£68,291,484.10				
50	Principal Payment Rate	2.8%				
51	Amortized 1200 Speed (based on quarterly principal payment rate)	4.97%				
Region	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
East Anglia	15,624,164	131	2.60%	20,777,058	173	2.47%
East Midlands	27,093,098	286	4.81%	47,257,361	466	5.62%
London	124,056,426	628	21.02%	166,050,110	831	19.78%
North	17,125,134	226	2.90%	27,553,192	368	3.28%
Northern Ireland	7,173,961	73	1.25%	11,486,156	130	1.37%
North West	67,807,852	693	11.49%	93,616,103	941	11.10%
Scotland	22,154,610	293	3.70%	35,829,837	459	4.25%
South East	170,247,187	1,082	28.84%	240,967,950	1,510	28.70%
South West	38,156,251	276	6.19%	51,823,632	387	6.17%
Wales	18,145,905	202	3.07%	25,304,117	278	3.01%
West Midlands	48,737,258	401	6.81%	58,020,946	584	6.91%
York and Humber	43,945,382	473	7.45%	61,287,492	688	7.30%
Total	690,276,118	4,754	100.00%	839,622,845	6,795	100.00%
Mortgage Size	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 30K	3,562,751	179	0.60%	3,145,259	166	0.37%
More than 30K up to and including 50K	11,920,464	288	1.73%	23,835,541	618	2.82%
More than 50K up to and including 75K	47,876,434	757	8.11%	71,279,110	1,130	8.49%
More than 75K up to and including 100K	17,575,568	871	2.54%	100,246,584	1,187	12.84%
More than 100K up to and including 125K	87,491,822	786	14.82%	119,023,051	1,070	14.18%
More than 125K up to and including 150K	76,062,229	957	12.09%	103,370,688	756	12.31%
More than 150K up to and including 200K	12,664,469	713	20.79%	168,299,808	981	20.04%
More than 200K up to and including 400K	141,069,865	556	23.90%	215,058,145	847	26.61%
More than 400K up to and including 500K	13,162,268	30	2.20%	20,861,242	54	2.41%
More than 500K	10,668,168	17	1.81%	15,303,407	16	1.82%
Total	690,276,118	4,754	100.00%	839,622,845	6,795	100.00%
Mortgage Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Owner Occupied Purchase	21,240,486	1,427	30.88%	318,505,006	2,178	37.49%
Owner Occupied Remortgage	123,674,096	945	20.95%	191,117,289	1,500	22.76%
Buy to Let	233,347,365	1,988	39.53%	295,470,531	2,465	36.19%
Right to Buy	20,594,189	384	3.69%	34,480,519	654	4.11%
Total	690,276,118	4,754	100.00%	839,622,845	6,795	100.00%
Interest Payment Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Capital & Interest	11,281,780	3,411	1.62%	211,414,246	3,463	25.19%
Interest Only	477,465,338	3,411	80.88%	638,208,620	4,430	74.82%
Mixed (Part & Part)			0.00%			0.00%
Total	690,276,118	4,754	100.00%	839,622,845	6,795	100.00%

	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
IV						
Less than or equal to 20%	1,547,271	62	0.20%	1,641,245	49	0.20%
More than 20% up to and including 50%	16,461,867	249	2.79%	24,639,201	369	2.93%
More than 50% up to and including 65%	13,379,354	126	1.03%	14,014,254	168	1.67%
More than 65% up to and including 80%	14,944,389	154	2.23%	16,237,600	201	2.17%
More than 80% up to and including 95%	15,663,667	162	2.65%	20,415,456	212	2.43%
More than 95% up to and including 97%	29,956,669	278	5.07%	39,700,681	351	4.73%
More than 70% up to and including 75%	44,155,828	356	7.47%	52,706,531	436	6.28%
More than 75% up to and including 80%	60,879,789	617	10.26%	71,256,422	590	8.46%
More than 80% up to and including 85%	83,022,209	655	14.06%	109,269,633	889	13.01%
More than 85% up to and including 90%	165,805,770	1,258	28.09%	243,101,323	1,905	28.99%
More than 90% up to and including 95%	91,227,733	575	15.46%	143,420,294	918	17.08%
More than 95% up to and including 100%	46,569,118	306	7.89%	100,770,015	702	12.00%
Over 100%	8,940,942	55	1.51%	16,448,060	5	0.09%
Total	690,276,118	4,754	100.00%	839,622,845	6,795	100.00%
V						
Years to maturity of mortgages	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
0 and less than or equal to 5 years	2,842,171	46	0.48%	616,050	26	0.07%
Greater than 5 years and less than or equal to 10 years	45,544,833	398	7.72%	41,634,975	359	4.96%
Greater than 10 years and less than or equal to 15 years	64,906,024	556	10.86%	68,262,017	720	10.05%
Greater than 15 years and less than or equal to 20 years	133,148,987	1,166	22.90%	155,328,952	1,339	18.50%
Greater than 20 years and less than or equal to 25 years	307,297,293	2,279	52.94%	304,363,320	3,908	60.07%
Greater than 25 years and less than or equal to 30 years	35,226,809	299	5.97%	53,317,891	443	6.36%
Greater than 30 years	-	-	0.00%	-	-	0.00%
Total	690,276,118	4,754	100.00%	839,622,845	6,795	100.00%
Property Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Flatshare	11,211,178	77	2.4%	21,007,122	159	2.6%
Detached House	73,283,344	375	12.4%	115,489,266	580	13.79%
Flat/Maisonette	149,988,116	1,206	25.41%	207,251,177	1,666	24.60%
Semi-Detached House	130,738,536	1,077	22.15%	191,146,772	1,568	22.77%
Terraced House	223,044,335	1,989	37.96%	304,657,908	2,832	36.29%
Total	690,276,118	4,754	100.00%	839,622,845	6,795	100.00%
Interest Rate Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Base	363,144,664	2,835	64.1%	56,818,361	484	8.77%
Base Discount	116,701	2	0.02%	248,961,400	1,723	29.69%
Fixed-reverting to Base	19,915,225	177	3.22%	231,256,230	1,749	27.98%
Fixed-reverting to Labor	-	-	0.00%	205,669,292	1,720	24.50%
Labor	187,989,229	1,740	31.86%	38,193,965	702	4.50%
Labor Discount	-	-	0.00%	58,383,986	457	6.99%
Total	690,276,118	4,754	100.00%	839,622,844	6,795	100.00%
Asset Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Conforming - Buy to Let	231,853,262	1,969	39.24%	295,470,031	2,485	35.19%
Conforming - Non-Sell-Cert	14,543,706	105	2.40%	20,069,611	147	2.39%
Conforming - Sell-Cert	164,495,996	939	28.51%	223,853,500	1,306	26.66%
Non-Conforming	198,006,154	1,741	31.85%	300,229,703	2,867	39.76%
Total	690,276,118	4,754	100.00%	839,622,845	6,795	100.00%
Self-Certification	Total Balance	No	% of Balance	Total Balance	No	% of Original Balance
N	300,165,470	2,739	50.86%	400,261,496	3,740	47.67%
Y	290,110,648	2,016	48.11%	439,361,349	3,055	62.33%
Total	690,276,118	4,754	100.00%	839,622,845	6,795	100.00%

83	Information Sources	Platform
84	Point Contact	Gary McDermott
	Contact Information	
	Email	gary.mcdermott@britannia.co.uk
	Telephone	+44 (0)1538 383 827
	Fax	+44 (0)1538 399 519
	Address	Britannia House, Cheddle Road, Leek,
85	Reports Distribution Channels	Statisticians, ST 13 ERG
86	Bloomberg Frequency	Bloomberg or www.britannia.co.uk/bis
		Quantis
	Additional Information	
	Opening Expense Loan Balance	£3,651,684.27
	Closing Expense Loan Balance	£2,111,169.01
	Applied Principal	£7,856,278.25
	Retained Principal	£254,529.00
	Less Provision	£4,019,555.00
	Uncovered Shortfall	£556,027.65
	Income Retained	£856,027.65
	Losses in quarter as % bonds issued	0.079%
	Cumulative losses as % bonds issued	2.197%
	Number of properties sold in period	70.1%
	Bonds outstanding as % of original bonds issued	70.1%
87	Excess Spread following Uncovered Shortfall	£1,570,908.82
88	Excess Spread preceding Uncovered Shortfall	£2,226,936.47
	Annualised Excess Spread following Uncovered Shortfall Percentage	1.00%
	Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.49%
	Cumulative Principal Balance of all Properties Sold	£52,182,373.51
	Principal Balance of Properties Sold in Period	£1,898,656.78
89	Weighted Average Seasoning (Months)	48
	Total Balance of Further Advances	£2,558,671.60

Deal Participant Information

Administrator	Platform Funding Ltd (PFL) www.pfl.co.uk	Cash Bond Administrator	Platform Funding Ltd (PFL) www.pfl.co.uk
Web address		Web address	
Sub-Administrator	Western Mortgage Services Ltd (WMS) www.wmsl.co.uk	Service Guarantor	Britannia Building Society www.bbs.co.uk
Web address		Web address	
Trustee	Capita IRG Trustees Ltd www.capita-irg.co.uk	Paying Agent	HSBC Bank plc
Web address		US Paying Agent	HSBC Bank USA, N.A.

66 Lead Arrangers The Royal Bank of Scotland, JPMorgan Chase

	Provider	Rating Triggers (S&P/MF)	Current Rating (S&P/MF)
Currency Swaps (\$ & €s)	JPMorgan Chase N.A.	L-term rating below A2(Moody), A+(Fitch), S-term rating below A+1 (S&P), P-1(Moys), F1 (Fitch)	S-Term/ L-term S&P: A+1, AA- Moys: P-1, Aa1 Fitch: F+1, AA- S-Term
Liquidity Facility	Danske Bank	S-term rating below A+1 (S&P), P-1(Moys), F1 (Fitch) L-term rating below A2(Moody), A+(Fitch)	S&P: A-1 Moys: P-1 Fitch: F+1 S-Term/ L-term S&P: A-1, A+ Moys: P-1, Aa1 Fitch: F+1, AA-
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A2(Moody), A+(Fitch), S-term rating below A+1 (S&P), P-1(Moys), F1 (Fitch)	S-Term/ L-term S&P: A+1, AA- Moys: P-1, Aa1 Fitch: F+1, AA-
Basis Swap	JPMorgan Chase N.A.	S-term rating below A+1 (S&P), P-1(Moys), F1 (Fitch)	S-Term/ L-term S&P: A+1, AA- Moys: P-1, Aa1 Fitch: F+1, AA-
Internal GIC Account	The Co-operative Bank	S-term rating below A1+ (S&P), P-1(Moys), F1+ (Fitch)	No Rating (S&P), P-1(Moys), F-2(Fitch) S-Term
External GIC Account	The Royal Bank of Scotland	S-term rating below A1+ (S&P), P-1(Moys), F1+ (Fitch)	S-Term/ L-term S&P: A+1, AA- Moys: P-1, Aa1 Fitch: F+1, AA-