



ESF Field No	ESF's RMBS Field Name	General	Class A	Class B
2	Report date	21/Mar/11		
3	Accrual Start Date	21/Dec/10		
4	Accrual End Date	21/Mar/11		
5	Accrual period	90		
6	International Securities number		XS0410170079	XS0410170152
7	Stock Exchange Listing	London		
8	Issuer	Leek Finance Number 22 PLC		
10	Original Ratings		AAA/AAA/AAA	Unrated
11	Interest payment date	21/Mar/11		
12	Principal payment date	21/Mar/11		
16	Determination date	28/Feb/11		
13	Previous factor		88.583	100.000
14	Current factor		87.172	100.000
	Credit Enhancement- Original		27.00%	6.00%
	Credit Enhancement- Current		29.92%	6.66%
17	Currency		Sterling	Sterling
18	Original Principal Balance		£395,800,000.00	£105,200,000.00
19	Total Beginning Balance prior to payment		£350,611,514.00	£105,200,000.00
20	Total Ending Balance subsequent to payment		£345,026,776.00	£105,200,000.00
21	Total Principal Payments		£5,584,738.00	£0.00
22	Total Interest Payments		£1,515,082.82	£249,671.16
23	Reference Rate		3 month £ libor	3 month £ libor
	Day Count Convention		Actual/365/366	Actual/365/366
25	Relevant Margin		1.00000%	0.21000%
26	Coupon Reference Rate		0.75250%	0.75250%
27	Coupon Amount		£1,515,082.82	£249,671.16
28	Current Coupon		1.75250%	0.96250%
29	Current Interest Shortfall		0	0
30	Cumulative Interest Shortfall		0	0
31	Beginning Reserve Account Balance	£30,060,000.00		
32	Ending Reserve Account Balance	£30,060,000.00		
33	Change in the Reserve Account Balance	£0.00		
34	Target Reserve Account Balance	£30,060,000.00		
	Initial Discount Reserve Balance	£22,800,000.00		
	Opening Discount Reserve Balance	£1,400,000.00		
	Released from Discount Reserve this period	£1,000,000.00		
	Ending Discount Reserve Balance	£400,000.00		
38	Legal Maturity	21/Mar/50		
40	Original Weighted Average Life		Using pricing CPR	2.2
41	Drawings under Liquidity Facility		NA	4.9
43	Timing of the Collateral report	28/Feb/11		
44	Currency	Sterling		
45	Original Total Number of Residential Mortgage Loans	4,113		
46	Current Total Number of Residential Mortgage Loans	3,733		
47	Original Total Value of Residential Mortgage Loans	£502,517,196		
52	Original Loan to Value Ratio	74.59%		
53	Current Loan to Value Ratio	74.32%		
A loan is classified as 'delinquent' if the arrears balance is greater than zero as at the date of the collateral report				
54	Delinquencies			
		Current Period		At Issuance
Delinquency Band (excluding possessions)		Total Balance	No	% of Total Balance
0.01 <= 1 Months in Arrears		7,537,385	64	1.66%
1.01 <= 2 Months in Arrears		18,406,428	153	4.68%
2.01 <= 3 Months in Arrears		8,810,489	65	1.94%
3.01 <= 4 Months in Arrears		5,848,194	46	1.29%
4.01 <= 5 Months in Arrears		4,231,264	41	0.83%
5.01 <= 6 Months in Arrears		2,189,023	20	0.45%
> 6 Months		23,673,235	162	5.22%
Total		70,696,019	551	15.59%
57 Net Loss		£307,669.63		
58 Cumulative Net Loss		£1,179,239.45		
59 Average Loss Severity		25.32%		
63	Outstanding Repossession			
Total Balance		2,507,073	14	0.55%
67	Current Residential Mortgage Loan Principal Balance	452,089,444.43		
72	Principal Payment Rate	1.21%		
	Annualised FRR Speed (Based on quarterly principal payment rate)	4.83%		
		Current Period		At Issuance
76	Region	Total Balance	No	% of Balance
East Anglia		14,916,922	107	3.29%
East Midlands		21,111,696	212	4.66%
London		79,417,645	398	17.51%
North		17,609,808	209	3.88%
Northern Ireland		-	-	0.00%
North West		46,654,043	478	10.29%
Scotland		44,918,592	492	9.91%
South East		114,558,042	752	25.28%
South West		32,205,246	262	7.10%
Wales		15,035,410	157	3.32%
West Midlands		38,212,911	359	8.43%
York and Humber		28,791,753	307	6.36%
Total		453,432,070	3,733	100.00%
76	Mortgage Size	Total Balance	No	% of Balance
Less than £119,021		1,119,921	48	0.25%
More than £119,021 up to and including 50K		9,798,711	236	2.16%
More than 50K up to and including 75K		44,169,556	694	9.74%
More than 75K up to and including 100K		69,220,668	787	15.27%
More than 100K up to and including 125K		72,156,089	648	15.91%
More than 125K up to and including 150K		62,302,113	456	13.74%
More than 150K up to and including 200K		74,011,056	435	16.32%
More than 200K up to and including 400K		96,045,771	382	21.18%
More than 400K up to and including 500K		11,973,644	28	2.64%
More than 500K		12,635,642	19	2.79%
Total		453,432,070	3,733	100.00%
77	Mortgage Type	Total Balance	No	% of Balance
Owner Occupied Purchase		91,084,159	656	20.09%
Owner Occupied Remortgage		160,379,161	1,242	35.37%
Buy to Let		186,393,835	1,616	41.11%
Right to Buy		15,574,916	219	3.43%
Total		453,432,070	3,733	100.00%
78	Mortgage Payment Frequency	Total Balance	No	% of Balance
Monthly		453,432,070	3,733	100.00%
79	Interest Payment Type	Total Balance	No	% of Balance
Capital & Interest		108,424,127	1,186	23.91%
Interest Only		345,007,943	2,547	76.09%
Mixed (Part & Part)		-	-	0.00%
Total		453,432,070	3,733	100.00%
80	LTV	Total Balance	No	% of Balance
Less than or equal to 25%		2,306,599	55	0.51%
More than 25% up to and including 50%		27,774,831	338	6.13%
More than 50% up to and including 55%		15,218,841	140	3.36%
More than 55% up to and including 60%		22,920,091	228	5.05%
More than 60% up to and including 65%		32,938,445	263	7.24%
More than 65% up to and including 70%		44,649,042	347	9.85%
More than 70% up to and including 75%		52,582,799	411	11.60%
More than 75% up to and including 80%		58,613,635	480	12.93%
More than 80% up to and including 85%		62,528,160	471	13.79%
More than 85% up to and including 90%		108,196,102	827	23.86%
More than 90% up to and including 95%		12,512,440	84	2.76%
More than 95% up to and including 100%		10,504,851	68	2.32%
Over 100%		2,790,234	21	0.62%
Total		453,432,070	3,733	100.00%
81	Years to maturity of mortgages	Total Balance	No	% of Balance
0 and less than or equal to 5 years		2,241,093	23	0.49%
Greater than 5 years and less than or equal to 10 years		41,377,661	345	9.13%
Greater than 10 years and less than or equal to 15 years		61,025,310	514	13.46%
Greater than 15 years and less than or equal to 20 years		146,841,326	1,191	32.34%
Greater than 20 years and less than or equal to 25 years		174,738,872	1,419	38.54%
Greater than 25 years and less than or equal to 30 years		27,407,808	241	6.04%
Greater than 30 years		-	-	0.00%
Total		453,432,070	3,733	100.00%
	Property Type	Balance	No	% of Balance
Bungalow		19,159,554	138	4.22%
Detached House		68,933,404	341	15.20%
Flat/ Maisonette		96,093,674	867	21.19%
Semi- Detached House		101,992,933	858	22.49%
Terraced House		167,292,505	1,529	36.89%
Total		453,432,070	3,733	100.00%
	Interest Rate Type	Balance	No	% of Balance
Base		308,049,511	2,373	67.94%
Base Discount		-	-	0.00%
Fixed- reverting to Base		19,521,573	173	4.31%
Fixed- reverting to Libor		836,376	9	0.18%
Total		328,571,484	2,555	72.47%

Libor	125,024,610	1,178	27.57%	8,740,404	91	1.74%
Libor Discount	-	-	0.00%	9,216,023	87	1.83%
Total	453,432,070	3,733	100.00%	502,517,196	4,113	100.00%
Asset Type	Balance	No	% of Balance	Original Balance	No	% of Original Balance
Conforming- Buy to Let	183,905,099	1,580	40.56%	193,415,199	1,657	38.49%
Conforming- Non Self-Cert	22,279,763	228	4.91%	26,823,708	265	5.34%
Conforming- Self-Cert	121,254,376	737	26.74%	138,471,082	835	27.56%
Non-Conforming	125,992,831	1,188	27.79%	143,807,207	1,356	28.62%
Total	453,432,070	3,733	100.00%	502,517,196	4,113	100.00%
Self-Certification	Balance	No	% of Balance	Total Balance	No	% of Original Balance
N	224,654,865	2,144	49.55%	244,133,267	2,328	48.58%
Y	228,777,205	1,589	50.45%	258,383,930	1,785	51.42%
Total	453,432,070	3,733	100.00%	502,517,196	4,113	100.00%

83 Information Sources	Platform
84 Point Contact	Angela Bailey
Contact Information	
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Address	Britannia House, Cheadle Road, Leek, Staffordshire, ST13 5RG
85 Reports Distribution Channels	Bloomberg or www.britannia.co.uk/bts
86 Report Frequency	Quarterly

Additional Information	
Opening Expense Loan Balance	£968,398.51
Closing Expense Loan Balance	£889,879.71
Applied Principal	£5,038,348.52
Retained Principal	£253,611.52
Loss Provision	£2,116,280.00
Uncovered Shortfall	£307,569.63
Income Retained	£307,569.63
Losses in quarter as % bonds issued	0.292%
Cumulative losses as % bonds issued	1.121%
Number of properties sold in period	6
Bonds outstanding as % of original bonds issued	89.87%
65 Excess Spread following Uncovered Shortfall	£2,359,465.67
65 Excess Spread preceding Uncovered Shortfall	£2,667,035.30
Annualised Excess Spread following Uncovered Shortfall Percentage	2.09%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	2.36%
Cumulative Principal Balance of all Properties Sold	£4,657,381.21
Principal Balance of Properties Sold in Period	£310,960.28
65 Weighted Average Seasoning (Months)	43
Total Balance of Further Advances	£887,922.42

Deal Participant Information			
82 Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	www.platform.co.uk	Web address	www.platform.co.uk
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Service Guarantor	Co-operative Bank plc
Web address	www.wmsl.co.uk	Web address	www.britannia.co.uk/cbt/mortgage.htm
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitalguaranty.co.uk	US Paying Agent	HSBC Bank USA, N.A.
66 Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		
	Provider	Rating Triggers (S&P/M/F)	Current Rating (S&P/M/F)
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A2(Moody's), A(Fitch), S-term rating below A-1 (S&P), P-1(Moys), F1 (Fitch)	S-Term/ L-term S&P: A-1, A+ Moys: P-1, A1 Fitch: F1+, AA-
Basis Swap	JPMorgan Chase NA	L-term rating below A2(Moody's), 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: F1+, A+
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 Deposit Account	HSBC Bank plc	S-term rating below A1+ (S&P), P-1 (Moys), F1+ (Fitch)	A-1+(S&P), P-1(Moys), F1+(Fitch)