

**Leek Finance Number 20 PLC**

Issuer	Leek Finance Number 20 PLC
Stock Exchange Listing	London
Publishing Date	31 July 2013
Reporting Period Start Date	01 June 2013
Reporting Period End Date	30 June 2013
Legal Maturity	21 December 2039

Most Recent Quarterly Interest payment date	21 June 2013
Previous Quarterly Interest Payment Date	21 March 2013
Next Interest Payment Date	23 September 2013

Note Summary for the most recent Current IPD		Class A
International Securities number	X5036789021	
Original Ratings (S&P/ Moody's/Fitch)	AAA/Asa/AAA	
Current Ratings (Moody's/Fitch)	AAA/Asa/AAA	
Quarterly Interest Accrual Start Date	21 March 2013	
Quarterly Interest Accrual End Date	21 June 2013	
Note Interest Accrual period	92	
Previous factor	72.352	
Current factor	71.173	
Credit Enhancement- Original	26.00%	
Credit Enhancement- Current	33.57%	
Currency	Sterling	
Original Principal Balance	£1,489,000,000.00	
Total Beginning Balance prior to payment	£1,077,321,280.00	
Total Ending Balance subsequent to payment	£1,059,765,970.00	
Total Principal Payments	£17,555,310.00	
Total Interest Payments	£4,091,772.00	
Reference Rate	3 month £ rate	
Day Count Convention	Actual/365/366	
Relevant Margin	1.00000%	
Coupon Reference Rate	5.50888%	
Coupon Amount	£4,091,772.00	
Current Coupon	1.50688%	
Current Interest Shortfall	0	
Cumulative Interest Shortfall	0	
Currency in which the portfolio data is reported	Sterling	
Original Total Number of Residential Mortgage Loans	14,117	
Current Total Number of Residential Mortgage Loans	11,212	
Original Total Value of Residential Mortgage Loans	£1,892,185,899	
Current loan-to-value ratio at transaction close	84.53%	
Current Loan to Value Ratio	83.36%	
Original Weighted Average Life (using pricing CPR)	2.1	
Weighted Average Interest Rate at Transaction Close	6.64%	
Weighted Average Interest Rate (pre Swap) at the end of the period	2.96%	
Weighted average seasoning at Transaction Close	0.5 Years	
Weighted average Term to maturity of the pool at Transaction Close	21.87 Years	

Delinquency Band (excluding possessions)	Current Period			At Issuance		
	Total Balance	No	% of Total Balance	Original Balance	No	% of Original Balance
0.01 <= 1 Months in Arrears	44,526,251	359	3.05%	90,233,551	670	4.90%
1.01 <= 2 Months in Arrears	80,834,946	603	5.54%	36,546,076	279	1.93%
2.01 <= 3 Months in Arrears	45,376,481	318	3.11%	19,474,954	133	1.03%
3.01 <= 4 Months in Arrears	23,865,003	177	1.63%	7,355,537	53	0.38%
4.01 <= 5 Months in Arrears	16,357,603	115	1.12%	4,931,665	39	0.26%
5.01 <= 6 Months in Arrears	10,506,182	69	0.72%	2,093,476	15	0.11%
> 6 Months	39,859,894	246	2.66%	969,153	7	0.05%
<b>Total</b>	<b>260,327,061</b>	<b>1,876</b>	<b>17.83%</b>	<b>162,174,412</b>	<b>1,196</b>	<b>8.67%</b>

Balance of the performing Loans	1,198,958,779
Net Losses for the period	473,207.99
Cumulative Net Loss	40,508,192.02
Average Loss Severity for the current period	44.20%
Average loss severity since transaction close	33.33%

Outstanding Repossession	Total Principal Balance			No			% of Total Balance		
	Total Balance	No	% of Total Balance	Total Balance	No	% of Total Balance			
Outstanding Possessions at the start of the period	£4,428,108.50	11	0.29%	2,039,073	79	0.11%			
Number of repossessions during the period	-£2,467,493.04	-15	-0.17%	-	-	-			
Outstanding Possessions at the end of the period	£1,960,615.46	7	0.06%	-	-	-			
Residential Mortgage Loan Principal Balance at Start of the period	1,467,175,778	11,212	100.00%	1,892,185,899	14,117	100.00%			
Repurchases/Buy Backs during the period	-	0	0.00%	-	0	0.00%			
Current Residential Mortgage Loan Principal Balance	1,467,175,778	11,212	100.00%	1,892,185,899	14,117	100.00%			
Principal Payment Rate	0.48%			0.48%					
Annualised PPR Speed (Based on quarterly principal payment rate)	5.83%			5.83%					

Region	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
East Anglia	40,753,273	319	2.79%	49,261,607	372	2.60%
East Midlands	84,026,633	756	5.75%	113,247,646	974	5.99%
London	224,561,008	1,132	15.38%	289,314,722	1,400	15.08%
North	57,680,100	631	3.95%	76,030,229	792	4.02%
Northern Ireland	22,043,380	179	1.51%	30,789,123	248	1.63%
North West	156,294,991	1,521	10.70%	197,873,050	1,627	12.15%
Scotland	80,406,089	833	5.51%	112,278,891	1,135	5.93%
South East	421,609,040	2,545	28.87%	523,743,313	3,103	27.68%
South West	96,845,465	689	6.13%	133,009,631	914	7.03%
Wales	56,902,276	527	3.90%	79,713,073	715	4.21%
West Midlands	117,950,522	1,073	8.08%	154,952,461	1,348	8.19%
Yorks and Humber	101,102,796	1,007	6.92%	135,892,164	1,291	7.18%
<b>Total</b>	<b>1,467,175,778</b>	<b>11,212</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>

Mortgage Size	Total Balance			No			% of Original Balance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance			
Less than or equal to 30K	2,893,319	14	0.20%	2,039,073	79	0.11%			
More than 30k up to and including 50K	19,962,111	479	1.37%	19,830,436	472	1.05%			
More than 50k up to and including 75K	102,087,528	1,611	6.99%	120,264,464	1,880	6.36%			
More than 75k up to and including 100K	185,222,788	1,521	12.65%	229,899,712	2,634	12.15%			
More than 100k up to and including 125K	214,799,011	1,919	14.71%	287,143,001	2,562	15.18%			
More than 125k up to and including 150K	193,131,824	1,411	13.23%	252,363,277	1,845	13.34%			
More than 150k up to and including 200K	332,920,616	1,940	22.80%	425,517,387	2,481	22.49%			
More than 200k up to and including 300K	388,230,908	1,557	26.59%	525,137,834	2,099	27.75%			
More than 400k up to and including 400K	14,545,061	33	1.00%	23,774,376	54	1.26%			
More than 500K	6,380,631	11	0.44%	6,216,319	11	0.33%			
<b>Total</b>	<b>1,467,175,778</b>	<b>11,212</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>			

Mortgage Type	Total Balance			No			% of Original Balance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance			
Owner Occupied Purchase	725,026,909	4,942	49.65%	931,179,367	6,156	49.21%			
Owner Occupied Remortgage	411,504,022	3,189	28.18%	566,849,374	4,274	29.98%			
Buy to Let	285,644,242	2,575	19.56%	341,067,513	3,000	18.03%			
Right to Buy	38,000,604	506	2.60%	53,089,624	687	2.91%			
<b>Total</b>	<b>1,467,175,778</b>	<b>11,212</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>			

Interest Payment Type	Total Balance			No			% of Original Balance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance			
Capital & Interest	310,748,459	3,365	21.29%	505,272,449	4,749	26.70%			
Interest Only	1,141,388,301	7,776	78.17%	1,386,712,790	9,366	73.29%			
Mixed (Part & Part)	8,039,017	71	0.55%	200,660	2	0.01%			
<b>Total</b>	<b>1,467,175,778</b>	<b>11,212</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>			

LTV	Total Balance			No			% of Original Balance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance			
Less than or equal to 25%	4,899,496	138	0.34%	4,786,444	107	0.25%			
More than 25% up to and including 50%	46,797,427	641	3.20%	42,969,367	677	2.29%			
More than 50% up to and including 55%	22,163,601	264	1.52%	27,643,347	297	1.46%			
More than 55% up to and including 60%	33,286,279	328	2.28%	31,404,692	301	1.66%			
More than 60% up to and including 65%	42,891,728	410	2.84%	47,149,170	425	2.49%			
More than 65% up to and including 70%	63,521,705	582	4.35%	71,933,556	610	3.80%			
More than 70% up to and including 75%	101,109,965	859	6.92%	99,898,758	804	5.28%			
More than 75% up to and including 80%	132,104,867	1,075	9.05%	112,891,145	847	5.97%			
More than 80% up to and including 85%	161,550,557	1,264	11.06%	161,970,804	1,391	9.62%			
More than 85% up to and including 90%	276,496,537	2,030	18.94%	402,357,200	2,937	21.26%			
More than 90% up to and including 95%	320,926,891	2,024	21.98%	486,497,736	3,198	25.71%			
More than 95% up to and including 100%	224,320,827	1,403	15.36%	372,723,690	2,523	19.70%			
Over 100%	30,195,897	204	2.06%	-	-	0.00%			
<b>Total</b>	<b>1,467,175,778</b>	<b>11,212</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>			

Years to maturity of mortgages	Total Balance			No			% of Original Balance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance			
0 and less than or equal to 5 years	148,835,140	849	9.48%	3,145,259	25	0.17%			
Greater than 5 years and less than or equal to 10 years	115,777,700	928	7.47%	74,131,150	577	3.92%			
Greater than 10 years and less than or equal to 15 years	270,959,650	2,090	17.49%	154,650,325	1,189	8.17%			
Greater than 15 years and less than or equal to 20 years	850,538,942	6,287	54.90%	346,077,567	2,596	18.29%			
Greater than 20 years and less than or equal to 25 years	164,938,540	1,447	10.65%	1,098,654,994	7,940	58.06%			
Greater than 25 years and less than or equal to 30 years	250,962	2	0.02%	215,526,604	1,790	11.39%			
Greater than 30 years	-	-	0.00%	-	-	0.00%			
<b>Total</b>	<b>1,549,320,834</b>	<b>11,603</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>			

Property Type	Total Balance			No			% of Original Balance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance			
Bungalow	48,133,717	324	3.30%	65,004,376	432	3.46%			
Detached House	184,676,879	910	12.65%	246,159,255	1,210	13.17%			
Flat/Miscellaneous	287,043,042	2,301	19.60%	369,363,455	2,861	19.37%			
Semi-Detached House	387,470,778	2,950	26.54%	504,206,467	3,729	26.67%			
Terraced House	525,851,361	4,727	37.86%	706,752,345	5,885	37.56%			
<b>Total</b>	<b>1,467,175,778</b>	<b>11,212</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>			

Interest Rate Type	Total Balance			No			% of Original Balance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance			
Base	790,431,433	5,998	54.13%	124,422,402	973	6.58%			
Base Discount	130,846	1	0.01%	309,771,031	2,047	16.37%			
Fixed-reverting to Base	-	-	0.00%	722,658,886	5,266	38.19%			
Fixed-reverting to Libor	-	-	0.00%	650,177,958	5,082	34.36%			
SVR/Administered	113,365,894	855	0.00%	-	-	0.00%			
Libor	556,247,605	4,358	38.09%	12,109,739	110	0.64%			
Libor Discount	-	-	0.00%	73,168,882	509	3.87%			
<b>Total</b>	<b>1,467,175,778</b>	<b>11,212</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>			

Asset Type	Total Balance			No			% of Original Balance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance			
Conforming-Buy to Let	281,649,734	2,516	21.28%	334,881,347	2,917	17.70%			
Conforming-Non-Self-Cert	182,557,722	1,384	12.50%	244,574,489	1,757	12.93%			
Conforming-Self-Cert	336,024,217	2,047	23.01%	439,143,759	2,611	23.21%			
Non-Conforming	869,044,105	5,265	45.20%	873,686,304	6,832	48.17%			
<b>Total</b>	<b>1,467,175,778</b>	<b>11,212</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>			

Self-Certification
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Issuer Priority of Payments		21 June 2013	
<b>Available Revenue Receipts</b>			
Revenue Receipts from Mortgage Holders	15,333,343.43	<b>Available Principal Receipts</b>	15,989,944.79
Swap Receipts	-	Principal Receipts from Mortgage Holders	-
Interest on GIC accounts	7,197.44	Income surplus for uncovered shortfall	101,671.66
Credit from General Reserve	94,240,418.71	Retained Principal from the last period	1,577,863.32
From the Discount Reserve	-	Income Retained	-
From Principal Receipts to cover Liquidity Shortfall	-		
Principal Recoveries	-		
Less - Income Retained	1,577,863.32		
<b>Total</b>	<b>108,003,096.26</b>	<b>Total</b>	<b>17,669,479.76</b>
<b>Revenue Priority of Payments</b>			
(1) Trustee/ Security Trustee	-	(1) Principal paid to A note holders	17,555,310.00
(2) Paying Agent/ Registrar	-	(2) Principal paid to B note holders	-
(3) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	1,132,961.28	(3) In respect of Subordinated Loan principal	-
(4) (i) Fixed Interest Rate Swap Payments	-	Retained Principal	114,169.76
(4) (ii) Basis Rate Swap Payments	91,417.33		
(5) Class A Note Interest	4,091,772.00		
(6) Third Party Fees	190,974.21		
(7) Maximum Required Amount	94,240,418.71		
(8) Company profit	37,396.18		
(9) Amounts due in relation to the Senior subordinated loan	715,198.19		
(10) Discount Reserve loan interest	-		
(11) Discount Reserve loan principal repayment	-		
(12) Expense loan interest	-		
(12) Expense loan principal repayment	-		
(13) Swap termination fee	-		
(14) Fees, cost and expenses not covered by Admin agreement fees above	227,697.56		
(15) Amounts due in relation to the Junior subordinated loan B	3,380,831.13		
(16) Amounts due in relation to the Junior subordinated loan C	4,087.12		
(17) DPC Cash Payment	3,890,342.55		

Additional Information as at the most recent IPD		21 June 2013	
Opening Expense Loan Balance	£0.00		
Closing Expense Loan Balance	£0.00		
Applied Principal	£17,669,479.76		
Retained Principal	£114,169.76		
Loss Provision	£16,690,002.00		
Uncovered Shortfall	£1,577,863.32		
Income Retained	£1,577,863.32		
Losses in quarter as % bonds issued	0.032%		
Cumulative losses as % bonds issued	2.720%		
Number of properties sold in period	9		
Bonds outstanding as % of original bonds issued	71.17%		
Excess Spread following Uncovered Shortfall	£8,255,552.73		
Excess Spread preceding Uncovered Shortfall	£9,833,416.05		
Annualised Excess Spread following Uncovered Shortfall Percentage	2.22%		
Annualised Excess Spread preceding Uncovered Shortfall Percentage	2.65%		
Cumulative Principal Balance of all Properties Sold	£121,529,116.34		
Principal Balance of Properties Sold in Period	£1,070,677.80		
Weighted Average Seasoning (Months)	74		
Total Balance of Further Advances	£3,046,922.64		
Reserve Balance at Transaction Close	£94,240,418.71		
Beginning Reserve Account Balance	£94,240,418.71		
Ending Reserve Account Balance	£94,240,418.71		
Change in the Reserve Account Balance	£0.00		
Target Reserve Account Balance	£94,240,418.71		
Initial Discount Reserve Balance	£44,300,000.00		
Opening Discount Reserve Balance	£0.00		
Releases from Discount Reserve this period	£0.00		
Ending Discount Reserve Balance	£0.00		

Assets and Liabilities Reconciliation as at the most recent IPD		21 June 2013	
Mortgages	1,472,050,176		
Provisions	(16,590,002)		
Retained Principal	114,170		
<b>Total principal assets</b>	<b>1,455,574,344</b>		
Notes	1,059,765,970		
Sub Loan Tranche A	395,808,374		
<b>Total Liabilities</b>	<b>1,455,574,344</b>		

Deal Participant Information			
Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	<a href="http://www.pflf.com.co.uk">www.pflf.com.co.uk</a>	Web address	<a href="http://www.pflf.com.co.uk">www.pflf.com.co.uk</a>
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Servicer Guarantor	Co-operative Bank plc
Web address	<a href="http://www.wmsl.co.uk">www.wmsl.co.uk</a>	Web address	<a href="http://www.banternia.co.uk">www.banternia.co.uk</a> / <a href="http://www.cooperativebank.com">www.cooperativebank.com</a>
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	<a href="http://www.capitalagency.co.uk">www.capitalagency.co.uk</a>	US Paying Agent	HSBC Bank USA, N.A.
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

Deal Triggers	Provider	Rating Triggers (M/F)	Current Rating (S&P/M/F)	Active	Action
Basis Swap	JPMorgan Chase N.A.	L-term rating below A2(Moody's), A(Fitch).	S-Term/ L-term Moys: P-1, Aa3 Fitch: F1+, A+		Satisfied
Internal GIC Account	The Co-operative Bank	S-term rating below P-1 (Moys), F1+ (Fitch)	S-Term Not Prime(Moys), B(Fitch)		Breached Deposits limited to Collateralised Amount- £3m
External GIC Account	Bank of New York Mellon	S-term rating below P-1 (Moys), F1+ (Fitch)	S-Term P-1(Moys), F1 (Fitch)		Satisfied
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A2(Moody's), A(Fitch).	S-Term/ L-term Moys: P-2, Best Fitch: F1, A		Inactive N/A

\*As a result of the rating downgrade of Royal Bank of Scotland (RBS) last year, the issuer has appointed Bank of New York Mellon as the new external GIC account provider with effect from 11.04.2013

Information Sources	Platform
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Address	Britannia House, Cheadle Road, Leek, Staffordshire, ST13 9RG
Reports Distribution Channels	Bloomberg or <a href="http://www.britannia.co.uk/bis">www.britannia.co.uk/bis</a>
Loan Level Data and Liability Modelling	<a href="https://boeportal.co.uk/theo-cooperativebank/">https://boeportal.co.uk/theo-cooperativebank/</a>
Report Frequency	Monthly