

Leek Finance Number 22 PLC

Issuer	Leek Finance Number 22 PLC
Stock Exchange Listing	London
Publishing Date	31 January 2013
Reporting Period Start Date	01 December 2013
Reporting Period End Date	31 December 2013
Legal Maturity	21 March 2050

Most Recent Quarterly Interest payment date	23 December 2013
Previous Quarterly Interest Payment Date	23 September 2013
Next Interest Payment Date	21 March 2014

Note Summary for the most Recent/Current IPD	Class A	Class B
International Securities number	XS0410170079	XS0410170152
Original Ratings (S&P/Moody's/Fitch)	AAA/Aaa/AAA	Unrated
Current Ratings (Moody's/Fitch)	AAA/Aaa/AAA	Unrated
Previous factor	73.487	100.000
Current factor	71.650	100.000
Quarterly Interest Accrual Start Date	23 September 2013	23 September 2013
Quarterly Interest Accrual End Date	23 December 2013	23 December 2013
Note Interest Accrual period	91	91
Credit Enhancement- Original	27.00%	6.00%
Credit Enhancement- Current	34.47%	7.66%
Currency	Sterling	Sterling
Original Principal Balance	£395,800,000.00	£105,200,000.00
Total Beginning Balance prior to payment	£290,861,546.00	£105,200,000.00
Total Ending Balance subsequent to payment	£283,590,700.00	£105,200,000.00
Total Principal Payments	£7,270,846.00	£0.00
Total Interest Payments Due	£1,100,442.74	£190,811.76
Total Interest Payments Made	£1,100,442.74	£0.00
Reference Rate	3 month £ libor	3 month £ libor
Day Count Convention	Actual/365/366	Actual/365/366
Relevant Margin	1.00000%	0.21000%
Coupon Reference Rate	0.51750%	0.51750%
Coupon Amount	£1,100,442.74	£190,811.76
Current Coupon	1.51750%	0.72750%
Current Interest Shortfall	£0.00	£190,811.76
Cumulative Interest Shortfall	£0.00	£190,811.76
Original Weighted Average Life (Using pricing CPR)	2.2	4.8

Currency	Sterling
Original Total Number of Residential Mortgage Loans	4,113
Current Total Number of Residential Mortgage Loans	3,302
Original Total Value of Residential Mortgage Loans	£502,517,196
Original Loan to Value Ratio	74.55%
Current Loan to Value Ratio	73.41%
Current Weighted Average Yield (jrs Swap)	2.70%

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	8,553,553	75	2.20%	31,338,935	234	6.24%
1.01 = 2 Months in Arrears	14,971,757	151	3.89%	20,805,334	162	4.14%
2.01 = 3 Months in Arrears	8,711,756	65	2.24%	-	-	0.00%
3.01 = 4 Months in Arrears	3,448,081	33	0.89%	-	-	0.00%
4.01 = 5 Months in Arrears	2,781,432	20	0.72%	-	-	0.00%
5.01 = 6 Months in Arrears	936,598	9	0.24%	-	-	0.00%
> 6 Months	3,991,856	30	1.03%	-	-	0.00%
Total	42,398,043	383	11.10%	52,145,268	386	10.36%

Delinquencies - A loan is classified as 'delinquent' if the arrears balance is greater than zero as at the date of the collateral report

Net Loss	£247,758.08
Cumulative Net Loss	4,508,074.28
Average Loss Severity for the period	36.10%
Average Loss severity since transaction close	29.20%

Outstanding Repossession	Total Principal Balance	No	% of Total Balance
Outstanding Possessions at the start of the period	£170,080.95	2	0.04%
Number of repossessions during the period	£574,995.18	5	0.15%
Outstanding Possessions at the end of the period	58.728	0	0.02%
Residential Mortgage Loan Principal Balance at Start of the period	392,377,825.75	3,326	
Repurchases/Buy Backs during the period	-	0	
Current Residential Mortgage Loan Principal Balance	389,524,988.90	3,302	
Principal Payment Rate	0.06%		
Annualised PPR Speed (Based on quarterly principal payment rate)	7.78%		
Cumulative Principal Balance of all Properties Sold	£15,440,215.08		
Principal Balance of Properties Sold in Period	£686,328.18		
Weighted Average Seasoning (Months)	77		
Total Balance of Further Advances	£660,459.77		

Region	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
East Anglia	12,646,485	83	3.26%	15,776,739	113	3.14%
East Midlands	17,964,636	183	4.63%	23,550,091	236	4.69%
London	68,909,657	380	17.70%	86,363,843	408	17.72%
North	14,773,733	181	3.80%	19,751,134	234	3.93%
Northern Ireland	-	-	0.00%	-	-	0.00%
North West	40,796,140	433	10.51%	50,528,712	509	10.00%
Scotland	36,461,405	417	9.39%	53,266,917	582	10.60%
South East	97,189,094	606	25.03%	127,514,062	834	25.38%
South West	28,002,218	233	7.21%	35,906,170	289	7.16%
Wales	13,066,607	140	3.36%	16,961,121	175	3.38%
West Midlands	34,252,176	371	8.82%	42,010,237	384	8.36%
Yorks and Humber	24,236,543	235	6.24%	30,895,170	329	6.15%
Total	388,297,693	3,302	100.00%	502,517,196	4,113	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	1,402,202	67	0.36%	1,156,091	44	0.23%
More than 30k up to and including 50K	9,606,013	233	2.47%	10,620,459	253	2.11%
More than 50k up to and including 75K	39,839,125	691	10.26%	47,950,937	756	9.54%
More than 75k up to and including 100K	61,461,576	700	15.83%	76,070,800	867	15.14%
More than 100k up to and including 125K	62,283,767	560	16.04%	82,245,241	737	16.37%
More than 125k up to and including 150K	51,653,489	379	13.30%	66,437,540	485	13.22%
More than 150k up to and including 200K	63,669,702	376	16.40%	82,453,083	486	16.41%
More than 200k up to and including 400K	81,535,464	323	21.00%	108,949,748	434	21.68%
More than 400K up to and including 500K	8,853,430	21	2.23%	26,633,298	51	5.20%
More than 500K	7,999,924	12	2.06%	-	-	0.00%
Total	388,297,693	3,302	100.00%	502,517,196	4,113	100.00%

Mortgage Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Owner Occupied Purchase	75,872,711	593	19.54%	103,420,848	749	20.11%
Owner Occupied Remortgage	130,226,216	1,010	33.54%	184,047,253	1,404	36.63%
Buy to Let	170,761,621	1,560	43.98%	196,224,309	1,697	39.05%
Right to Buy	11,437,146	168	2.98%	19,882,640	263	6.39%
Total	388,297,693	3,302	100.00%	502,517,196	4,113	100.00%

Interest Payment Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Capital & Interest	84,189,206	1,023	21.84%	103,420,848	1,445	27.94%
Interest Only	303,508,488	2,279	78.16%	362,096,349	2,668	72.06%
Mixed (Part & Part)	-	-	0.00%	-	-	0.00%
Total	388,297,693	3,302	100.00%	502,517,196	4,113	100.00%

LTV	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 25%	2,429,975	15	0.63%	2,770,093	57	0.55%
More than 25% up to and including 50%	29,123,881	358	7.50%	30,117,778	364	5.99%
More than 50% up to and including 75%	14,516,028	153	3.74%	16,694,699	156	3.53%
More than 75% up to and including 90%	23,838,912	226	6.14%	23,084,753	212	4.59%
More than 90% up to and including 95%	28,003,355	246	7.21%	34,346,701	273	6.83%
More than 95% up to and including 100%	36,735,248	301	9.46%	45,940,943	356	9.14%
More than 100% up to and including 125%	48,479,969	397	12.49%	62,984,120	478	12.53%
More than 125% up to and including 150%	46,190,287	354	11.90%	54,329,590	437	10.81%
More than 150% up to and including 200%	43,058,120	322	11.09%	78,285,570	620	15.58%
More than 200% up to and including 300%	94,994,504	727	24.46%	131,563,453	1,002	26.18%
More than 300% up to and including 400%	9,917,019	69	2.55%	11,342,449	78	2.26%
More than 400% up to and including 500%	7,642,291	48	1.97%	11,066,848	78	2.20%
Over 100%	3,388,108	26	0.87%	-	-	0.00%
Total	388,297,693	3,302	100.00%	502,517,196	4,113	100.00%

Years to maturity of mortgages	Current Period			At Issuance		
	Balance	No	% of Balance	Original Balance	No	% of Original Balance
0 and less than or equal to 5 years	23,718,710	205	6.11%	30,784,744	252	6.13%
Greater than 5 years and less than or equal to 10 years	43,704,565	380	11.26%	58,738,556	484	11.69%
Greater than 10 years and less than or equal to 15 years	99,246,975	836	25.56%	125,010,699	1,011	24.88%
Greater than 15 years and less than or equal to 20 years	193,633,036	1,622	49.87%	246,692,637	2,032	49.69%
Greater than 20 years and less than or equal to 25 years	27,994,406	259	7.21%	38,300,621	334	7.62%
Greater than 25 years and less than or equal to 30 years	-	-	0.00%	-	-	0.00%
Greater than 30 years	-	-	0.00%	-	-	0.00%
Total	388,297,693	3,302	100.00%	502,517,196	4,113	100.00%

Property Type	Current Period			At Issuance		
	Balance	No	% of Balance	Original Balance	No	% of Original Balance
Bungalow	15,495,159	115	3.99%	21,117,968	151	4.20%
Detached House	54,163,237	491	13.95%	76,613,736	379	15.25%
Flat/Maisonette	82,807,806	763	21.35%	105,125,440	950	20.92%
Semi-Detached House	86,676,114	760	22.32%	116,103,295	964	23.10%
Terraced House	149,055,377	1,363	38.39%	183,556,257	1,669	36.53%
Total	388,297,693	3,302	100.00%	502,517,196	4,113	100.00%

Interest Rate Type	Current Period			At Issuance		
	Balance	No	% of Balance	Original Balance	No	% of Original Balance
Base	284,880,173	2,305	73.37%	52,896,595	457	10.53%
Base Discount	-	-	0.00%	40,176,497	300	8.00%
Fixed- reverting to Base	-	-	0.00%	265,778,307	2,001	52.89%
Fixed- reverting to Libor	-	-	0.00%	125,707,370	1,177	25.02%
Libor	103,280,101	996	26.60%	8,740,404	91	1.74%
Libor Discount	-	-	0.00%	9,216,023	87	1.83%
SVR/ Administered	137,419	1	0.04%	-	-	0.00%
Total	388,297,693	3,302	100.00%	502,517,196	4,113	100.00%

Asset Type	Current Period			At Issuance		
	Balance	No	% of Balance	Original Balance	No	% of Original Balance
Conforming- Buy to Let	168,701,810	1,482	43.45%	193,415,199	1,657	38.49%
Conforming- Non Self-Cert	16,543,168	183	4.26%	26,823,708	265	5.34%
Conforming- Self-Cert	99,516,776	659	25.63%	136,471,082	835	27.89%
Non-Conforming	103,535,949	998	26.66%	143,807,207	1,356	28.62%
Total	388,297,693	3,302	100.00%	502,517,196	4,113	100.00%

Self-Certification	Current Period			At Issuance		
	Balance	No	% of Balance	Total Balance	No	% of Original Balance
N	197,384,193	1,027	50.83%	244,133,267	2,327	48.58%
Y	190,933,500	1,375	49.17%	258,383,930	1,786	51.42%
Total	388,297,693	3,302	100.00%	502,517,196	4,113	100.00%

Issuer: Priority of Payments		23 December 2013	
Available Revenue Receipts		Available Principal Receipts	
Revenue Receipts from Mortgage Holders	2,909,499.35	Principal Receipts from Mortgage Holders	5,511,113.64
Swap Receipts	-	Income surplus for uncovered shortfall	-
Interest on GIC accounts	13,247.91	Income Retained	1,758,519.95
Credit from the General Reserve Fund	30,060,000.00	Retained Principal from last period	103,784.00
From the Discount Reserve	-		
From Principal Receipts to cover Liquidity Shortfall	-		
Principal Recoveries	-		
Less : Income Retained	1,758,519.95		
Total	31,224,227.31	Total	7,373,417.59
Revenue Priority of Payments		Principal Priority of Payments	
(1) Trustee/ Security Trustee	-	(1) Principal paid to A note holders	7,270,846.00
(2) Paying Agent/ Registrar	-	(2) Principal paid to B note holders	-
(3) Service Fees/ Cash Manager Fees/ Account Bank Fees	-	(3) In respect of Subordinated Loan principal	-
(4) (i) Fixed Interest Rate Swap Payments	-		
(4) (ii) Basis Rate Swap Payments	37,208.24	Retained Principal	102,571.59
(5) Class A Note Interest	1,100,442.74		
(6) Third Party Fees	26,576.33		
(7) Maximum Required Amount	30,060,000.00		
(8) Company profit	-		
(9) Class B Note Interest	-		
(10) Expense loan interest	-		
(10) Expense loan principal repayment	-		
(11) Swap termination fee	-		
(12) Fees, cost and expenses not covered by Admin agreement fees above	-		
(13) Amounts due in relation to subordinated loan	-		
(15) DPC Cash Payment	-		

Additional Information as at the most recent IPD		23 December 2013	
Opening Expense Loan Balance	£104,691.74		
Closing Expense Loan Balance	£104,691.74		
Applied Principal	£7,373,417.59		
Retained Principal	£102,571.59		
Loss Provision	£3,698,698.37		
Uncovered Shortfall	£1,758,519.95		
Income Retained	£1,758,519.95		
Losses in quarter as % bonds issued	0.049%		
Cumulative losses as % bonds issued	0.900%		
Number of properties sold in period	6		
Bonds outstanding as % of original bonds issued	77.60%		
Excess Spread following Uncovered Shortfall	£0.00		
Excess Spread preceding Uncovered Shortfall	£1,758,519.95		
Annualised Excess Spread following Uncovered Shortfall Percentage	0.00%		
Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.80%		
Beginning Reserve Account Balance	£30,060,000.00		
Ending Reserve Account Balance	£30,060,000.00		
Change in the Reserve Account Balance	£0.00		
Target Reserve Account Balance	£30,060,000.00		
Initial Discount Reserve Balance	£22,800,000.00		
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		23 December 2013	
Mortgages	392,377,627		
Provisions	(4,889,698)		
Retained Principal	102,572		
Total principal assets	388,790,700		
Total Liabilities - Notes	388,790,700		

Deal Participant Information			
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)	Servicer Guarantor	Co-operative Bank plc
Web address	www.wmsl.co.uk	Web address	www.britannia.co.uk site/microsite/bts
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitaladvisary.co.uk	US Paying Agent	HSBC Bank USA, N.A.
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

	Provider	Rating Triggers (S&P/M/F)	Current Rating (S&P/M/F)	Status	Action
Basis Swap	JPMorgan Chase N.A.	S-term rating below A2(Moody's), A(Fitch), S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	S-term/ L-term Mdys: P-1, Aa3 Fitch: F1, A+	Satisfied	
Internal GIC Account	The Co-operative Bank	S-term rating below A1+ (S&P), P-1 (Mdys), F1+ (Fitch)	S-term Not Prime(Mdys), B(Fitch)	Breached	Deposits limited to Collateralised Amount- £2m
External Deposit Account	HSBC Bank plc	S-term rating below A1+ (S&P), P-1 (Mdys), F1+ (Fitch)	A-1+(S&P), P-1(Mdys),F1+(Fitch)	Satisfied	
External Deposit Account	Barclays Bank plc	S-term rating below A1+ (S&P), P-1 (Mdys), F1+ (Fitch)	S-term A-1(S&P), P-1(Mdys),F1(Fitch)	Satisfied	

Information Sources		Platform	
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Reports Distribution Channels	Bloomberg or www.britannia.co.uk/bts		
Loan Level Data and Liability Modelling	https://boeportal.co.uk/the-co-operativebank/		
Report Frequency	Monthly		