



ESF Field No	ESF's RMBS Field Name	General	Class A	Class B			
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						
7	Stock Exchange Listing	London	XS0389373167	XS0389374215			
8	Issuer	Leek Finance Number 21 PLC					
10	Original Ratings		AAA/Aaa/AAA	Unrated			
11	Interest payment date	21/Sep/10					
12	Principal payment date	21/Sep/10					
16	Determination date	31/Aug/10					
13	Previous factor		81.751	100.000			
14	Current factor		80.078	100.000			
17	Credit Enhancement- Original		30.50%	8.00%			
17	Credit Enhancement- Current		35.82%	9.39%			
17	Currency		Sterling				
18	Original Principal Balance		£1,017,700,000.00	£295,500,000.00			
19	Total Beginning Balance prior to payment		£331,979,927.00	£295,500,000.00			
20	Total Ending Balance subsequent to payment		£814,953,806.00	£295,500,000.00			
21	Total Principal Payments		£17,026,121.00	£0.00			
22	Total Interest Payments		£3,630,848.29	£701,191.95			
23	Reference Rate		3 month £ libor	3 month £ libor			
24	Day Count Convention		Actual/365/366	Actual/365/366			
25	Relevant Margin		1.0000%	0.21000%			
26	Coupon Reference Rate		0.73141%	0.73141%			
27	Coupon Amount		£3,630,848.29	£701,191.95			
28	Current Coupon		1.73141%	0.94141%			
29	Current Interest Shortfall		0	0			
30	Cumulative Interest Shortfall		0	0			
31	Beginning Reserve Account Balance		£105,056,000.00				
32	Ending Reserve Account Balance		£105,056,000.00				
33	Change in the Reserve Account Balance		£0.00				
34	Target Reserve Account Balance		£105,056,000.00				
35	Initial Discount Reserve Balance		£36,800,000.00				
36	Opening Discount Reserve Balance		£4,610,000.00				
37	Releases from Discount Reserve this period		£1,860,000.00				
38	Ending Discount Reserve Balance		£2,950,000.00				
39	Legal Maturity		21/Dec/39				
40	Original Weighted Average Life		Using pricing CPRI	2.1			
41	Drawings under Liquidity Facility		N/A	5.0			
43	Timing of the Collateral report		31/Aug/10				
44	Currency		Sterling				
45	Original Total Number of Residential Mortgage Loans		9,715				
46	Current Total Number of Residential Mortgage Loans		8,281				
47	Original Total Value of Residential Mortgage Loans		£1,335,183,491				
52	Original Loan to Value Ratio		84.46%				
53	Current Loan to Value Ratio		84.92%				
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	Original Balance	No	% of Original Balance
0.01 <= 1 Months in Arrears		32,274,337	231	2.87%	90,382,941	623	0.77%
1.01 <= 2 Months in Arrears		50,407,164	356	4.48%	13,712,608	96	1.03%
2.01 <= 3 Months in Arrears		25,048,472	179	2.23%	418,833	3	0.00%
3.01 <= 4 Months in Arrears		19,291,480	133	1.72%	-	-	0.00%
4.01 <= 5 Months in Arrears		14,212,297	96	1.26%	-	-	0.00%
5.01 <= 6 Months in Arrears		9,803,488	70	0.87%	-	-	0.00%
= 6 Months		64,421,195	430	5.73%	-	-	0.00%
Total		215,458,432	1,495	19.16%	104,514,382	722	7.83%
Net Loss		£1,302,532.61					
Cumulative Net Loss		£7,877,442.54					
Average Loss Severity		30.59%					
Outstanding Repossession		Total Balance	No	% of Total Balance	Original Balance	No	% of Original Balance
		4,522,860	29	0.40%			
67 Current Residential Mortgage Loan Principal Balance		1,118,347,141.54					
72 Principal Payment Rate		1.50%					
Annualised PPR Speed (Based on quarterly principal payment rate)		5.82%					
		Current Period			At Issuance		
Region		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
East Anglia		36,111,832	284	3.21%	41,834,161	322	3.13%
East Midlands		82,041,487	690	7.30%	99,881,053	833	7.48%
London		140,110,704	723	12.46%	168,088,344	866	12.59%
North		38,925,357	385	3.46%	45,794,596	441	3.43%
Northern Ireland		-	-	0.00%	-	-	0.00%
North West		126,219,969	1,103	11.23%	143,736,110	1,250	10.77%
Scotland		-	-	0.00%	-	-	0.00%
South East		327,557,819	1,971	29.13%	391,381,959	2,337	29.31%
South West		99,184,484	686	8.82%	120,091,686	831	8.99%
Wales		80,230,215	719	7.14%	93,977,295	832	7.04%
West Midlands		114,093,052	860	10.15%	136,633,471	1,444	28.49%
Yorks and Humber		79,882,820	760	7.10%	93,764,816	876	7.02%
Total		1,124,357,738	8,281	100.00%	1,335,183,491	9,715	100.00%
Mortgage Size		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 30K		1,519,845	71	1.33%	1,546,461	65	0.12%
More than 30k up to and including 50K		8,037,951	192	0.71%	9,220,517	219	0.69%
More than 50k up to and including 75K		53,891,332	837	4.79%	60,107,102	936	4.50%
More than 75k up to and including 100K		123,693,965	1,485	11.53%	152,177,501	1,739	11.40%
More than 100k up to and including 125K		177,211,354	1,579	15.76%	206,162,495	1,833	15.44%
More than 125k up to and including 150K		176,669,328	1,291	15.71%	205,691,690	1,503	15.41%
More than 150k up to and including 200K		275,339,000	1,608	24.54%	332,945,217	1,945	24.94%
More than 200k up to and including 400K		290,848,514	1,194	25.81%	356,535,456	1,444	28.49%
More than 400k up to and including 500K		10,052,359	23	0.89%	13,181,904	30	0.99%
More than 500k		500,290	1	0.04%	502,992	1	0.04%
Total		1,124,357,738	8,281	100.00%	1,335,183,491	9,715	100.00%
Mortgage Type		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Owner Occupied Purchase		467,663,349	3,219	41.59%	556,936,603	3,778	41.71%
Owner Occupied Remortgage		400,668,081	2,872	35.64%	491,834,231	3,498	36.84%
Buy to Let		248,974,210	2,103	22.14%	278,701,453	2,243	23.87%
Right to Buy		7,052,098	87	0.63%	7,711,204	96	0.58%
Total		1,124,357,738	8,281	100.00%	1,335,183,491	9,715	100.00%
78 Mortgage Payment Frequency							
Interest Payment Type		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Capital & Interest		211,145,023	2,003	18.78%	311,653,568	2,774	23.34%
Interest Only		896,974,517	6,158	79.78%	997,591,762	6,760	74.72%
Mixed (Part & Part)		16,238,198	120	1.44%	25,938,161	181	1.94%
Total		1,124,357,738	8,281	100.00%	1,335,183,491	9,715	100.00%
LTV		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 25%		3,251,664	93	0.29%	4,584,460	95	0.34%
More than 25% up to and including 50%		23,148,596	290	2.08%	32,556,588	389	2.44%
More than 50% up to and including 55%		12,950,152	130	1.15%	17,838,153	165	1.34%
More than 55% up to and including 60%		17,130,609	151	1.52%	21,167,255	196	1.59%
More than 60% up to and including 65%		22,364,802	193	1.99%	30,636,369	250	2.29%
More than 65% up to and including 70%		37,728,798	298	3.38%	42,337,031	340	3.17%
More than 70% up to and including 75%		54,882,465	433	4.88%	66,173,251	488	4.96%
More than 75% up to and including 80%		86,377,552	643	7.68%	92,077,891	661	6.90%
More than 80% up to and including 85%		144,721,472	1,031	12.87%	159,852,247	1,115	11.97%
More than 85% up to and including 90%		264,691,656	1,899	23.61%	331,637,620	2,313	24.84%
More than 90% up to and including 95%		237,624,424	1,665	21.13%	276,581,708	1,941	20.71%
More than 95% up to and including 100%		201,211,724	1,331	17.90%	257,462,558	1,749	19.28%
Over 100%		18,273,786	124	1.63%	21,178,350	13	0.16%
Total		1,124,357,738	8,281	100.00%	1,335,183,491	9,715	100.00%
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		23,005,647	177	2.05%	10,307,476	71	0.77%
Greater than 5 years and less than or equal to 10 years		81,537,867	623	7.25%	73,945,542	540	5.54%
Greater than 10 years and less than or equal to 15 years		142,326,937	1,050	12.66%	131,804,978	977	9.87%
Greater than 15 years and less than or equal to 20 years		318,083,291	2,315	28.29%	272,848,212	1,946	20.44%
Greater than 20 years and less than or equal to 25 years		468,562,941	3,364	41.67%	719,043,892	5,142	53.85%
Greater than 25 years and less than or equal to 30 years		90,841,057	752	8.08%	102,833,291	1,030	9.53%
Greater than 30 years		-	-	0.00%	-	-	0.00%
Total		1,124,357,738	8,281	100.00%	1,335,183,491	9,715	100.00%
Property Type		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Bungalow		41,583,913	278	3.70%	51,715,077	341	3.87%
Detached House		161,513,043	845	14.36%	209,195,827	1,081	15.67%
Flat/Maisonette		199,664,235	1,451	17.76%	227,746,835	1,637	17.06%
Semi- Detached House		297,521,903	2,212	26.46%	356,535,456	2,638	28.70%
Terraced House		424,074,745	3,500	37.72%	489,992,296	4,020	36.70%
Total		1,124,357,738	8,281	100.00%	1,335,183,491	9,715	100.00%
Interest Rate Type		Balance	No	% of Balance	Original Balance	No	% of Original Balance

Base	888,257,810	6,551	79.00%	436,459,423	3,252	32.69%
Base Discount	786,360	7	0.07%	177,661,161	1,183	13.31%
Fixed- reverting to Base	6,305,956	47	0.56%	449,841,142	3,200	33.69%
Fixed- reverting to Libor	5,771,252	50	0.51%	218,873,333	1,780	16.39%
Libor	223,006,207	1,625	19.83%	36,557,773	175	2.74%
Libor Discount	230,153	1	0.02%	15,790,659	125	1.18%
Total	1,124,357,738	8,281	100.00%	1,335,183,491	9,715	100.00%
Asset Type	Balance	No	% of Balance	Original Balance	No	% of Original Balance
Conforming- Buy to Let	248,740,809	2,099	22.12%	278,701,453	2,343	20.87%
Conforming- Non Self-Cert	231,739,854	1,631	20.62%	281,732,168	1,971	21.10%
Conforming- Self-Cert	371,815,823	2,514	33.07%	483,249,216	3,230	36.19%
Non-Conforming	272,001,452	2,037	24.19%	291,500,654	2,171	21.83%
Total	1,124,357,738	8,281	100.00%	1,335,183,491	9,715	100.00%
Self-Certification	Balance	No	% of Balance	Total Balance	No	% of Original Balance
N	649,633,376	5,040	57.78%	740,671,605	5,701	55.47%
Y	474,724,363	3,241	42.22%	594,511,886	4,014	44.53%
Total	1,124,357,738	8,281	100.00%	1,335,183,491	9,715	100.00%

83 Information Sources	Platform
84 Point Contact	Gary McDermott
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	£2,384,558.33
Closing Expense Loan Balance	£2,292,384.06
Applied Principal	£17,530,406.46
Retained Principal	£504,285.46
Loss Provision	£7,498,227.00
Uncovered Shortfall	£1,302,532.61
Income Retained	£1,302,532.61
Losses in quarter as % bonds issued	0.441%
Cumulative losses as % bonds issued	2.700%
Number of properties sold in period	32
Bonds outstanding as % of original bonds issued	84.56%
85 Excess Spread following Uncovered Shortfall	£7,514,789.96
85 Excess Spread preceding Uncovered Shortfall	£8,817,313.57
Annualised Excess Spread following Uncovered Shortfall Percentage	2.63%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	3.08%
Cumulative Principal Balance of all Properties Sold	£26,074,430.80
Principal Balance of Properties Sold in Period	£4,226,663.93
69 (Weighted Average Seasoning (Months)	47
Total Balance of Further Advances	£3,843,727.19

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)	Servicer Guarantor	Britannia Building Society
Web address	www.wmsl.co.uk	Web address	www.britannia.co.uk
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSCB Bank plc
Web address	www.capitalfunding.co.uk	US Paying Agent	HSCB 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)
		L-term rating below A2(Moodys), A(Fitch).	S-Term/ L-term S&P: A-1, A+
		S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	Mdys: P-1, A1
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A2(Moodys), A(Fitch).	Fitch: F1+, AA-
		S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	S-Term/ L-term S&P: A-1+, AA-
			Mdys: P-1, Aa1
Basis Swap	JPMorgan Chase N.A.		Fitch: F1+, AA-
			S-Term
Internal GIC Account	The Co-operative Bank	S-term rating below A1+ (S&P), P-1 (Mdys), F1+ (Fitch)	No Rating (S&P), P-1(Mdys), F-2(Fitch)
			S-Term
External GIC Account	The Royal Bank of Scotland	S-term rating below A1+ (S&P), P-1 (Mdys), F1+ (Fitch)	A-1(S&P), P-1(Mdys), F1+(Fitch)