



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		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/Sep/10		
12	Principal payment date	21/Sep/10		
16	Determination date	31/Aug/10		
13	Previous factor		91.922	100.000
14	Current factor		90.527	100.000
15	Credit Enhancement- Original		27.00%	6.00%
16	Credit Enhancement- Current		29.07%	6.46%
17	Currency	Sterling		Sterling
18	Original Principal Balance		£395,800,000.00	£105,200,000.00
19	Total Beginning Balance prior to payment		£385,827,276.00	£105,200,000.00
20	Total Ending Balance subsequent to payment		£358,305,866.00	£105,200,000.00
21	Total Principal Payments		£5,521,410.00	£0.00
22	Total Interest Payments		£1,587,791.28	£249,629.08
24	Reference Rate		3 month £ libor	3 month £ libor
25	Day Count Convention		Actual/365/366	Actual/365/366
26	Relevant Margin		1.0000%	0.2100%
27	Coupon Reference Rate		0.73141%	0.73141%
27	Coupon Amount		£1,587,791.28	£249,629.08
28	Current Coupon		1.73141%	0.94141%
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	
35	Initial Discount Reserve Balance		£22,800,000.00	
36	Opening Discount Reserve Balance		£4,100,000.00	
37	Releases from Discount Reserve this period		£1,500,000.00	
38	Ending Discount Reserve Balance		£2,600,000.00	
39	Legal Maturity		21/Mar/50	
40	Original Weighted Average Life		Using pricing CPR	2.2
41	Drawings under Liquidity Facility		N/A	4.9
43	Timing of the Collateral report		31/Aug/10	
45	Currency		Sterling	
46	Original Total Number of Residential Mortgage Loans		4,113	
46	Current Total Number of Residential Mortgage Loans		3,833	
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		74.40%	
A loan is classified as 'delinquent' if the arrears balance is greater than zero as at the date of the collateral report				
54	Delinquencies			
			<b>Current Period</b>	<b>At Issuance</b>
<b>Delinquency Band (excluding possessions)</b>		<b>Total Balance</b>	<b>No</b>	<b>% of Total Balance</b>
0.01 <= 1 Months in Arrears		8,393,739	66	1.80%
1.01 <= 2 Months in Arrears		13,820,775	109	2.98%
2.01 <= 3 Months in Arrears		9,467,069	73	2.03%
3.01 <= 4 Months in Arrears		6,321,535	52	1.35%
4.01 <= 5 Months in Arrears		5,004,719	40	1.07%
5.01 <= 6 Months in Arrears		4,287,532	31	0.91%
> 6 Months		28,385,082	186	6.07%
<b>Total</b>		<b>75,668,450</b>	<b>557</b>	<b>16.19%</b>
Net Loss		£113,718.16		
Cumulative Net Loss		£794,769.62		
Average Loss Severity		23.99%		
<b>Outstanding Repossession</b>		<b>Total Balance</b>	<b>No</b>	<b>% of Total Balance</b>
		787,591	8	0.17%
Current Residential Mortgage Loan Principal Balance		465,269,827.26		
Principal Payment Rate		0.01		
Annualised PPR Speed (Based on quarterly principal payment rate)		4.63%		
			<b>Current Period</b>	<b>At Issuance</b>
<b>Region</b>		<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>
East Anglia		15,218,928	109	3.26%
East Midlands		21,870,318	219	4.68%
London		61,933,356	410	17.53%
North		18,179,445	215	3.89%
Northern Ireland		-	-	0.00%
North West		47,273,717	483	10.12%
Scotland		46,975,382	513	10.06%
South East		118,299,444	774	25.32%
South West		33,077,871	269	7.08%
Wales		15,559,434	161	3.33%
West Midlands		39,182,197	365	8.39%
Yorks and Humber		29,701,409	315	6.36%
<b>Total</b>		<b>467,271,501</b>	<b>3,833</b>	<b>100.00%</b>
<b>Mortgage Size</b>		<b>Total Balance</b>	<b>No</b>	<b>% of Original Balance</b>
Less than or equal to 30K		1,089,843	45	0.23%
More than 30k up to and including 50K		10,201,079	244	2.18%
More than 50k up to and including 75K		44,443,480	697	9.51%
More than 75k up to and including 100K		71,054,466	809	15.21%
More than 100k up to and including 125K		75,377,611	677	16.13%
More than 125k up to and including 150K		62,703,269	459	13.42%
More than 150k up to and including 200K		77,936,830	459	16.68%
More than 200k up to and including 400K		98,921,529	394	21.17%
More than 400k up to and including 500K		12,871,680	30	2.75%
More than 500K		12,621,714	19	2.70%
<b>Total</b>		<b>467,271,501</b>	<b>3,833</b>	<b>100.00%</b>
<b>Mortgage Type</b>		<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>
Owner Occupied Purchase		94,735,761	683	20.27%
Owner Occupied Remortgage		166,616,148	1,280	35.66%
Buy to Let		189,592,303	1,630	40.57%
Right to Buy		16,327,290	231	3.49%
<b>Total</b>		<b>467,271,501</b>	<b>3,833</b>	<b>100.00%</b>
<b>Mortgage Payment Frequency</b>		<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>
Capital & Interest		112,822,176	1,221	24.14%
Interest Only		354,449,325	2,612	75.86%
Mixed (Part & Part)		-	-	0.00%
<b>Total</b>		<b>467,271,501</b>	<b>3,833</b>	<b>100.00%</b>
<b>LTV</b>		<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>
Less than or equal to 25%		2,508,748	56	0.54%
More than 25% up to and including 50%		27,732,062	334	5.93%
More than 50% up to and including 55%		16,645,353	151	3.56%
More than 55% up to and including 60%		22,817,366	224	4.88%
More than 60% up to and including 65%		33,331,393	267	7.13%
More than 65% up to and including 70%		44,815,467	345	9.59%
More than 70% up to and including 75%		54,371,470	428	11.64%
More than 75% up to and including 80%		57,756,727	466	12.36%
More than 80% up to and including 85%		69,103,648	527	14.79%
More than 85% up to and including 90%		113,077,564	867	24.20%
More than 90% up to and including 95%		12,379,167	79	2.65%
More than 95% up to and including 100%		9,945,165	68	2.13%
Over 100%		2,787,411	21	0.60%
<b>Total</b>		<b>467,271,501</b>	<b>3,833</b>	<b>100.00%</b>
<b>Years to maturity of mortgages</b>		<b>Balance</b>	<b>No</b>	<b>% of Balance</b>
0 and less than or equal to 5 years		2,385,841	22	0.51%
Greater than 5 years and less than or equal to 10 years		40,194,162	336	8.60%
Greater than 10 years and less than or equal to 15 years		62,219,619	521	13.32%
Greater than 15 years and less than or equal to 20 years		145,832,771	1,173	31.21%
Greater than 20 years and less than or equal to 25 years		167,051,949	1,523	40.03%
Greater than 25 years and less than or equal to 30 years		23,887,159	268	6.33%
Greater than 30 years		-	-	0.00%
<b>Total</b>		<b>467,271,501</b>	<b>3,833</b>	<b>100.00%</b>
<b>Property Type</b>		<b>Balance</b>	<b>No</b>	<b>% of Original Balance</b>
Bungalow		19,480,487	141	4.17%
Detached House		71,007,301	352	15.20%
Flat/Maisonette		89,471,518	893	21.29%
Semi-Detached House		104,908,046	879	22.45%
Terraced House		172,404,149	1,568	36.90%
<b>Total</b>		<b>467,271,501</b>	<b>3,833</b>	<b>100.00%</b>
<b>Interest Rate Type</b>		<b>Balance</b>	<b>No</b>	<b>% of Balance</b>
Base		208,423,960	1,626	44.60%
Base Discount		10,569,996	78	2.26%
<b>Total</b>		<b>218,993,956</b>	<b>1,704</b>	<b>46.86%</b>

Fixed-reverting to Base	117,435,312	1,000	25.13%	265,778,307	2,001	52.89%
Fixed-reverting to Libor	19,818,012	208	4.24%	125,707,370	1,177	25.02%
Libor	110,608,196	1,013	23.67%	8,740,404	91	1.74%
Libor Discount	416,125	6	0.09%	9,216,023	87	1.83%
<b>Total</b>	<b>467,271,501</b>	<b>3,833</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</b>	<b>100.00%</b>
<b>Asset Type</b>	<b>Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No</b>	<b>% of Original Balance</b>
Conforming- Buy to Let	186,675,513	1,602	40.01%	193,415,199	1,657	38.49%
Conforming- Non Self-Cert	23,677,320	239	5.07%	26,823,708	265	5.34%
Conforming- Self-Cert	125,642,243	764	26.89%	138,471,082	835	27.56%
Non-Conforming	130,976,426	1,228	28.03%	143,807,207	1,356	28.62%
<b>Total</b>	<b>467,271,501</b>	<b>3,833</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</b>	<b>100.00%</b>
<b>Self-Certification</b>	<b>Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Original Balance</b>
N	230,648,788	2,193	49.36%	244,133,267	2,328	48.58%
Y	236,622,714	1,640	50.64%	258,383,930	1,785	51.42%
<b>Total</b>	<b>467,271,501</b>	<b>3,833</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</b>	<b>100.00%</b>

83 Information Sources	Platform
84 Point Contact	Gary McDermott
Contact Information	
Email	<a href="mailto:gary.mcdermott@btts.co.uk">gary.mcdermott@btts.co.uk</a>
Telephone	+44 (0)1538 393 827
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Address	Britannia House, Cheadle Road, Leek, Staffordshire, ST13 5RG
85 Reports Distribution Channels	Bloomberg or <a href="http://www.britannia.co.uk/bts">www.britannia.co.uk/bts</a>
86 Report Frequency	Quarterly

<b>Additional Information</b>	
Opening Expense Loan Balance	£1,290,000.00
Closing Expense Loan Balance	£1,046,917.31
Applied Principal	£5,873,628.74
Retained Principal	£392,218.74
Loss Provision	£2,116,280.00
Uncovered Shortfall	£113,718.16
Income Retained	£113,718.16
Losses in quarter as % bonds issued	0.108%
Cumulative losses as % bonds issued	0.755%
Number of properties sold in period	5
Bonds outstanding as % of original bonds issued	92.52%
65 Excess Spread following Uncovered Shortfall	£2,094,678.10
65 Excess Spread preceding Uncovered Shortfall	£2,208,396.26
Annualised Excess Spread following Uncovered Shortfall Percentage	1.77%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.86%
Cumulative Principal Balance of all Properties Sold	£3,313,510.01
Principal Balance of Properties Sold in Period	£404,045.18
69 Weighted Average Seasoning (Months)	37
Total Balance of Further Advances	£895,967.12

<b>Deal Participant Information</b>			
82 Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	<a href="http://www.platform.co.uk">www.platform.co.uk</a>	Web address	<a href="http://www.platform.co.uk">www.platform.co.uk</a>
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Servicer Guarantor	Britannia Building Society
Web address	<a href="http://www.wmsl.co.uk">www.wmsl.co.uk</a>	Web address	<a href="http://www.britannia.co.uk">www.britannia.co.uk</a>
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	<a href="http://www.capitaladvisory.co.uk">www.capitaladvisory.co.uk</a>	US Paying Agent	HSBC Bank USA, N.A.
66 Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		
	<b>Provider</b>	<b>Rating Triggers (S&amp;P/M/F)</b>	<b>Current Rating (S&amp;P/M/F)</b>
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A2(Moodys), A(Fitch), S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	S-Term/ L-term S&P: A-1, A+ Mdys: P-1, A1 Fitch: F1+, AA-
Basis Swap	JPMorgan Chase N.A.	L-term rating below A2(Moodys), A(Fitch), 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 Fitch: F1+, AA-
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)