



ESF Field No	ESF's RMBS Field Name	General	Class A
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		XS036780621
7	Stock Exchange Listing	London	
8	Issuer	Leek Finance Number 20 PLC	
10	Original Ratings		AAA/Aaa/AAA
11	Interest payment date	21/Mar/11	
12	Principal payment date	21/Mar/11	
16	Determination date	28/Feb/11	
18	Previous factor		83.045
19	Current factor		81.932
	Credit Enhancement- Original		26.00%
	Credit Enhancement- Current		30.02%
17	Currency		Sterling
18	Original Principal Balance		£1,489,000,000.00
19	Total Beginning Balance prior to payment		£1,236,540,050.00
20	Total Ending Balance subsequent to payment		£1,219,967,480.00
21	Total Principal Payments		£16,572,570.00
22	Total Interest Payments		£5,343,425.40
23	Reference Rate		3 month £ libor
	Day Count Convention		Actual/365/366
25	Relevant Margin		1.00000%
26	Coupon Reference Rate		0.75250%
27	Coupon Amount		£5,343,425.40
28	Current Coupon		1.75250%
29	Current Interest Shortfall		0
30	Cumulative Interest Shortfall		0
31	Beginning Reserve Account Balance	£94,240,418.71	
32	Ending Reserve Account Balance	£94,240,418.71	
33	Change in the Reserve Account Balance	£0.00	
34	Target Reserve Account Balance	£94,240,418.71	
	Initial Discount Reserve Balance	£44,300,000.00	
	Opening Discount Reserve Balance	£6,100,000.00	
	Release from Discount Reserve this period	£1,500,000.00	
	Ending Discount Reserve Balance	£1,500,000.00	
38	Legal Maturity	21/Dec/39	
40	Original Weighted Average Life	Using pricing CPR	2.1
41	Drawings under Liquidity Facility	NA	
43	Timing of the Collateral report	28/Feb/11	
44	Currency		Sterling
45	Original Total Number of Residential Mortgage Loans	14,117	
46	Current Total Number of Residential Mortgage Loans	12,357	
47	Original Total Value of Residential Mortgage Loans	£1,892,185,899	
50	Original Loan to Value Ratio	84.53%	
53	Current Loan to Value Ratio	84.09%	

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

Delinquency Band (excluding possessions)	Current Period			At Issuance		
	Total Balance	No	% of Total Balance	Original Balance	No	% of Original Balance
1.01 <= 1 Months in Arrears	41,048,959	305	2.15%	90,323,551	670	4.80%
1.01 <= 2 Months in Arrears	81,989,385	596	4.31%	36,546,076	279	1.93%
2.01 <= 3 Months in Arrears	39,203,200	296	2.63%	19,474,954	133	0.89%
3.01 <= 4 Months in Arrears	24,974,648	180	1.52%	7,335,537	53	0.39%
4.01 <= 5 Months in Arrears	20,492,347	155	1.07%	4,931,665	39	0.26%
5.01 <= 6 Months in Arrears	18,201,982	127	0.82%	2,093,476	15	0.11%
> 6 Months	126,796,815	840	6.73%	969,153	7	0.05%
Total	892,705,134	2,509	21.51%	162,174,412	1,196	6.97%

	Total Balance	No	% of Total Balance
57 Net Loss	£2,986,765.59		
58 Cumulative Net Loss	£21,874,229.46		
59 Average Loss Severity	£2,833		
63 Outstanding Repossession			
	£10,205,533.06	72	0.62%
67 Current Residential Mortgage Loan Principal Balance	1,632,182,631.24		
72 Principal Payment Rate	0.00%		
Annualised PPR Speed (Based on quarterly principal payment rate)	4.01%		

Region	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
East Anglia	45,131,167	350	2.75%	49,291,607	372	2.60%
East Midlands	95,293,857	835	5.81%	113,247,646	974	5.99%
London	248,648,367	1,240	15.17%	285,314,722	1,400	15.08%
North	65,837,000	701	4.02%	76,930,229	792	4.02%
Northern Ireland	25,811,575	203	1.57%	30,789,123	248	1.63%
North West	172,418,006	1,625	10.52%	197,873,050	1,827	10.46%
Scotland	91,877,700	928	5.60%	112,278,891	1,135	5.93%
South East	465,299,918	2,771	26.98%	523,743,313	3,103	27.68%
South West	110,605,138	775	6.75%	133,099,631	914	7.03%
Wales	67,392,555	607	4.11%	79,713,073	715	4.21%
West Midlands	134,928,599	1,194	8.25%	154,892,451	1,346	8.19%
Yorks and Humber	116,216,089	1,138	7.09%	135,882,164	1,291	7.18%
Total	1,639,459,970	12,357	100.00%	1,892,185,899	14,117	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	2,120,152	91	0.13%	2,039,072	79	0.11%
More than 30K up to and including 50K	17,964,318	430	1.10%	19,830,436	472	1.05%
More than 50K up to and including 75K	108,543,261	1,698	6.62%	120,264,464	1,880	6.36%
More than 75K up to and including 100K	200,963,708	2,902	12.23%	229,899,731	2,834	12.15%
More than 100K up to and including 125K	250,553,625	2,238	15.28%	287,143,001	2,562	15.18%
More than 125K up to and including 150K	214,942,759	1,971	13.11%	252,363,277	1,845	13.34%
More than 150K up to and including 200K	372,738,780	2,174	22.74%	425,517,387	2,481	22.49%
More than 200K up to and including 400K	449,140,261	1,803	27.40%	525,137,834	2,099	27.75%
More than 400K up to and including 500K	16,643,512	38	1.02%	23,774,376	54	1.26%
More than 500K	6,368,368	11	0.39%	6,216,319	11	0.33%
Total	1,639,376,744	12,356	100.00%	1,892,185,899	14,117	100.00%

Mortgage Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Owner Occupied Purchase	806,105,475	5,409	48.17%	931,179,387	6,156	49.21%
Owner Occupied Remortgage	474,867,231	3,279	28.97%	558,849,374	4,274	29.51%
Buy to Let	313,760,956	2,790	19.14%	341,067,513	3,000	18.03%
Right to Buy	44,643,083	578	2.72%	53,089,624	687	2.81%
Total	1,639,376,744	12,356	100.00%	1,892,185,899	14,117	100.00%

Mortgage Payment Frequency	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Capital & Interest	362,689,285	3,641	22.12%	505,272,449	4,749	26.70%
Interest Only	1,266,452,010	8,628	77.25%	1,386,712,790	9,366	73.29%
Mixed (Part & Part)	10,235,450	87	0.62%	200,660	2	0.01%
Total	1,639,376,744	12,356	100.00%	1,892,185,899	14,117	100.00%

LTV	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 25%	4,252,514	107	0.26%	4,786,444	107	0.25%
More than 25% up to and including 50%	47,491,217	613	2.90%	52,869,367	677	2.79%
More than 50% up to and including 55%	21,644,748	244	1.32%	27,643,347	297	1.46%
More than 55% up to and including 60%	31,068,980	309	1.90%	31,404,692	301	1.66%
More than 60% up to and including 65%	43,599,969	402	2.66%	47,149,170	425	2.49%
More than 65% up to and including 70%	69,413,387	597	4.23%	71,993,556	610	3.80%
More than 70% up to and including 75%	95,333,578	716	5.24%	99,899,759	804	5.28%
More than 75% up to and including 80%	122,184,860	961	7.45%	112,891,145	847	5.97%
More than 80% up to and including 85%	189,688,879	1,458	11.57%	181,970,804	1,391	9.62%
More than 85% up to and including 90%	338,573,929	2,480	20.65%	402,357,200	2,937	21.26%
More than 90% up to and including 95%	397,965,157	2,634	24.27%	496,497,736	3,198	26.21%
More than 95% up to and including 100%	251,935,774	1,602	15.37%	372,723,680	2,523	19.70%
Over 100%	35,633,633	233	2.17%	40,000,000	233	0.70%
Total	1,639,376,744	12,356	100.00%	1,892,185,899	14,117	100.00%

Years to maturity of mortgages	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
0 and less than or equal to 5 years	8,725,630	79	0.53%	3,145,259	25	0.17%
Greater than 5 years and less than or equal to 10 years	94,806,296	756	5.78%	74,131,150	577	3.92%
Greater than 10 years and less than or equal to 15 years	167,051,896	1,284	10.19%	154,650,326	1,189	8.17%
Greater than 15 years and less than or equal to 20 years	391,634,052	3,000	23.89%	346,077,567	2,596	18.29%
Greater than 20 years and less than or equal to 25 years	809,054,988	5,822	49.35%	1,098,654,994	7,940	58.06%
Greater than 25 years and less than or equal to 30 years	168,103,893	1,415	10.25%	215,526,604	1,790	11.39%
Greater than 30 years	-	-	0.00%	-	-	0.00%
Total	1,639,376,744	12,356	100.00%	1,892,185,899	14,117	100.00%

Property Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Bungalow	56,817,018	376	3.47%	65,504,376	432	3.46%
Detached House	207,019,554	1,006	12.63%	249,159,255	1,210	13.17%
Flat/ Maisonette	322,720,142	2,541	19.69%	366,563,455	2,861	19.37%
Semi- Detached House	436,817,712	3,253	26.65%	604,206,467	3,729	26.65%
Terraced House	616,002,319	5,180	37.58%	706,752,345	5,885	37.35%
Total	1,639,376,744	12,356	100.00%	1,892,185,899	14,117	100.00%

Interest Rate Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Base	980,461,243	7,260	59.81%	124,422,402	973	6.58%
Base Discount	641,155	5	0.04%	309,771,031	2,047	16.37%
Fixed- reverting to Base	24,267,310	211	1.48%	722,535,886	5,396	38.19%
Fixed- reverting to Libor	257,611	3	0.02%	650,177,958	5,892	34.36%
Libor	633,745,424	4,877	38.66%	12,109,739	110	0.64%

Libor Discount	-	-	0.00%	73,168,882	509	3.87%
Total	1,639,376,744	12,356	100.00%	1,892,185,899	14,117	100.00%
Asset Type	Balance	No	% of Balance	Original Balance	No	% of Original Balance
Conforming- Buy to Let	308,216,841	2,719	18.80%	334,881,347	2,917	17.70%
Conforming- Non Self-Cert	204,783,044	1,515	12.49%	244,574,489	1,757	12.93%
Conforming- Self-Cert	376,779,120	2,250	22.98%	430,143,759	2,611	23.21%
Non-Conforming	749,597,740	5,872	45.72%	873,586,304	6,832	46.17%
Total	1,639,376,744	12,356	100.00%	1,892,185,899	14,117	100.00%
Self-Certification	Balance	No	% of Balance	Total Balance	No	% of Original Balance
N	722,550,299	6,238	44.06%	832,360,955	7,100	43.95%
Y	916,817,446	6,118	55.92%	1,059,805,014	7,017	56.01%
Total	1,639,376,744	12,356	100.00%	1,892,185,899	14,117	100.00%

83 Information Sources	Platform
84 Point Contact	Angela Bailey
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85 Reports Distribution Channels	Bloomberg or www.britannia.co.uk/bts
86 Report Frequency	Quarterly

Additional Information	
Opening Expense Loan Balance	£3,000,000.00
Closing Expense Loan Balance	£3,000,000.00
Applied Principal	£16,755,794.90
Retained Principal	£163,224.96
Loss Provision	£16,590,002.00
Uncovered Shortfall	£2,986,765.59
Income Retained	£2,986,765.59
Losses in quarter as % bonds issued	0.201%
Cumulative losses as % bonds issued	1.469%
Number of properties sold in period	60
Bonds outstanding as % of original bonds issued	81.93%
65 Excess Spread following Uncovered Shortfall	£4,689,000.56
65 Excess Spread preceding Uncovered Shortfall	£7,675,766.15
Annualised Excess Spread following Uncovered Shortfall Percentage	1.15%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.89%
Cumulative Principal Balance of all Properties Sold	£66,624,523.08
Principal Balance of Properties Sold in Period	£7,651,384.22
69 Weighted Average Seasoning (Months)	45
Total Balance of Further Advances	£3,507,758.07

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.cooperativebank.com
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitaltrustee.com	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(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)