



ESF Field No	ESF's RBMS Field Name	General	Class A1a	Class A1b	Class A2a	Class A2b	Class A2c	Class A2d	Class Ma	Class Mc	Class Ba	ClassBc	Class Ca	Class Cc
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		XSO271275256	XSO2071278946	XSO271276908	XSO271279670	XSO271260769	XSO271279837	XSO271277385	XSO271281734	XSO271277971	XSO271281817	XSO271278433	XSO271282039
7	Stock Exchange Listing	London												
8	Issuer	Leek Finance Number 18 PLC												
10	Original Ratings		AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	AA/Aa3/AA-	AA/Aa3/AA-	A/A3/A	A/A3/A	BBB/Baa2/BBB
11	Interest payment date	21/Mar/11												
12	Principal payment date	21/Mar/11												
13	Determination date	26/Feb/11												
14	Current factor		0.000	0.000	63.623	63.623	63.623	63.623	100.000	100.000	100.000	100.000	100.000	100.000
15	Credit Enhancement- Original		16.59%	16.59%	16.59%	16.59%	16.59%	16.59%	10.05%	10.05%	5.92%	5.92%	2.22%	2.22%
16	Credit Enhancement- Current		n/a	n/a	30.16%	30.16%	30.16%	30.16%	18.52%	18.52%	11.16%	11.16%	4.57%	4.57%
17	Currency	Sterling	US Dollars	Sterling	US Dollars	Sterling	US Dollars	Sterling	Euro	Sterling	Euro	Sterling	Euro	Sterling
18	Original Principal Balance	£92,100,000.00	\$200,000,000.00	£171,100,000.00	\$475,000,000.00	£126,000,000.00	\$350,000,000.00	£12,500,000.00	\$35,000,000.00	£83,700,000.00	\$25,900,000.00	£26,000,000.00	\$75,000,000.00	£49,000,000.00
19	Total Beginning Balance prior to payment	£0.00	\$0.00	£108,858,983.00	\$302,209,250.00	£81,437,440.00	\$222,880,500.00	£12,500,000.00	\$35,000,000.00	£83,700,000.00	\$25,900,000.00	£26,000,000.00	\$75,000,000.00	£49,000,000.00
20	Total Ending Balance subsequent to payment	£0.00	\$0.00	£107,392,626.00	\$298,138,500.00	£80,340,480.00	\$219,681,000.00	£12,500,000.00	\$35,000,000.00	£83,700,000.00	\$25,900,000.00	£26,000,000.00	\$75,000,000.00	£49,000,000.00
21	Principal Payments	£0.00	\$0.00	£1,466,327.00	\$4,070,750.00	£1,096,960.00	\$2,999,500.00	£0.00	\$0.00	£0.00	\$0.00	£0.00	\$0.00	£0.00
22	Total Interest Payments	£0.00	\$0.00	£238,887.95	\$327,702.50	£234,739.20	\$321,465.00	£29,973.75	\$24,899.75	£29,973.75	\$24,899.75	£29,973.75	\$24,899.75	£29,973.75
24	Reference Rate	3 month £ Libor	US \$ Libor	3 month £ Libor	US \$ Libor	3 month £ Libor	US \$ Libor	3 month Euribor	3 month US \$ Libor	3 month Euribor	3 month US \$ Libor	3 month Euribor	3 month US \$ Libor	3 month Euribor
25	Day Count Convention	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366
26	Relevant Margin	0.04000%	0.04000%	0.13000%	0.13000%	0.13000%	0.13000%	0.22000%	0.22000%	0.42000%	0.42000%	0.40000%	0.78000%	0.78000%
27	Coupon Reference Rate	0.75250%	0.30375%	0.75250%	0.30375%	0.75250%	0.30375%	1.02300%	0.30375%	0.75250%	0.30375%	0.75250%	0.30375%	1.02300%
28	Coupon Amount	£0.00	\$0.00	£238,887.95	\$327,702.50	£234,739.20	\$321,465.00	£29,973.75	\$24,899.75	£29,973.75	\$24,899.75	£29,973.75	\$24,899.75	£29,973.75
29	Current Coupon	0.78250%	0.34375%	0.88250%	0.43375%	0.78250%	0.30375%	1.15000%	0.43375%	0.97250%	0.43375%	1.24300%	1.17250%	1.42300%
30	Current Interest Shortfall	0	0	0	0	0	0	0	0	0	0	0	0	0
30	Cumulative Interest Shortfall	0	0	0	0	0	0	0	0	0	0	0	0	0
31	Beginning Reserve Account Balance	£26,938,741.00												
32	Ending Reserve Account Balance	£26,938,741.00												
33	Change in the Reserve Account Balance	£0.00												
34	Target Reserve Account Balance	£26,938,741.00												
35	Legal Maturity	21/Nov/38												
40	Original Weighted Average Life	Using pricing CPR	0.53	0.53	2.93	2.93	2.93	2.93	5.15	5.15	5.15	5.15	5.15	5.15
41	Drawings under Liquidity Facility	0												
43	Timing of the Collateral report	28/Feb/11												
44	Currency	Sterling												
45	Original Total Number of Residential Mortgage Loans	8,766												
46	Current Total Number of Residential Mortgage Loans	8,093												
47	Original Total Value of Residential Mortgage Loans	£1,053,756,544												
52	Original Loan to Value Ratio	80.56%												
53	Current Loan to Value Ratio	79.67%												
			A loan is classified as 'delinquent' if the arrears balance is greater than zero as at the date of the collateral report											
54	Delinquencies													
	Delinquency Band (excluding possessions)		Total Balance	No	% of Total Balance	Original Balance	No	% of Original Balance						
	0.01 <= 2 Months In Arrears		14,397,572	123	2.41%	27,737,048	224	2.63%						
	2.01 <= 3 Months In Arrears		25,245,394	221	4.40%	6,126,394	70	0.77%						
	3.01 <= 4 Months In Arrears		12,373,578	115	2.07%	6,506,816	51	0.62%						
	4.01 <= 5 Months In Arrears		9,612,714	82	1.61%	4,469,042	32	0.42%						
	5.01 <= 6 Months In Arrears		7,283,006	59	1.22%	2,164,845	19	0.21%						
	> 6 Months		6,783,578	50	1.14%	1,850,659	13	0.16%						
	Total		112,352,490	918	18.83%	52,522,519	422	4.98%						
57	Net Loss	£708,910.80												
58	Cumulative Net Loss	£17,597,773.46												
59	Average Loss Severity	29.82%												
63	Outstanding Repossession		Total Balance	No	% of Total Balance									
			£3,165,497.27	25	0.53%									
67	Current Residential Mortgage Loan Principal Balance	595,150,340.52												
72	Principal Payment Rate	1.00%												
	Annualised PPR Speed (Based on quarterly principal payment rate)	3.98%												
75	Region		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance						
	East Anglia		14,762,360	135	2.48%	29,222,769	253	2.77%						
	East Midlands		34,179,996	354	5.73%	53,042,758	513	5.03%						
	London		125,586,418	627	21.05%	165,045,361	770	15.66%						
	North		21,591,984	297	3.94%	40,532,717	528	3.95%						
	Northern Ireland		11,426,804	142	1.92%	31,018,074	363	2.94%						
	North West		54,734,433	576	9.18%	96,636,904	1,008	9.36%						
	Scotland		41,897,335	515	7.01%	89,270,336	1,087	8.47%						
	South East		157,435,781	1,052	26.39%	309,506,296	1,909	29.37%						
	South West		36,402,454	304	6.10%	68,250,462	527	6.48%						
	Wales		17,165,734	184	2.88%	28,586,262	294	2.71%						
	West Midlands		42,826,109	441	7.18%	70,507,890	686	6.69%						
	Yorks and Humber		38,529,721	466	6.46%	70,136,719	828	6.66%						
	Total		696,556,428	5,093	100.00%	1,053,756,544	8,766	100.00%						
76	Mortgage Size		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance						
	Less than or equal to 30K		2,896,567	124	0.49%	3,286,209	123	0.31%						
	More than 30K up to and including 50K		19,349,501	461	3.24%	32,450,572	778	3.08%						
	More than 50K up to and including 75K		64,786,926	1031	10.86%	112,491,997	1,803	10.68%						
	More than 75K up to and including 100K		87,025,499	996	14.59%	146,054,824	1,683	13.86%						
	More than 100K up to and including 125K		87,181,384	782	14.81%	148,647,587	1,342	14.20%						
	More than 125K up to and including 150K		72,776,167	534	12.20%	128,347,080	840	12.18%						
	More than 150K up to and including 200K		102,164,314	597	17.13%	178,282,137	1,036	16.92%						
	More than 200K up to and including 400K		125,717,849	501	21.07%	231,495,200	921	21.97%						
	More than 400K up to and including 500K		19,887,198	44	3.33%	19,887,198	91	3.83%						
	More than 500K		14,771,531	23	2.48%	31,346,072	49	2.97%						
	Total		596,556,428	5,093	100.00%	1,053,756,544	8,766	100.00%						
77	Mortgage Type		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance						
	Owner Occupied Purchase		134,422,176	1,015	22.53%	291,536,158	2,087	27.67%						
	Owner Occupied Remortgage		159,951,100	1,253	26.81%	320,802,892	2,516	30.44%						
	Buy to Let		270,586,221	2,309	45.41%	375,427,033	3,113	35.63%						
	Right to Buy		31,286											

79	Interest Payment Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
	Capital & Interest	120,302,789	1,574	20.17%	313,238,103	3,548	23.73%
	Interest Only	476,253,641	3,619	72.83%	740,516,441	5,218	70.27%
	Mixed (Part & Part)	-	-	0.00%	-	-	0.00%
	Total	596,556,428	5,093	100.00%	1,053,756,544	8,766	100.00%
80	TV	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
	Less than or equal to 25%	1,908,798	65	0.32%	2,835,798	65	0.27%
	More than 25% up to and including 50%	20,024,515	313	3.36%	33,839,495	457	3.21%
	More than 50% up to and including 55%	10,598,999	128	1.76%	17,597,788	200	1.67%
	More than 55% up to and including 60%	14,724,106	157	2.47%	21,481,418	234	2.04%
	More than 60% up to and including 65%	23,362,447	240	3.92%	30,973,997	329	2.94%
	More than 65% up to and including 70%	32,662,507	313	5.48%	50,164,279	459	4.78%
	More than 70% up to and including 75%	49,752,335	457	8.34%	74,296,428	641	7.05%
	More than 75% up to and including 80%	72,668,780	601	12.18%	114,547,238	870	10.87%
	More than 80% up to and including 85%	81,496,040	630	13.66%	161,156,495	1,287	15.29%
	More than 85% up to and including 90%	208,364,693	1,660	34.93%	374,570,497	2,984	35.55%
	More than 90% up to and including 95%	47,102,622	304	7.90%	90,351,457	572	8.57%
	More than 95% up to and including 100%	27,555,477	185	4.62%	81,444,835	665	7.73%
	Over 100%	6,335,207	40	1.06%	476,819	3	0.05%
	Total	596,556,428	5,093	100.00%	1,053,756,544	8,766	100.00%
81	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	31,335,360	240	5.25%	-	-	0.00%
	Greater than 5 years and less than or equal to 10 years	59,179,025	511	9.92%	59,351,277	440	5.63%
	Greater than 10 years and less than or equal to 15 years	117,175,098	1,019	19.64%	101,871,387	834	9.67%
	Greater than 15 years and less than or equal to 20 years	357,317,305	2,994	59.90%	203,302,768	1,718	19.29%
	Greater than 20 years and less than or equal to 25 years	31,510,934	328	5.28%	628,784,340	5,178	59.67%
	Greater than 25 years and less than or equal to 30 years	38,707	1	0.01%	60,446,772	596	5.74%
	Greater than 30 years	-	-	0.00%	-	-	0.00%
	Total	596,556,428	5,093	100.00%	1,053,756,544	8,766	100.00%
	Property Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
	Bungalow	13,875,624	106	2.33%	28,044,107	203	2.66%
	Detached House	78,018,842	371	13.08%	163,358,295	782	15.50%
	Flat/Maisonette	161,644,528	1,392	27.10%	256,217,123	2,221	24.31%
	Semi-Detached House	132,837,632	1,138	22.28%	242,847,142	2,029	23.05%
	Terraced House	210,079,802	2,096	35.22%	363,289,877	3,531	34.48%
	Total	596,556,428	5,093	100.00%	1,053,756,544	8,766	100.00%
	Interest Rate Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
	Base	405,720,004	3,132	68.01%	62,885,277	477	5.91%
	Base Discount	144,332	1	0.02%	124,059,347	795	11.77%
	Fixed-reverting to Base	14,213,473	126	2.38%	492,930,810	3,691	46.79%
	Fixed-reverting to Libor	176,472,619	1,834	29.58%	323,606,653	3,260	30.74%
	Libor	-	-	0.00%	612,678	9	0.06%
	Libor Discount	-	-	0.00%	49,661,779	514	4.71%
	SVW Administered	-	-	0.00%	-	-	0.00%
	Total	596,556,428	5,093	100.00%	1,053,756,544	8,766	100.00%
	Asset Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
	Conforming- Buy to Let	270,896,221	2,309	45.41%	375,427,034	3,113	35.63%
	Conforming- Self-Cert	149,187,588	950	25.01%	304,448,401	1,852	28.89%
	Non-Conforming	176,472,619	1,834	29.58%	373,881,110	3,803	35.48%
	Total	596,556,428	5,093	100.00%	1,053,756,544	8,766	100.00%
	Self-Certification	Total Balance	No	% of Balance	Total Balance	No	% of Original Balance
	N	338,491,106	3,147	56.74%	508,324,426	4,762	48.24%
	Y	258,065,322	1,946	43.26%	545,432,118	4,004	51.76%
	Total	596,556,428	5,093	100.00%	1,053,756,544	8,766	100.00%
83	Information Sources	Platform					
84	Point Contact	Angela Bailey					
	Contact Information						
	Email	angela.bailey@btb.com					
	Telephone	+44 (0)1538 393 820					
	Fax	+44 (0)1538 399 519					
	Address	Britannia House, Cheadle Road, Leek, Staffordshire, ST13 9RG					
85	Reports Distribution Channels	Bloomberg or www.britannia.co.uk/bts					
86	Report Frequency	Quarterly					
	Additional Information						
	Opening Expense Loan Balance	£486,551.97					
	Closing Expense Loan Balance	£0.00					
	Applied Principal	£6,238,347.59					
	Retained Principal	£253,359.20					
	Loss Provision	£6,370,639.00					
	Uncovered Shortfall	£708,910.80					
	Income Retained	£708,910.80					
	Losses in quarter as % bonds issued	0.07%					
	Cumulative losses as % bonds issued	1.68%					
	Number of properties sold in period	14					
	Bonds outstanding as % of original bonds issued	56.27%					
	Excess Spread following Uncovered Shortfall	£2,037,720.63					
65	Excess Spread preceding Uncovered Shortfall	£2,746,631.43					
	Annualised Excess Spread following Uncovered Shortfall Percentage	1.39%					
	Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.85%					
	Cumulative Principal Balance of all Properties Sold	£59,017,969.62					
	Principal Balance of Properties Sold in Period	£1,377,641.80					
69	Weighted Average Seasoning (Months)	58					
	Total Balance of Further Advances	£4,069,985.80					

Deal Participant Information

82	Administrator Web address	Platform Funding Ltd (PFL) www.pflfm.co.uk	Cash Bond Administrator Web address	Platform Funding Ltd (PFL) www.pflfm.co.uk
	Sub-Administrator Web address	Western Mortgage Services Ltd (WMS) www.wmsl.co.uk	Servicer Guarantor Web address	Co-operative Bank plc www.cooperative.co.uk www.microcredit.co.uk
	Trustee Web address	Capita IRG Trustees Ltd www.capitaltrustees.co.uk	Paying Agent US Paying Agent	HSBC Bank plc 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)
Currency Swaps (\$ & €s)		The Royal Bank of Scotland plc	L-term rating below A1(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- S-Term S&P: A-1
Liquidity Facility		Danske Bank	S-term rating below A-1+ (S&P), P-1(Mdys), F1 (Fitch) L-term rating below A1(Moodys), A(Fitch), S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	Mdys: P-1 Fitch: F1+ S-Term/ L-term S&P: A-1, A+ Mdys: P-1, A1 Fitch: F1+, AA- S-Term/ L-term S&P: A-1, A+
Fixed-Floating Interest Rate Swaps		The Royal Bank of Scotland plc	L-term rating below A1(Moodys), A(Fitch), S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	Mdys: P-1, A1 Fitch: F1+, AA- S-Term S&P: A-1, A+
Basis Swap		The Royal Bank of Scotland plc	S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	Mdys: P-1, A1 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)