Leek Finance Number 18 PLC

ESF's RMBS 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	Class J1 VFN	Class J2 VFN	Class J3 VFN	Class J4 VFN
Report date	21/Sep/11																
Accrual Start Date	21/Jun/11																
Accrual End Date	21/Sep/11																
Accrual period	92																
International Securities number		XS0271275256	XS02071278946	XS0271276908	XS0271279670	XS0271280769	XS0271279837	XS0271277385	XS0271281734	XS0271277971	XS0271281817	XS0271278433	XS0271282039	n/a	n/a	n/a	n/a
Stock Exchange Listing	London																
Issuer	Leek Finance Number 18 PLC																
Original Ratings		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	BBB/Baa2/BBB	n/r	n/r	n/r	n/r
Interest payment date	21/Sep/11																
Principal payment date	21/Sep/11																
Determination date	31/Aug/11																
Next Payment Date	21/Dec/11																
Previous factor		0.000	0.000	61.492	61.492	61.492	61.492	100.000	100.000	100.000	100.000	100.000	100.000	0.000	0.000	0.000	0.000
Current factor		0.000	0.000	60.094	60.094	60.094	60.094	100.000	100.000	100.000	100.000	100.000	100.000	0.000	0.000	0.000	0.000
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%	0.00%	0.00%	0.00%	0.00%
Credit Enhancement- Current		n/a	n/a	59.73%	59.73%	59.73%	59.73%	47.71%	47.71%	40.12%	40.12%	33.31%	33.31%	0.00%	0.00%	0.00%	0.00%
Currency		Sterling	US Dollars	Sterling	US Dollars	Euro	US Dollars	Sterling	Euro	Sterling	Euro	Sterling	Euro	Sterling	Sterling	Sterling	Sterling
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	€83,700,000.00	£25,900,000.00	€26,000,000.00	£6,000,000.00	€49,000,000.00	£0.00	£0.00	£0.00	£0.00
Total Beginning Balance prior to payment		£0.00	$0.00	£105,212,812.00	$292,087,000.00	€78,709,760.00	$215,222,000.00	£12,500,000.00	€83,700,000.00	£25,900,000.00	€26,000,000.00	£6,000,000.00	€49,000,000.00	£0.00	£0.00	£0.00	£0.00
Total Ending Balance subsequent to payment		£0.00	$0.00	£102,820,834.00	$285,446,500.00	€76,920,320.00	$210,329,000.00	£12,500,000.00	€83,700,000.00	£25,900,000.00	€26,000,000.00	£6,000,000.00	€49,000,000.00	£0.00	£0.00	£0.00	£0.00
Total Principal Payments		£0.00	$0.00	£2,391,978.00	$6,640,500.00	€1,789,440.00	$4,893,000.00	£0.00	€0.00	£0.00	€0.00	£0.00	€0.00	£0.00	£0.00	£0.00	£0.00
Total Interest Payments		£0.00	$0.00	£253,262.22	$281,057.50	€328,268.80	$207,095.00	£32,925.00	€368,338.59	£81,276.79	€126,378.20	£24,273.00	€285,758.20	£0.00	£0.00	£0.00	£0.00
Reference Rate		3 month £ libor	US $ libor	3 month £ libor	US $ libor	3 month Euribor	US $ libor	3 month £ libor	3 month Euribor	3 month £ libor	3 month Euribor	3 month £ libor	3 month Euribor	3 month £ libor	3 month £ libor	3 month £ libor	3 month £ libor
Day Count Convention		Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/360	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/365/366	Actual/365/366	Actual/365/366
Relevant Margin		0.04000%	0.04000%	0.13000%	0.13000%	0.13000%	0.13000%	0.22000%	0.22000%	0.42000%	0.40000%	0.78000%	0.78000%	0.26000%	0.44000%	0.84000%	0.99000%
Coupon Reference Rate		0.82500%	0.24650%	0.82500%	0.24650%	1.50200%	0.24650%	0.82500%	1.50200%	0.82500%	1.50200%	0.82500%	1.50200%	0.82500%	0.82500%	0.82500%	0.82500%
Coupon Amount		£0.00	$0.00	£253,262.22	$281,057.50	€328,268.80	$207,095.00	£32,925.00	€368,338.59	£81,276.79	€126,378.20	£24,273.00	€285,758.20	£0.00	£0.00	£0.00	£0.00
Current Coupon		0.86500%	0.28650%	0.95500%	0.37650%	1.63200%	0.37650%	1.04500%	1.72200%	1.24500%	1.90200%	1.60500%	2.28200%	1.08500%	1.26500%	1.66500%	1.81500%
Current Interest Shortfall		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Interest Shortfall		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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				

Issue 6th June 2011	Class K VFN	Class L VFN	Class N VFN
International Securities number	N/A	N/A	N/A
Original Principal Balance (VFN Drawdown 06/June/2011)	£186,806,385.00	£18,497,900.00	£0.00
Total Beginning Balance prior to payment	£186,806,385.00	£17,145,991.79	£0.00
Total Ending Balance subsequent to payment (Including Deferred Interest)	£186,806,385.00	£17,312,051.08	£0.00
Total Principal Payments	£0.00	£0.00	£0.00
Total Interest Payments	£0.00	£76,061.71	-
Reference Rate	Gilt Yield	n/a	3 month £ libor
Day Count Convention	Actual/Interest days*Periods	Actual/365/366	Actual/365/366
Relevant Margin	n/a	n/a	-0.50%
Coupon Reference Rate	2.63270%	6.00000%	0.82500%
Coupon Amount	£0.00	£76,061.71	£0.00
Current Coupon	2.63270%	6.00000%	0.32500%
Capitalised Interest (deferred interest this quarter)	£0.00	£166,059.29	n/a

Beginning Reserve Account Balance	£26,938,741.00
Ending Reserve Account Balance	£26,938,741.00
Change in the Reserve Account Balance	£0.00
Target Reserve Account Balance	£26,938,741.00
Legal Maturity	21/Sep/38
Drawings under Liquidity Facility	0
Timing of the Collateral report	31/Aug/11
Currency	Sterling
Original Total Number of Residential Mortgage Loans	8,766
Current Total Number of Residential Mortgage Loans	4,960
Original Total Value of Residential Mortgage Loans	£1,053,756,544
Original Loan to Value Ratio	80.56%
Current Loan to Value Ratio	79.68%

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

	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	14,940,310	127	2.59%	27,737,048	224	2.63%
1.01 <= 2 Months in Arrears	31,282,589	258	5.42%	8,126,904	70	0.77%
2.01 <= 3 Months in Arrears	15,146,595	123	2.62%	6,506,816	51	0.62%
3.01 <= 4 Months in Arrears	9,985,486	78	1.73%	4,469,042	32	0.42%
4.01 <= 5 Months in Arrears	4,570,779	42	0.79%	2,164,845	19	0.21%
5.01 <= 6 Months in Arrears	5,244,088	47	0.91%	1,650,659	13	0.16%
> 6 Months	26,815,228	194	4.65%	1,867,206	13	0.18%
Total	107,985,076	869	18.71%	52,522,519	422	4.98%

Net Loss	£673,086.53
Cumulative Net Loss	£18,951,941.22
Average Loss Severity	29.77%

Outstanding Repossession	**Total Balance**	**No**	**% of Total Balance**
	£1,869,260.07	20	0.32%

Current Residential Mortgage Loan Principal Balance	576,487,088.19
Principal Payment Rate	1.67%
Annualised PPR Speed (Based on quarterly principal payment	6.45%

	Current Period			At Issuance		
Region	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
East Anglia	14,328,526	132	2.48%	29,222,766	253	2.77%
East Midlands	33,204,445	346	5.75%	53,042,758	513	5.03%
London	120,187,744	607	20.82%	165,045,361	770	15.66%
North	21,296,579	292	3.69%	40,532,717	528	3.85%
Northern Ireland	10,722,597	137	1.86%	31,018,074	363	2.94%
North West	53,218,599	563	9.22%	98,636,904	1,008	9.36%
Scotland	39,469,871	492	6.84%	89,270,336	1,087	8.47%
South East	154,644,818	1,037	26.79%	309,506,296	1,909	29.37%
South West	35,106,195	296	6.08%	68,250,462	527	6.48%
Wales	16,955,511	182	2.94%	28,586,262	294	2.71%
West Midlands	40,955,225	424	7.10%	70,507,890	686	6.69%
Yorks and Humber	37,132,889	452	6.43%	70,136,719	828	6.66%
Total	577,222,998	4,960	100.00%	1,053,756,544	8,766	100.00%

Mortgage Size	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 30K	3,062,741	132	0.53%	3,286,209	123	0.31%
More than 30k up to and including 50K	19,156,525	456	3.32%	32,450,572	778	3.08%
More than 50k up to and including 75K	63,227,606	1005	10.95%	112,491,997	1,803	10.68%
More than 75k up to and including 100K	84,250,044	964	14.60%	146,054,824	1,683	13.86%
More than 100k up to and including 125K	84,611,807	759	14.66%	149,647,587	1,342	14.20%
More than 125k up to and including 150K	70,291,432	516	12.18%	128,347,080	940	12.18%
More than 150k up to and including 200K	99,156,961	579	17.18%	178,282,137	1,036	16.92%
More than 200k up to and including 400K	121,328,130	485	21.02%	231,495,200	921	21.97%
More than 400K up to and including 500K	19,906,956	44	3.45%	40,354,867	91	3.83%
More than 500k	12,230,797	20	2.12%	31,346,072	49	2.97%
Total	577,222,998	4,960	100.00%	1,053,756,544	8,766	100.00%
Mortgage Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Owner Occupied Purchase	129,653,011	982	22.46%	291,536,158	2,087	27.67%
Owner Occupied Remortgage	155,373,850	1,221	26.92%	320,802,892	2,516	30.44%
Buy to Let	262,865,298	2,268	45.54%	375,427,033	3,113	35.63%
Right to Buy	29,330,839	489	5.08%	65,990,461	1,050	6.26%
Total	577,222,998	4,960	100.00%	1,053,756,544	8,766	100.00%
Mortgage Payment Frequency	Monthly					
Interest Payment Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Capital & Interest	115,657,642	1,543	20.04%	313,238,103	3,548	29.73%
Interest Only	461,565,357	3,417	79.96%	740,518,441	5,218	70.27%
Mixed (Part & Part)	-	-	0.00%	-	-	0.00%
Total	577,222,998	4,960	100.00%	1,053,756,544	8,766	100.00%
LTV	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Less than or equal to 25%	2,122,229	70	0.37%	2,835,798	65	0.27%
More than 25% up to and including 50%	19,414,948	313	3.36%	33,839,495	457	3.21%
More than 50% up to and including 55%	10,260,567	125	1.78%	17,597,788	200	1.67%
More than 55% up to and including 60%	15,501,704	169	2.69%	21,481,418	234	2.04%
More than 60% up to and including 65%	21,841,259	236	3.78%	30,973,997	329	2.94%
More than 65% up to and including 70%	34,293,468	327	5.94%	50,184,279	459	4.76%
More than 70% up to and including 75%	50,859,824	475	8.81%	74,296,428	641	7.05%
More than 75% up to and including 80%	66,301,068	543	11.49%	114,547,238	870	10.87%
More than 80% up to and including 85%	77,750,318	614	13.47%	161,156,495	1,287	15.29%
More than 85% up to and including 90%	199,921,295	1,576	34.64%	374,570,497	2,984	35.55%
More than 90% up to and including 95%	44,695,705	282	7.74%	90,351,457	572	8.57%
More than 95% up to and including 100%	26,648,113	175	4.62%	81,444,835	665	7.73%
Over 100%	7,612,501	55	1.32%	476,819	3	0.05%
Total	577,222,998	4,960	100.00%	1,053,756,544	8,766	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	30,721,018	239	5.32%	-	-	0.00%
Greater than 5 years and less than or equal to 10 years	58,113,479	498	10.07%	59,351,277	440	5.63%
Greater than 10 years and less than or equal to 15 years	114,048,734	1,006	19.76%	101,871,387	834	9.67%
Greater than 15 years and less than or equal to 20 years	344,661,809	2,906	59.71%	203,302,768	1,718	19.29%
Greater than 20 years and less than or equal to 25 years	29,677,958	311	5.14%	628,784,340	5,178	59.67%
Greater than 25 years and less than or equal to 30 years	-	-	0.00%	60,446,772	596	5.74%
Greater than 30 years	-	-	0.00%	-	-	0.00%
Total	577,222,998	4,960	100.00%	1,053,756,544	8,766	100.00%
Property Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Bungalow	13,028,318	99	2.26%	28,044,107	203	2.66%
Detached House	75,700,144	363	13.11%	163,358,295	782	15.50%
Flat/ Maisonnette	157,397,629	1,357	27.27%	256,217,123	2,221	24.31%
Semi- Detached House	127,092,764	1,100	22.02%	242,847,142	2,029	23.05%
Terraced House	204,004,143	2,041	35.34%	363,289,877	3,531	34.48%
Total	577,222,998	4,960	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	409,625,484	3,206	70.96%	62,885,277	477	5.97%
Base Discount	-	-	0.00%	124,059,347	795	11.77%
Fixed- reverting to Base	-	-	0.00%	492,930,810	3,691	46.78%
Fixed- reverting to Libor	-	-	0.00%	323,606,653	3,280	30.71%
Libor	167,597,514	1,754	29.04%	612,678	9	0.06%
Libor Discount	-	-	0.00%	49,661,779	514	4.71%
SVR/ Administered	-	-	0.00%	-	-	0.00%
Total	577,222,998	4,960	100.00%	1,053,756,544	8,766	100.00%
Asset Type	**Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Conforming- Buy to Let	262,865,298	2,268	45.54%	375,427,034	3,113	35.63%
Conforming- Self-Cert	146,760,186	938	25.43%	304,448,401	1,852	28.89%
Non-Conforming	167,597,514	1,754	29.04%	373,881,110	3,803	35.48%
Total	577,222,998	4,960	100.00%	1,053,756,545	8,768	100.00%
Self- Certification	**Total Balance**	**No**	**% of Balance**	**Total Balance**	**No**	**% of Original Balance**
N	326,868,083	3,064	56.63%	508,324,426	4,762	48.24%
Y	250,354,915	1,896	43.37%	545,432,118	4,004	51.76%
Total	577,222,998	4,960	100.00%	1,053,756,544	8,766	100.00%

Additional Information	
Opening Expense Loan Balance	£0.00
Closing Expense Loan Balance	£0.00
Applied Principal	£10,019,440.93
Retained Principal	£256,297.67
Loss Provision	£6,370,639.00
Uncovered Shortfall	£673,086.53
Income Retained	£673,086.53
Losses in quarter as % bonds issued	0.06%
Cumulative losses as % bonds issued	1.81%
Number of properties sold in period	24
Bonds outstanding as % of original bonds issued	54.48%
Excess Spread following Uncovered Shortfall	£1,941,021.36
Excess Spread preceding Uncovered Shortfall	£2,614,107.89
Annualised Excess Spread following Uncovered Shortfall Percentage	1.33%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.78%
Cumulative Principal Balance of all Properties Sold	£63,662,218.15
Principal Balance of Properties Sold in Period	£2,311,916.84
Weighted Average Seasoning (Months)	64
Total Balance of Further Advances	£3,797,554.01

Issuer Priority of Payments

Available Revenue Receipts	30,690,907.98	Available Principal Receipts	10,019,440.93
Revenue Priority of Payments		Principal Priority of Payments	
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	9,763,143.25
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	119,076.63	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	7,896.21	(5) Principal paid to C note holders	-
(5) Class A Note Interest	1,081,233.14	(6) Principal paid to K VFNs note holders	-
(5) J1 VFN Interest Expense	-		
(5) (ii) Fixed Interest / Basis Rate Swap Payments	23,169.79	(7) In respect of Senior Subordinated Loan principal	-
(6) Third Party Fees	77,151.17	(8) In respect of Junior Subordinated Loan principal	-
(7) Class M Note Interest	192,390.64		
(7) J2 VFN Interest Expense	-		
(8) Class B Note Interest	139,283.82	Retained Principal	256,297.67
(8) J3 VFN Interest Expense	-		
(9) Class C Note Interest	170,944.23		
(9) J4 VFN Interest Expense	-		
(11) Expense loan interest	-		
(12) Expense loan principal repayment	-		
(13) Amounts due in relation to the Senior subordinated loan	283,001.95		
(14) Swap termination fee	-		
(15) Fees , cost and expenses not covered by Admin agreement fees above	115,185.89		
(16) Amounts due in relation to the Junior subordinated loan	-		
(17) Company profit	28,362.52		
(18) Retention if expense loan condition is true	-		
(19) K VFN Interest	-		
(20) K VFN principal repayment	-		
(22) L VFN Interest	76,061.71		
(23) L VFN principal repayment	-		
(24) DPC Cash Payment	-		

UK Gilts	
UK Gilts Security International Securities number	GB00B1VWPC84
Description	UKT 5 03/07/2018
UK Gilt Nominal Amount	£163,050,000.00
Coupon received in collection period	£0.00
Total Coupon received to date	£0.00

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.capitafiduciary.co.uk	US Paying Agent	HSBC Bank USA, N.A
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

	Provider	Rating Triggers (M/F)	Current Rating (M/F)
Currency Swaps ($ & €'s)	The Royal Bank of Scotland plc	L-term rating below A1(Moodys), A+(Fitch). S-term rating below P-1(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-1, A1 Fitch: F1+, AA-
Liquidity Facility	The Co-operative Bank	S-term rating below P-1(Mdys), F1 (Fitch)	S-Term P-1(Mdys), F-2(Fitch)
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A1(Moodys), A(Fitch). S-term rating below P-1(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-1, A1 Fitch: F1+, AA-
Basis Swap	The Royal Bank of Scotland plc	L-term rating below A1(Moodys), A(Fitch). S-term rating below P-1(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-1, A1 Fitch: F1+, AA-
Internal GIC Account	The Co-operative Bank	S-term rating below P-1 (Mdys), F1+ (Fitch)	S-Term No Rating (S&P), P-1(Mdys), F-2(Fitch)
External GIC Account	The Royal Bank of Scotland	S-term rating below P-1 (Mdys), F1+ (Fitch)	S-Term A-1(S&P), P-1(Mdys),F1+(Fitch)

Information Sources	Platform
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Reports Distribution Channels	Bloomberg or www.britannia.co.uk/bts
Report Frequency	Quarterly

The co-operative banking group