



ESF Field No	ESF's RMBS Field Name	General	Class A1a	Class A1b	Class A2a	Class A2b	Class A2c	Class A2d	Class Ma	Class Mc	Class Ba	Class Bc	Class Ca	Class Cc
2	Report date	21/Jun/10												
3	Accrual Start Date	22/Mar/10												
4	Accrual End Date	21/Jun/10												
5	Accrual period	91												
6	International Securities number		XS0271275256	XS02071278946	XS0271276908	XS0271279670	XS0271280769	XS0271279837	XS0271277385	XS0271281734	XS0271277971	XS0271281817	XS0271278433	XS0271282039
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	AA/Aa3/AA-	AA/Aa3/AA-	A/A3/A	A/A3/A	BBB/Baa2/BBB	BBB/Baa2/BBB
11	Interest payment date	21/Jun/10												
12	Principal payment date	21/Jun/10												
13	Determination date	31/May/10												
14	Previous factor		0.000	0.000	66.958	66.958	66.958	66.958	100.000	100.000	100.000	100.000	100.000	100.000
15	Current factor		0.000	0.000	65.893	65.893	65.893	65.893	100.000	100.000	100.000	100.000	100.000	100.000
16	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%
17	Credit Enhancement - Current		n/a	n/a	23.08%	23.08%	23.08%	23.08%	17.86%	17.86%	10.76%	10.76%	4.41%	4.41%
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	€3,700,000.00	\$25,900,000.00	€26,000,000.00	\$8,000,000.00	€49,000,000.00
19	Total Beginning Balance prior to payment		£0.00	\$0.00	£114,565,138.00	\$318,050,500.00	€85,706,240.00	\$234,353,000.00	£12,500,000.00	€3,700,000.00	\$25,900,000.00	€26,000,000.00	\$8,000,000.00	€49,000,000.00
20	Total Ending Balance subsequent to payment		£0.00	\$0.00	£112,742,923.00	\$312,991,750.00	€84,343,040.00	\$230,625,500.00	£12,500,000.00	€3,700,000.00	\$25,900,000.00	€26,000,000.00	\$8,000,000.00	€49,000,000.00
21	Total Principal Payments		£0.00	\$0.00	£1,822,215.00	\$5,058,750.00	€1,363,200.00	\$3,727,500.00	£0.00	€0.00	\$0.00	€0.00	\$0.00	€0.00
22	Total Interest Payments		£0.00	\$0.00	£222,070.69	\$322,382.50	€167,462.40	\$237,545.00	£27,035.00	€182,591.55	£88,930.26	€88,549.00	£21,354.00	€176,253.00
23	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
24	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
25	Relevant Margin		0.04000%	0.04000%	0.13000%	0.13000%	0.13000%	0.22000%	0.13000%	0.22000%	0.42000%	0.42000%	0.78000%	0.78000%
26	Coupon Reset Rate		0.64750%	0.27100%	0.64750%	0.27100%	0.64300%	0.64750%	0.64750%	0.64300%	0.64750%	0.64750%	0.64750%	0.64300%
27	Coupon Amount		£0.00	\$0.00	£222,070.69	\$322,382.50	€167,462.40	\$237,545.00	£27,035.00	€182,591.55	£88,930.26	€88,549.00	£21,354.00	€176,253.00
28	Current Coupon		0.68750%	0.31100%	0.77750%	0.40100%	0.77300%	0.40100%	0.86300%	0.86300%	1.06750%	1.04300%	1.42750%	1.42300%
29	Current Interest Shortfall		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
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											
39	Legal Maturity	21/Dec/37												
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		31/May/10											
44	Currency		Sterling											
45	Original Total Number of Residential Mortgage Loans		8,766											
46	Current Total Number of Residential Mortgage Loans		5,254											
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		79.97%											

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
0.01 <= 1 Months in Arrears	11,917,640	103	1.92%	27,737,048	224	2.63%
1.01 <= 2 Months in Arrears	26,669,208	229	4.31%	8,126,904	70	0.77%
2.01 <= 3 Months in Arrears	12,738,821	111	2.06%	6,506,816	51	0.62%
3.01 <= 4 Months in Arrears	9,678,919	76	1.56%	4,469,042	32	0.42%
4.01 <= 5 Months in Arrears	5,334,306	50	0.86%	2,164,845	19	0.21%
5.01 <= 6 Months in Arrears	6,577,211	46	1.06%	1,650,659	13	0.16%
> 6 Months	52,449,134	387	8.47%	1,867,206	13	0.18%
Total	125,364,939	1,002	20.24%	52,522,519	422	4.98%

67	Net Loss	£340,588.10
68	Cumulative Net Loss	£15,889,814.00
69	Average Loss Severity	29.50%

63	Outstanding Repossession	Total Balance	No	% of Total Balance
		£3,109,983.17	20	0.50%

72	Annualised FPR Speed (Based on quarterly principal payment rate)	1.19%	4.69%
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Region	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
East Anglia	15,212,961	139	2.46%	29,222,766	253	2.77%
East Midlands	35,640,064	365	5.75%	53,042,758	513	5.03%
London	130,880,164	645	21.13%	165,045,361	770	15.68%
North	22,414,198	305	3.62%	40,532,717	528	3.85%
Northern Ireland	12,307,166	147	1.99%	31,018,074	363	2.94%
North West	56,055,799	589	9.05%	98,636,904	1,008	9.36%
Scotland	44,982,027	544	7.26%	89,270,336	1,087	8.47%
South East	161,763,877	1,078	15.92%	308,506,296	1,309	29.37%
South West	37,866,748	313	6.11%	68,250,462	527	6.48%
Wales	17,683,011	190	2.85%	28,586,262	294	2.71%
West Midlands	44,491,544	458	7.18%	70,507,890	686	6.69%
Yorks and Humber	40,142,840	483	6.48%	70,136,719	828	6.66%
Total	619,400,400	5,254	100.00%	1,053,756,544	8,766	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	2,855,883	119	0.46%	3,286,209	123	0.31%
More than 30k up to and including 50K	19,825,499	471	3.20%	32,450,572	778	3.08%
More than 50k up to and including 75K	66,691,940	1059	10.77%	112,491,997	1,803	10.68%
More than 75k up to and including 100K	89,756,818	1027	14.49%	146,054,824	1,683	13.96%
More than 100k up to and including 125K	91,313,917	819	14.74%	149,647,587	1,342	14.20%
More than 125k up to and including 150K	75,037,622	549	12.11%	128,347,080	940	12.18%
More than 150k up to and including 200K	105,019,216	613	16.95%	178,282,137	1,036	16.92%
More than 200k up to and including 400K	132,216,780	526	21.35%	231,495,200	921	21.97%
More than 400K up to and including 500K	20,338,815	45	3.28%	40,354,867	91	3.83%
More than 500K	15,344,511	26	2.64%	31,346,072	49	2.97%
Total	619,400,400	5,254	100.00%	1,053,756,544	8,766	100.00%

Mortgage Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Owner Occupied Purchase	140,056,728	1,053	22.61%	291,536,158	2,087	27.67%
Owner Occupied Remortgage	166,357,050	1,302	26.86%	320,802,892	2,516	30.44%
Buy to Let	279,256,080	2,353	45.10%	375,427,033	3,113	35.63%
Right to Buy	33,630,542	540	5.43%	65,909,461	1,050	6.26%
Total	619,400,400	5,254	100.00%	1,053,756,544	8,766	100.00%

76	Mortgage Payment Frequency	Monthly
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73 Interest Payment Type		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Capital & Interest		128,215,107	1,654	20.70%	313,238,103	3,548	29.73%
Interest Only		491,185,292	3,600	79.30%	740,518,441	5,218	70.27%
Mixed (Part & Part)		-	-	0.00%	-	-	0.00%
Total		619,400,400	5,254	100.00%	1,053,756,544	8,766	100.00%
80 LTV		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 25%		1,770,058	60	0.29%	2,835,798	65	0.27%
More than 25% up to and including 50%		19,845,399	309	3.20%	33,839,495	457	3.21%
More than 50% up to and including 55%		10,063,916	124	1.62%	17,597,788	200	1.67%
More than 55% up to and including 60%		15,067,397	156	2.43%	21,481,418	234	2.04%
More than 60% up to and including 65%		22,391,978	230	3.62%	30,973,997	329	2.94%
More than 65% up to and including 70%		31,607,741	295	5.10%	50,184,279	459	4.76%
More than 70% up to and including 75%		48,983,357	446	7.91%	74,296,428	641	7.05%
More than 75% up to and including 80%		76,734,249	648	12.39%	114,547,238	870	10.87%
More than 80% up to and including 85%		90,027,536	700	14.53%	161,156,495	1,287	15.29%
More than 85% up to and including 90%		213,790,129	1,687	34.52%	374,570,487	2,984	35.55%
More than 90% up to and including 95%		53,914,814	365	8.70%	90,351,457	572	8.57%
More than 95% up to and including 100%		29,134,799	195	4.70%	81,444,835	665	7.73%
Over 100%		6,069,640	39	0.98%	476,819	3	0.05%
Total		619,400,400	5,254	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		1,593,837	16	0.26%	-	-	0.00%
Greater than 5 years and less than or equal to 10 years		50,563,757	418	8.16%	59,351,277	440	5.63%
Greater than 10 years and less than or equal to 15 years		71,659,424	619	11.57%	101,871,387	834	9.67%
Greater than 15 years and less than or equal to 20 years		158,068,970	1,358	25.52%	203,302,768	1,718	19.29%
Greater than 20 years and less than or equal to 25 years		309,779,611	2,551	50.01%	628,794,340	5,178	59.67%
Greater than 25 years and less than or equal to 30 years		27,734,802	292	4.48%	60,446,772	596	5.74%
Greater than 30 years		-	-	0.00%	-	-	0.00%
Total		619,400,400	5,254	100.00%	1,053,756,544	8,766	100.00%
Property Type		Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Bungalow		14,475,131	111	2.34%	28,044,107	203	2.66%
Detached House		80,975,549	383	13.07%	163,359,295	782	15.50%
Flat/ Maisonette		168,166,811	1,442	27.15%	256,217,123	2,221	24.31%
Semi- Detached House		138,693,842	1,174	22.39%	242,847,142	2,029	23.05%
Terraced House		217,089,066	2,144	35.05%	363,289,877	3,531	34.48%
Total		619,400,400	5,254	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		407,870,367	3,112	65.85%	62,885,277	477	5.97%
Base Discount		1,603,508	16	0.26%	124,059,347	795	11.77%
Fixed- reverting to Base		23,995,664	204	3.87%	492,930,810	3,691	46.78%
Fixed- reverting to Libor		-	-	0.00%	323,606,653	3,280	30.71%
Libor		185,930,861	1,922	30.02%	612,678	9	0.06%
Libor Discount		-	-	0.00%	49,661,779	514	4.71%
Total		619,400,400	5,254	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		279,356,080	2,353	45.10%	375,427,034	3,113	35.63%
Conforming- Self-Cert		154,113,458	979	24.88%	304,448,401	1,852	28.89%
Non-Conforming		185,930,861	1,922	30.02%	373,881,110	3,803	35.48%
Total		619,400,400	5,254	100.00%	1,053,756,545	8,768	100.00%
Self- Certification		Total Balance	No	% of Balance	Total Balance	No	% of Original Balance
N		350,142,596	3,228	56.53%	508,324,426	4,762	48.24%
Y		269,257,804	2,026	43.47%	545,432,118	4,004	51.76%
Total		619,400,400	5,254	100.00%	1,053,756,544	8,766	100.00%

83	Information Sources	Platform
84	Point Contact	Gary McDermott
	Contact Information	
	Email	gary.mcdermott@britannia.co.uk
	Telephone	+44 (0)1538 393 827
	Fax	+44 (0)1538 399 519
	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	£1,193,562.34
Closing Expense Loan Balance	£1,005,105.10
Applied Principal	£7,687,810.02
Retained Principal	£250,222.35
Loss Provision	£6,370,639.00
Uncovered Shortfall	£840,586.10
Income Retained	£840,586.10
Losses in quarter as % bonds issued	0.08%
Cumulative losses as % bonds issued	1.52%
Number of properties sold in period	15
Bonds outstanding as % of original bonds issued	58.35%
Excess Spread following Uncovered Shortfall	£2,040,103.38
65 Excess Spread preceding Uncovered Shortfall	£2,880,689.48
Annualised Excess Spread following Uncovered Shortfall Percentage	1.31%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.85%
Cumulative Principal Balance of all Properties Sold	£53,861,065.56
Principal Balance of Properties Sold in Period	£2,076,299.69
69 Weighted Average Seasoning (Months)	49
Total Balance of Further Advances	£4,364,101.27

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	Britannia Building Society
Web address	www.wmsl.co.uk	Web address	www.britannia.co.uk
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitaadvisory.co.uk	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)
Currency Swaps (\$ & €s)	The Royal Bank of Scotland plc	L-term rating below A1 (Moody's), 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)	Mdys: P-1 Fitch: F1+
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A1 (Moody's), 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	The Royal Bank of Scotland plc	L-term rating below A1 (Moody's), 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
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)