

**Monthly Report incorporating:**

Langton Mortgages Trustee Limited  
Langton Securities (2008-1) plc  
Langton Securities (2008-2) plc  
Langton Securities (2008-3) plc  
Langton Funding (No. 1) Limited

Report Date:	31-Jan-10
Reporting Period:	01-Jan-10 to 31-Jan-10
Trust Calculation Date:	01-Feb-10

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## MAIN PARTIES TO THE STRUCTURE

<b>Alliance &amp; Leicester plc</b> Seller Servicer Cash Manager, Issuer Cash Manager Funding 1 & Issuer Swap Provider Issuer and Funding 1 start-up loan provider Company Secretarial Services Provider	<b>Langton Securities (2008-1) plc</b> Issuer	<b>Citibank, N.A.</b> Agent Bank Paying Agent Registrar	<b>Citicorp Trustee Company Limited</b> Note Trustee Issuer Security Trustee Funding 1 Security Trustee	<b>SFM Corporate Services Limited</b> UK share trustee	<b>Mourant &amp; Co. Trustees Limited</b> Jersey share trustee
	<b>Langton Mortgages Trustee Limited</b> Mortgages Trustee	<b>Issuer Swap Providers</b> Alliance & Leicester plc		<b>Structured Finance Management Limited</b> Corporate services provider (UK)	<b>Mourant &amp; Co. Limited</b> Corporate services provider (Jersey)
<b>Abbey National plc</b> Account bank, for Mortgages Trustee, Funding 1 and Issuer	<b>Langton Funding (No. 1) Limited</b> Funding 1				

## COLLATERAL REPORT

<b>Mortgage Loan Profile</b>	
Original number of Mortgage Loans in Pool	72,499
Original current value of Mortgage Loans in Pool	£ 7,496,212,047
Current number of Mortgage Loans in Pool	79,913
Current value of Mortgage Loans in Pool	£ 7,881,182,522
Current number of Mortgage Loan product holdings in Pool (A Mortgage Loan may have more than one active loan product)	114,032
Weighted Average Seasoning (Months)	48
Weighted Average Remaining Term (Months)	237
Average Loan Size	£ 98,622
Weighted Average unindexed LTV at last valuation (by value)	62.72%

<b>Mortgage Trust Assets</b>	
Current value of Mortgage Loans in Pool at 31-Jan-10	£ 7,881,182,522
Last months Closing Trust Assets at 31-Dec-09	£ 7,960,594,080
Principal Ledger as calculated on 1-Feb-10	£ 54,983,216
Funding Share as calculated on 1-Feb-10	£ 6,457,456,674
Funding Share % as calculated on 1-Feb-10	81.93513%
Seller Share as calculated on 1-Feb-10	£ 1,423,725,849
Seller Share % as calculated on 1-Feb-10	18.06487%
Minimum Seller Share (Amount)	£ 408,488,876
Minimum Seller Share (% of Total)	5.18309%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	78,923	7,766,722,113	-	98.79%	98.59%
1<=3 months in arrears	577	65,103,526	517,250	0.72%	0.83%
>3<=6 months in arrears	200	22,346,678	456,371	0.25%	0.28%
>6<=9 months in arrears	91	11,417,801	409,453	0.11%	0.14%
>9<=12 months in arrears	25	2,833,194	136,522	0.03%	0.04%
More than 12 months in arrears	75	9,538,804	647,117	0.09%	0.12%
<b>Total</b>	<b>79,891</b>	<b>7,877,962,117</b>	<b>2,166,713</b>	<b>100.00%</b>	<b>100.00%</b>

Arrears are calculated in accordance with standard market practice in the UK. A mortgage is identified as being in arrears when, on any due date, the overdue amounts which were due on previous dates equal one or more full monthly payments and the total of arrears across all sub-accounts exceeds £150.

Properties in Possession	Number	Current balance £	Arrears £	Loss Amount £
<b>Total Properties in Possession Since Inception</b>	39	4,983,414		384,001
Repossessed (In Month)	12	1,690,063		
Sold (In Month)	-	-		
Current Number in Possession	22	3,220,406		
<b>Total Properties Sold Since Inception</b>	17	1,763,008		
<b>Total Loss on Sale Brought Forward</b>				384,001
Loss this Period				-
<b>Total Loss on Sale Carried Forward</b>				384,001
Recoveries				-
<b>Total Net Loss</b>				384,001

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period £
Substitution	0	0
Redeemed this period*	514	46,445,594
Repurchases this period	0	0

\*Redemptions this period include 331 accounts where minor balances totalling £ (9,380) remain to be collected after redemption. These balances have been repurchased by the Seller.

CPR Analysis *	1 Month CPR	12 Month CPR (Average Annualised)
	%	%
Current month	1.11%	15.08%
Previous month	1.56%	15.27%

\* The CPR calculation includes repurchases by the Seller from the Trust

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	38,883	34.10%	3,017,369,497	38.29%
Fixed Rate Loans	35,834	31.42%	2,690,509,846	34.14%
Discounted SVR Loans	8,230	7.22%	462,421,984	5.87%
Standard Variable Rate Loans	31,085	27.26%	1,710,881,195	21.71%
<b>Total</b>	<b>114,032</b>	<b>100.00%</b>	<b>7,881,182,522</b>	<b>100.00%</b>

Standard Variable Rate	
Existing Borrowers SVR	4.99%
Effective Date Of Change	02-Mar-09
Previous Existing Borrowers SVR	5.09%
Effective Date of Change	02-Feb-09

Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	78,255	68.63%	4,703,279,573	59.68%
Interest only and Combined repayment & int-only	35,777	31.37%	3,177,902,949	40.32%
<b>Total</b>	<b>114,032</b>	<b>100.00%</b>	<b>7,881,182,522</b>	<b>100.00%</b>

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House Purchase	52,776	46.28%	5,101,046,996	64.72%
Remortgage	61,252	53.71%	2,779,842,977	35.27%
Other	4	0.00%	292,549	0.00%
<b>Total</b>	<b>114,032</b>	<b>100.00%</b>	<b>7,881,182,522</b>	<b>100.00%</b>

Analysis of Mortgage loan size at reporting date £	Number of accounts	% by number	Current balance £	% by balance
>0 =<50,000	20,547	25.71%	597,786,842	7.58%
>50,000 =<100,000	26,874	33.63%	2,001,297,746	25.39%
>100,000 =<150,000	18,348	22.96%	2,243,503,421	28.47%
>150,000 =<200,000	8,170	10.22%	1,398,654,054	17.75%
>200,000 =<250,000	3,379	4.23%	745,552,284	9.46%
>250,000 =<300,000	1,185	1.48%	321,863,469	4.08%
>300,000 =<350,000	584	0.73%	188,605,953	2.39%
>350,000 =<400,000	312	0.39%	115,916,403	1.47%
>400,000 =<450,000	180	0.23%	75,838,146	0.96%
>450,000 =<500,000	111	0.14%	52,237,060	0.66%
>500,000 =<550,000	76	0.10%	39,649,996	0.50%
>550,000 =<600,000	49	0.06%	28,023,151	0.36%
>600,000 =<650,000	27	0.03%	16,646,854	0.21%
>650,000 =<700,000	18	0.02%	12,078,956	0.15%
>700,000 =<750,000	14	0.02%	10,002,830	0.13%
>750,000 =<800,000	9	0.01%	6,849,093	0.09%
>800,000 =<1,000,000	30	0.04%	26,676,266	0.34%
<b>Total</b>	<b>79,913</b>	<b>100.00%</b>	<b>7,881,182,522</b>	<b>100.00%</b>

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	2,957	3.70%	274,875,384	3.49%
East Midlands	7,063	8.84%	583,061,516	7.40%
Greater London	4,109	5.14%	720,152,848	9.14%
Northern England	3,413	4.27%	281,488,471	3.57%
North West	8,097	10.13%	695,698,004	8.83%
South East	16,883	21.13%	2,151,388,223	27.30%
South West	6,682	8.36%	650,878,630	8.26%
West Midlands	5,869	7.34%	523,582,702	6.64%
Yorkshire & Humberside	6,775	8.48%	552,822,867	7.01%
Scotland	8,759	10.96%	697,208,799	8.85%
Wales	3,758	4.70%	293,029,121	3.72%
Northern Ireland	5,548	6.94%	456,995,959	5.80%
<b>Total</b>	<b>79,913</b>	<b>100.00%</b>	<b>7,881,182,522</b>	<b>100.00%</b>

<b>Loan to Value at Last Valuation</b>	<b>Number</b>	<b>%</b>	<b>Current balance</b>	<b>%</b>
Using current capital balance and unindexed latest valuation	of accounts	by number	£	by balance
>0% =<25%	12,073	15.11%	380,189,562	4.82%
>25% =<50%	22,370	27.99%	1,724,446,005	21.88%
>50% =<75%	27,041	33.84%	3,188,035,707	40.45%
>75% =<80%	4,798	6.00%	653,223,768	8.29%
>80% =<85%	5,531	6.92%	792,648,726	10.06%
>85% =<90%	5,235	6.55%	741,213,357	9.40%
>90% =<95%	2,148	2.69%	304,562,150	3.86%
>95% =<100%	646	0.81%	86,774,082	1.10%
>100%	71	0.09%	10,089,165	0.13%
<b>Total</b>	<b>79,913</b>	<b>100.00%</b>	<b>7,881,182,522</b>	<b>100.00%</b>

<b>Indexed Current Loan to Value</b>	<b>Number</b>	<b>%</b>	<b>Current balance</b>	<b>%</b>
Using current capital balance and HPI indexed latest valuation	of accounts	by number	£	by balance
>0% =<25%	14,287	17.88%	453,838,962	5.76%
>25% =<50%	21,318	26.68%	1,593,198,524	20.22%
>50% =<75%	20,492	25.64%	2,400,648,228	30.46%
>75% =<80%	3,803	4.76%	516,256,912	6.55%
>80% =<85%	3,718	4.65%	523,314,877	6.64%
>85% =<90%	3,513	4.40%	508,231,973	6.45%
>90% =<95%	3,380	4.23%	494,251,166	6.27%
>95% =<100%	3,217	4.03%	470,215,445	5.97%
>100%	6,185	7.74%	921,226,435	11.69%
<b>Total</b>	<b>79,913</b>	<b>100.00%</b>	<b>7,881,182,522</b>	<b>100.00%</b>

## LOAN NOTE REPORT

Closing date 25/01/2008  
Report date 31/01/2010

## Series 2008-1 Notes

2008-1	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0336390074	AAA/Aaa/AAA	EUR	1,060,000,000	(1,060,000,000)	0	3M EURIBOR	0.58000%			0	Mar-2009	Dec-2054
A2	XS0336393177	AAA/Aaa/AAA	EUR	1,200,000,000	0	1,200,000,000	3M EURIBOR	0.30000%	1.01500%	18/03/2010	3,045,000	Mar-2011	Dec-2054
B	XS0336393680	AA/Aa3/AA	GBP	70,000,000	0	70,000,000	3M GBP LIBOR	0.65000%	1.25438%	18/03/2010	216,509	Mar-2015	Dec-2054
Z	N/A	N/A	GBP	90,000,000	0	90,000,000	3M GBP LIBOR	2.00000%	2.60438%	18/03/2010	577,958	Mar-2015	Dec-2054

2008-1 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£0	0.00%	15.18%	17.17%
Class A2 Notes	£894,000,000	84.82%	15.18%	17.17%
Class B_Notes	£70,000,000	6.64%	8.54%	10.53%
Class Z_Notes	£90,000,000	8.54%	0.00%	0.00%
	£1,054,000,000	100.00%		
Issuer Reserve Fund Requirement*	£21,000,000	1.99%		

\*Each issue is entitled to its pro rata share of Funding Reserve

Langton 2008-1 Reserve Fund	
Balance Brought Forward	£21,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£21,000,000

Excess Spread 2008-1	
Excess Spread for the period ended 18 Dec 09 Annualised	1.55%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

## LOAN NOTE REPORT

Closing date 05/03/2008  
Report date 31/01/2010

## Series 2008-2 Notes

2008-2	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a. %	Current interest rate p.a. %	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0351224356	AAA/Aaa/AAA	EUR	735,000,000	0	735,000,000	3M EURIBOR	0.45000%	1.16500%	18/03/2010	2,140,688	Dec-2010	Dec-2054
A2	XS0351224943	AAA/Aaa/AAA	EUR	1,274,000,000	0	1,274,000,000	3M EURIBOR	0.45000%	1.16500%	18/03/2010	3,710,525	Mar-2011	Dec-2054
A3	XS0351225320	AAA/Aaa/AAA	GBP	150,000,000	0	150,000,000	3M GBP LIBOR	0.45000%	1.05438%	18/03/2010	389,976	Mar-2011	Dec-2054
A4	XS0351225676	AAA/Aaa/AAA	GBP	150,000,000	(75,000,050)	74,999,950	3M GBP LIBOR	0.45000%	1.05438%	18/03/2010	194,988	Mar-2011	Dec-2054
Z	LU0092402198	N/A	GBP	174,000,000	0	174,000,000	3M GBP LIBOR	1.50000%	2.10438%	18/03/2010	902,866	Mar-2015	Dec-2054

2008-2 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£563,010,000	29.05%	8.98%	10.05%
Class A2 Notes	£975,884,000	50.36%	8.98%	10.05%
Class A3 Notes	£150,000,000	7.74%	8.98%	10.05%
Class A4 Notes	£74,999,950	3.87%	8.98%	10.05%
Class Z_Notes	£174,000,000	8.98%	0.00%	0.00%
	£1,937,893,950	100.00%		
Issuer Reserve Fund Requirement*	£21,000,000	1.07%		

\*Each issue is entitled to its pro rata share of Funding Reserve

Langton 2008-2 Reserve Fund	
Balance Brought Forward	£21,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£21,000,000

Excess Spread 2008-2	
Excess Spread for the period ended 18 Dec 09 Annualised	0.83%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

## LOAN NOTE REPORT

Closing date 17/06/2008  
Report date 31/01/2010

## Series 2008-3 Notes

2008-3	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0371055624	AAA/Aaa/AAA	GBP	300,000,000	(90,000,000)	210,000,000	3M GBP LIBOR	0.15000%	0.75438%	18/03/2010	390,624	Dec-2011	Dec-2054
A2	XS0371056515	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
A3	XS0371056606	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
A4	XS0371056945	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
A5	XS0371057083	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
A6	XS0371057240	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
A7	XS0371057323	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
Z	XS0371057596	N/A	GBP	310,600,000	0	310,600,000	3M GBP LIBOR	0.75000%	1.35438%	18/03/2010	1,037,270	Mar-2015	Dec-2054

2008-3 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£210,000,000	5.96%	8.82%	9.84%
Class A2 Notes	£500,000,000	14.20%	8.82%	9.84%
Class A3 Notes	£500,000,000	14.20%	8.82%	9.84%
Class A4 Notes	£500,000,000	14.20%	8.82%	9.84%
Class A5 Notes	£500,000,000	14.20%	8.82%	9.84%
Class A6 Notes	£500,000,000	14.20%	8.82%	9.84%
Class A7 Notes	£500,000,000	14.20%	8.82%	9.84%
Class Z_Notes	£310,600,000	8.82%	0.00%	0.00%
	£3,520,600,000	100%		
Issuer Reserve Fund Requirement*	£36,106,000	1.02%		

\*Each issue is entitled to its pro rata share of Funding Reserve

Langton 2008-3 Reserve Fund	
Balance Brought Forward	£36,106,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£36,106,000

## Excess Spread

Excess Spread 2008-3	
Excess Spread for the period ended 18 Dec 09	
Annualised	1.59%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.



## FUNDING 1

Interest shortfall in period	£0
Cumulative interest shortfall	£0
Principal shortfall in period	£0
Cumulative principal shortfall	£0
Cumulative net loss	£0
Excess principal paid in current period	£0

Funding 1 Reserve Fund	
Balance Brought Forward	£3,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£3,000,000

Funding 1 Principal Ledger	£54,983,216
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Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended 18 Dec 09	
Annualised	1.54%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

TRIGGER EVENTS	
<b>Asset</b>	
Amount debited to AAA principal deficiency sub ledger (Funding programme notes outstanding)	None
<b>Non Asset</b>	
Insolvency event occurs in relation to Seller.	None
Sellers role as administrator terminated & new administrator is not appointed within 60 days.	None
The then current Seller Share is less than the adjusted Minimum Seller Share for two consecutive Trust Calculation Dates.	None
The aggregate outstanding principal balance of loans in the Trust is less than the required loan balance on two consecutive Trust Calculation Dates.	None
<b>An arrears trigger event will occur if:</b>	
The outstanding principal balance of the loans in arrears for more than 3 times the monthly payment then due divided by the outstanding principal balance of all of the loans in the mortgages trust (expressed as a percentage) exceeds 2 per cent.	None
Full details of all trigger events can be found within the Langton Securities (2008-3) plc offering circular	

## Notes

**1 Current number of mortgages**

This is the sum of all product holdings secured by a borrower(s) on a single property.

**2 Current value of mortgages**

Includes all amounts of principal, interest and fees as yet unpaid by the borrower.

**3 Funder Share**

The percentage funder share is calculated net of accrued interest.

**4 Seasoning**

This is the age of the loan at the report date in months based on the Main Mortgage Completion Date. Main Mortgage Completion Date is the date the borrower first took out a loan on the secured property. The initial loan may have been repaid and replaced by subsequent lending under the same mortgage agreement and updated terms and conditions.

**5 Remaining term**

This is the remaining term of the loan at the report date in months .

**6 Product breakdown**

Bank of England Base Rate Tracker Loans includes loans issued at a discount or premium to base rate. All loans in the Discount category are linked to SVR.

**7 Payment Type**

Most loans that are not fully repayment mortgages comprise an interest only portion, on which there are no scheduled principal repayments and a repayment portion for which there is a scheduled amortisation.

**8 Loan to Value (LTV) at Last Valuation**

Further advances may be made on existing loans based on the indexed LTV without carrying out a formal valuation. This occasionally gives rise to the unindexed LTV recording an unrealistically high LTV. Indexed and unindexed LTVs include all further advances on a loan - but exclude any flexible drawdown reservoir.