

Can we please have a call? Attached property valuations and draft for Mrs. Walker

1 message

Irene Spalletti <irene.spalletti@gmail.com>

9 January 2025 at 14:38

To: Lucy Cornish <lc@southgate.co.uk>

Hi Lucy,

attached the 3 valuations for the property and the draft I made last week for Mrs Walker (we need to remove mentioning of occupation order)

There are a few things I would like to discuss with you, could we have a quick call today about the email we will be sending to Mr. Walker's solicitor?

Thanks,



4 attachments



SCR-20250109-jlnk.png
1443K

 **Market Appraisal Letter - 92 Ollerton Road, London, N11 2LA.pdf**
159K

 **Ollerton Road 92 - 06.01.2025.pdf**
820K

 **03. draft response to Mrs Walker.pdf**
41K

To be included in communication with Mrs. Walker

1 message

Irene Spalletti <irene.spalletti@gmail.com>

9 January 2025 at 15:35

To: Lucy Cornish <lc@southgate.co.uk>

Hi Lucy,

I have written everything below, if you would like to discuss anything further please give me a call.

What is essential for me:

– Please take a harsh tone with her as for me her emails have been extremely threatening (considering the situation of domestic abuse/controlling and coercive behaviour and his bail conditions, they are still acting the same way but via a solicitor rather than Mr. Walker directly.

– If Mrs. Walker tone and threats don't stop, I would like to request to deal with a different solicitor from their firm (I read online this is a possible request, but I trust your advice) as every single email hugely affect my mental health (but don't let them know that)

– We will not respond to anything that is already mentioned in my statement.

– All communication based around Mr. Walker's responsibility and domestic abuse. If the family court approves the occupation order or if he gets charged by the prosecution can we hold him responsible for all financial loss we incur by selling the house at this point?

– Property will be sold and split 50/50, any loss due selling the property early because of Mr. Walker's abuse to be covered by him, as well as legal costs I have to account for because they didn't read my statement.

– Regarding Mrs. Walker email of the 5th November: " If the property is sold, then the chattels/furniture in the property will need to be divided equally by value by agreement;"

Mr. Walker can have his couch back, but all the rest of the chattels/furniture is mine, as Mr. Walker hasn't participated to a single cost (p.61 of my exhibit folder named: "040–059". The TV has been replaced by the home insurance, once again, cost that weren't contributed at all by Mr. Walker (page 18 exhibit folder 060–066)

Mr Walker has lived off me for a year, all the expenses from coffee beans to mugs, to drill or lightbulbs were paid by me and he never participated in any of it, so I will not be paying him off a single penny (page 24, exhibit folder 020 – 039).

– Valuation of the house, how does Mr. Walker would like to proceed with essential renovations as I will not be selling the house when incurring such a huge loss (around £50,000/each).
(all renovation costs are listed in exhibit folder 060–066)

– Attached a letter from my GP (that I just sent to court), would that be of any use

– Can we avoid going through all the finance at this point as I have a lot on and this is going to drag honestly. For now we can work around the DOT draft, we both paid the same amount for the full rewiring of the property. I will not contribute to the costs of the removal of the second chimney as this was done despite my disapproval (page 10, exhibit folder 020–039) and has added no value to the property (as it has been confirmed by three estate agents).

– Insist of the urgency of me finding a job to be able to cover the costs of selling the property and the necessity of being left in peace for me to be able to do so.

Thanks,
Irene Spalletti



Irene Spalletti <irene.spalletti@gmail.com>

Your Property Matter - next steps

2 messages

Lucy Cornish <lc@southgate.co.uk>
To: Irene Spalletti <irene.spalletti@gmail.com>

9 January 2025 at 16:03

Hi Irene,

Thank you for your emails earlier this week and this morning and the various attachments.

I write to confirm safe receipt of the following documents:

1. Draft Declaration of Trust
2. Mortgage redemption statement dated 03.01.25
3. Oyster Properties valuation dated 09.01.25
4. Kinleigh Folkard & Hayward valuation dated 07.01.25
5. Ellis & Co valuation undated
6. Your draft response to Mr Walker's solicitors

However, please note that I am yet to review these documents (including the FP2 form – although, I note you no longer require my assistance with this).

Terms of Business

I note that my colleague Anjali already sent you our terms of business for signing yesterday whilst I was out of office. However, unfortunately, the terms of business that was sent to you was an incorrect version. I therefore re-sent you the correct version for signing this afternoon and can see that this has already been signed and returned to me – thank you and I do apologise for any inconvenience caused.

Initial letter to Mr Walker's solicitors

As previously discussed, our priority is contacting Mr Walker's solicitors confirming that we are now instructed before their deadline of 13 January to avoid Mr Walker escalating matters. I assume from your recent correspondence that you have not contacted Mr Walker's solicitors directly to inform them that you are seeking legal advice and therefore, with your agreement, I will prepare a short letter to this effect. I would be grateful if you could kindly confirm whether you are in agreement, and I will aim to provide you with a draft letter by tomorrow morning for your approval before emailing across to Mr Walker's solicitors by close of business tomorrow.

Once we have written to Mr Walker's solicitors as per the above, I suggest that we arrange a telephone call next week to discuss how we will be approaching our letter in response to Mr Walker's solicitors' letter dated 13 December 2024. This will give me enough time to review all the documentation and your updating instructions before we speak.



Irene Spalletti <irene.spalletti@gmail.com>

RE: Your Property Matter - draft letter for your consideration

2 messages

Lucy Cornish <lc@southgate.co.uk>
To: Irene Spalletti <irene.spalletti@gmail.com>

10 January 2025 at 11:30

Hi Irene,

Thank you for your email below.

Please see attached the following documents for your records:

1. Client care letter dated 10.01.25
2. Initial letter of advice dated 10.01.25

Please also see attached draft initial letter to Mr Walker's solicitors for your consideration. I would be grateful if you could kindly let me know as soon as possible whether you would like me to make any amendments before emailing across to Mr Walker's solicitors by close of business today. I will not send the letter without first obtaining your approval.

Full response letter

Thank you for your instructions.

I will go ahead and consider all documentation and your updating instructions with the view to commence preparing a full letter in response by next week.

If there is anything outstanding or I have questions before I begin drafting the letter, I will write to you. Otherwise, hopefully, I have everything I need to provide you with a first draft for your review.

I look forward to hearing from you regarding the attached draft letter – any questions, please do let me know.

Regards

Lucy Cornish | Family Law Solicitor

southgate solicitors

Third Floor, Crown House,

47 Chase Side, London, N14 5BP