
RGC/00015100/MS SARAH WALKER
CIVIL MATTER – THE PROPERTY

PLEASE SEE:

1st STATEMENT WITH EXHIBITS TO THE FAMILY COURT
TO WHICH MS WALKER RESPONDED WITH THE BELOW

SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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JANUARY							FEBRUARY						
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26	27	28	29	30	31		23	24	25	26	27	28	

● Respondent's arrest

● Application for NMO & Occupation Order

● Property Matter Only – Solicitor is being instructed

● All the communication from Mrs. Walker

● Mrs Walker proceeded with TOLATA application instead of waiting for my solicitor to respond to their letter before action

Miss Irene Sara Spalletti
1st STATEMENT
of the applicant: Miss I - S Spalletti
Statement n°: 1
n° of Exhibits: 121
Dated: 22/10/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

1st STATEMENT
of the applicant Miss Irene Sara Spalletti

I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth. I believe that the facts stated in this form and any continuation sheets are true.



Introduction

1.1

1.2 My full name is: **Irene Sara Spalletti**

1.3 My full address is: **92 Ollerton Road, N11 2LA, Enfield**

1.4 I make this statement in support of my application for a non-molestation order against my: **ex-partner**, whose full name is: **Alexander Michael Luke Wolf Walker**

1.5 I am also applying for an **occupation order**

1.6 The occupation order should be subject to the following address:

92 Ollerton Road, N11 2LA, Enfield

I have provided further information about the address in the enclosed FL401 form.

This includes who lives at the address and details about the ownership and/or tenancy arrangements.

1.7 I am asking for a **without notice order**, for the following reasons:

(a) The respondent's abuse is relentless and my safety is still at risk despite his bail conditions; I believe he would try to avoid receiving court documents and delay proceedings.

(b) The respondent's behaviour is extremely unpredictable and he would attempt to dissuade or prevent me, through intimidation or manipulation, from making this order. After less than two weeks he is already requesting a bail variation and attempting to come back to the property.

(c) The respondent has already, in the past, threatened to hurt me and to: "make me pay the consequences" if I try to take action against him.

Background

1.7

- (1) I was born on the 11th June 1986 in Luxembourg to Italian parents. I went to the European School and finished my studies obtaining a European Baccalaureate in 2004. Further studies and certifications include BTEC Diploma in Art & Design Foundation Studies from Kent Institute of Art & Design (Maidstone), BA (Hons) in Fashion & Textile Design from Nuova Accademia di Belle Arti (Milan, Italy) and a Postgraduate Diploma in Visual Communication from the London College of Communication completed in 2011.
- (2) Now, after careful consideration between pursuing a career as a social worker or following my passion for horticulture, I ultimately chose the latter. I am now enrolled at Capel Manor College in Enfield, studying for the RHS Level 2 qualification.
- (3) After working as a Graphic Designer for many years, I established my own company as an Advertising Consultant in 2015. While I enjoyed several successful years, my career faced challenges due to the pandemic and advancements in technology, such as AI, which ultimately led to my unemployment, though my limited company remains active. I am not receiving any benefits or Universal Credit and am relying on financial support from my family.
- (4) I have been diagnosed with the following health conditions:
- (a) Fibromyalgia
 - (b) Chronic Fatigue
 - (c) Rheumatoid Arthritis
 - (d) Fiber Neuropathy
 - (e) Borderline Personality Disorder
 - (f) ADHD
 - (g) Depression and Anxiety
 - (h) IBS intensive upper stomach pain
 - (i) Dyspraxia
 - (j) Vulvodynia
- (5) Alexander Walker, the respondent, was born on the 24th February 1988. His father walked out on the family when he was three years old, passing away from alcoholism when the respondent was nine. The respondent attended boarding school at a young age and rarely returned home.
- (6) The respondent holds a degree in engineering and is currently employed by an American security firm, earning an annual salary of £109,560.
- (7) The respondent abuses Cannabis, spending over £100-worth weekly.

Patterns of abuse or other incidents

6.0

6.1 Other abusive behaviours I would like the court to consider

- (1) The respondent would purposely not assist me when I was vulnerable. He would not bring me water or necessary medications, telling me it wasn't that hard to get up and make myself soup when I had temperature and added demands for me to do household tasks even while I was unwell. When I would have extremely strong abdomen pain, physical flare ups of rheumatoid arthritis or fibromyalgia, more often than not, the respondent would laugh at me, screaming at me from down the stairs to "shut the fuck up and stop making - groan and pain related - noises" and that I was only doing it to get his attention, that I was faking being in pain.
- (2) On the 16th May, the respondent decided not to inform me that he was sending me to his mother's house while her guests were both positive for COVID. Just a few days later, we were set to travel to Europe to visit my parents—who, like me, were considered vulnerable and at risk.
 - (a) When I arrived at his mother's house, I was surprised that her guests wouldn't even greet me with a kiss. They were equally shocked that I hadn't been informed about the situation.
 - (b) The guests had met with the respondent a couple of days prior and had already tested positive, which they had communicated to him. When I confronted him about this, he denied having received that information and repeatedly claimed he didn't know (see Exhibit n° ISS-20).
 - (c) The respondent prioritised his mother's emotional needs over the health and safety of my parents, who had just recovered from life-threatening pneumonia. To him, ensuring his extremely social mother had company was more important than the potential risk to my parent's lives.
- (3) On the 19th June, in Paxos, Greece, the respondent lost control towards his mother in the same way he would toward me, simply because she hadn't turned off the air conditioning. For the first time ever, she was taken aback and shouted at him that he needed professional help (see Exhibit n° ISS-21).
- (4) On the 21st, while I was in the shower, I recorded yet another one of his outbursts of anger, which had started earlier in the car. He would constantly lose control if I dared to say anything during his endless monologue, despite his interruptions that often escalated to the point where I couldn't get a single word in (see Exhibit n° ISS-22).
- (5) I had sent the respondent a message over Signal, which was afterwards followed by a face to face conversation, saying that: because I had no income or savings left, I could not afford to put any money towards any house work besides the essential electrical works that were currently taking place; leaving him enough time to put a stop to the upcoming building work, which, incidentally, only he found important to do (see Exhibit n° ISS-23).

3rd July 2024

- (6) Back home, I was managing the house on my own. I spent over a week with barely any sleep, creating mood boards for the renovations and researching lights for the electrician. After discovering that the respondent had inaccurately measured the garden, claiming it was 7 metres shorter, I was left questioning whether the property measurements had been misrepresented during the exchange. My father and I dedicated two weeks to drawing up new floor plans with accurate measurements. In addition, I sorted through my boxes and managed to clear out ten of them. I also spent three days researching and testing various interior design software to effectively plan the essential renovations for the two bathrooms (see Exhibit n° ISS-24/A).
- (a) When I finally chose one, I dedicated the entire day to learning how to use the software, starting early in the morning. I watched video tutorials and worked on technical 3D drawings. Meanwhile, the respondent lay on the couch, watching Netflix and smoking a lot of weed. Not once did he offer to help.
- (b) Despite everything I was doing, the respondent would come back from the pub shouting that I was "doing fuck all", followed by obscenities like, "Do I have to do everything around here?" In response to this absurdity, I had asked him not to speak to me and to give me personal space, particularly in the bedroom. Of course, he ignored my request and, after work, positioned himself next to me on the bed, continuing his relentless accusations. All I could muster was, "I thought we agreed on you leaving me alone".
- (c) The respondent then leaned over me and, with an ironic laugh, said, "Let's see what you've done today—three lines? Oh well done!" (see Exhibit n° ISS-24/B).
- (d) By managing my time and observing all the hard work I was doing around the house, the respondent was fully aware of the hours I was putting in and the physically demanding tasks I was handling. Yet, he consistently dismissed every single thing I accomplished. While I was tirelessly working, he would once again be lounging on the couch, watching TV and getting high. It was unbelievable that he thought it was appropriate to disrespect me by claiming I was doing "fuck all"

10th July 2024

- (7) The next morning, the 10th of July, the respondent woke me up demanding I'd put the money back in the joint account, I calmly refused by giving him a short and direct explanation and called him a thief taking my money out of the joint account and for refusing to pay me towards household purchases .
- (a) The respondent then grabbed a 2L heavy duty refillable water bottle that was full to the top and physically intimidated me with it, clenching the fist that had the bottle in and pretended to hit me with it repeating over and over: "put the money back in the joint account, put the money back in the joint account."
- (b) He then began to laugh at me and tried slapping me on the face multiple times, then repeatedly pulled the duvet off me and attempted to pull off the mattress.

- (c) While I was still not reacting, I had asked the respondent to stop, multiple times and to leave me alone. But he had no intention of stopping. He then got up while I was lying on the bed, and stood over me, opened the lid of the water bottle, I am not certain but I believe he was (it has been recorded and attached as evidence to confirm this) laughing while beginning counting down from five, saying that if I hadn't put the money back by the end of it he would have emptied the bottle of water over my head.
- (d) At that point, the electrician that was standing outside on alert mode after hearing everything knocked at the door, called the respondent over saying: "it doesn't sound good at all from over here, stop!", and took him away from the bedroom making him go downstairs with him (see Exhibit n° ISS-25).
- (8) It was just a constant monologue from the respondent; there was never any intention of having a genuine discussion. He only sought confirmation that he was right and I was wrong. He felt superior as he screamed at me, calling me lazy and worthless. The respondent's sole intention was to dominate and win, with all his behaviour aimed at proving himself right at any cost.
- (9) However, simple tasks, like sending me a text with the five dates we had planned, took him from November all the way to February 7th to complete.
- (10) The respondent's unrelenting anger made it impossible for me to speak. I found myself living in silence, and the only time I could communicate with him without being shouted at was when we were using cocaine. As a recovered addict, I was very mindful of my use, only doing so when I needed to have a conversation with him, when I reached my limit of enduring the abuse, or when I felt extremely hopeless and unable to get out of bed. Occasionally, I used it as a way to help me remain non-reactive to his outbursts.
- (11) The constant threats directed towards my cats, the controlling decisions he made regarding our home, the persistent insults and lack of respect and appreciation he showed towards my parents, the shouting and yelling, throwing my belongings at me or damaging them against the wall, the ongoing belittling, name-calling, and undermining of me, the humiliating and degrading language he directed at me, the never-ending criticism, the manipulation, the monitoring of my time and making me account for it, the enforced rules and regulations he used to control me, the constant punishments he subjected me to, the threats and violence he used to inflict pain and fear, the restrictions and tension he created in our home, the anxiety and depression that ensued, the repercussions on my health and that of my friends and family, and the negative impact on my social life—I had enough (see Exhibit n° ISS-26).
- (12) I wasn't sleeping or eating, I had constant panic attacks, and even when we were asleep the respondent would kick me in bed, or call me names, or "spoiled brat".
- (13) After the discussion about the money he owed me, which he refused to pay back, his violence escalated like never before, and the threats to my cats continued. I genuinely feared for my life and the lives of my two cats. I needed to keep them safe, so my parents agreed to look after them until the respondent was no longer in my life.
- (14) I had to move out of the house, and this wasn't the first time. Multiple times, I had to flee to friends' houses for consecutive days because the respondent's behaviour posed a risk to my safety.

- (15) On the 14th July I drove home, to Luxembourg, with the cats, and by the 16th, I had broken up with the respondent.
- (16) My cats are still with my parents for their safety, but they are due to come back home soon, following the respondent's bail conditions.
- (17) I truly believed my life was at risk. I made a will and went to my friends to inform them face-to-face about what to do in the event the respondent would have seriously harmed me. I also told them where to find the evidence I had recorded of the incidents.
- (18) I had to return to London to set up a safe space and a good studying environment before starting my university course on the 10th September. Additionally, I was being trained by an old colleague, now a friend, in web development, and it was important for me to reach a certain level while I still had some free time.
- (19) I also thought it was important to come home to see if the respondent and I could coexist peacefully in the house without violence now that we weren't a couple. If that wasn't possible, I knew I needed to explore alternative solutions.
- (20) Given all of the respondent's behaviour, my parents felt it would be safer for me not to return to the house alone. They decided to come back with me and stay for a few days to ensure my safety.
- (21) When I informed the respondent, he launched into a new round of threats, saying things like, "You'll see what will happen if your parents try to come", "Your parents won't come until you've done this or that", and "If your mum comes, I'll sell the couch so she has nowhere to sit". He added, "I have more power to block your parents than you do to block me", and "If your parents come, I'll invite friends over, and I can't guarantee we won't keep them awake all night".
- (22) I decided it wasn't safe for them either, and I promised my parents that I would stay with my friend Danilo if the respondent's behaviour didn't change.
- (23) The respondent would shout at me and degrade by saying things like: "go fuck yourself, go on, take your toys out and fuck yourself with them ", or as previously mentioned: "go on, do us all a favour and go kill yourself", while shooing me away with his hands (**see Exhibit n° ISS-27**).
- (24) The respondent was constantly angry and shouting at me despite the fact that we weren't in a relationship anymore. Whether I'd ask him if he's seen a box I was looking for, or because I said that "he didn't bother answering my text message" - which he didn't, or because I had asked him to leave me the last loo roll (**see Exhibit n° ISS-28**).

Patterns of financial abuse

6.2

Financial abusive behaviours I would like the court to consider

- (1) The respondent has an annual salary of £109,560, to my unknown and having only just discovered, he has £146,988.69 in stock shares, various crypto accounts with large sums in it, an unknown amount to me of other savings spread over multiple bank accounts and, I believe, multiple investments with various friends and acquaintances. I am currently unemployed, though my limited company remains active. I am not receiving any benefits or Universal Credit and am relying on financial support from my family (**see Exhibit n° ISS-29**).
- (2) At the time of moving in the new property, the respondent had asked me not to expect from him to pay me back any of the money he owed me as he was "broke". I was okay with that as I didn't need it right away. We knew the first big expense for the house would be the complete rewiring of the electrics. Having had put £9,479 upfront for electrical appliances, various pieces of furniture, and home insurance, and expecting back from the respondent another £3,297 for other non house-related costs as well as £1,200 for one year of Amazon purchases on top of the above sum, we had agreed I would pay my half to the electrician upon receiving my money back from the respondent, a total of £9,236.95 that I still haven't gotten back (**see Exhibit n° ISS-30**).
- (3) The respondent had created an excel spreadsheet for the house costs, having ADHD and upon advice from a professional, I had designed my own as I was finding excel intimidating. I had printed a copy for the respondent on the 24th April but fearing his disapproval and constant complaints over everything, I had decided to wait for a day he would be in a "good" mood before sharing them (**see Exhibit n° ISS-31**).
- (4) On the evening of the 30th April I had handed to the respondent his own copy of the printouts which included all the information he was asking for. The respondent even complimented me on them.
- (5) This confirms the respondent was provided with all the information he had requested.
- (6) The initial estimate given was of £9,500, but, in actuality so far, currently totals £16,358.23 (**see Exhibit n° ISS-32**).
- (7) I was managing the house on my own. I spent over a week with barely any sleep, creating mood boards for the renovations and researching lights for the electrician. After discovering that the respondent had inaccurately measured the garden, claiming it was 7 metres shorter, I was left questioning whether the property measurements had been misrepresented during the exchange. My father and I dedicated two weeks to drawing up new floor plans with accurate measurements. In addition, I sorted through my boxes and managed to clear out ten of them. I also spent three days researching and testing various interior design software to effectively plan the essential renovations for the two bathrooms (**see Exhibit n° ISS-24/A**).
- (8) While I was doing everything in the house, the respondent refused to take on the one simple task of copying the 20 numbers from the printouts onto his own spreadsheet

- (9) Despite totally dismissing my own spreadsheets, sometime in Greece, the respondent voiced out an ultimatum, disclosing that if I hadn't filled in his excel spreadsheet with my purchases by the 1st July, it would absolve him from paying me back for them (see Exhibit n° ISS-33).
- (10) On the 26th June, I had sent the respondent a message over Signal that was afterwards followed by a face to face conversation, saying that because I had no savings left or income, aside from the help of my family, I couldn't afford and would not put any money towards any house work after/besides the essential electrical works that were currently taking place leaving him enough time to put a stop on the upcoming building works only he found important to do (see Exhibit n° ISS-23).
- (11) Despite me telling the respondent, he ignored me and proceeded with the totally unnecessary removal of the second fireplace that would have resulted in the gain of 1.44 x 0.35m of additional space in a room long 7.61m and wide 5.31m.
- (12) On the 27th June I received by email some blood test results that made me extremely worried. Those were given to me without any professional feedback until the 3rd July, date of the appointment with my GP. The values showed (or better, I then believed they showed) signs of bone cancer and related worrying factors. As my auntie was recently diagnosed with bone cancer I was obviously terrified of the possible outcome.
- (13) The respondent spreadsheet was not my priority. The respondent had the information he wanted me to add to the spreadsheet, and could have typed it in himself in 5 minutes but refused to do so.
- (14) My GP reassured me on the 3rd July that I wasn't in any new health related danger, and already by the same evening I was sitting down and focusing on the accounts (see Exhibit n° ISS-34).
- (15) It took me two days as I had to go through one year of Amazon purchases and bills from my previous home. I had taken the time to make sure all the numbers were correct, and had put together with care, on design software, PDF statements, with all the relevant sum and product descriptions, leaving no cost not proven for avoiding any new discussions and avoiding paying me back (see Exhibit n° ISS-35).
- (16) These were sent to the respondent on Saturday 6th at 01:00, only 48 hours after discussing my blood test results with my GP (see Exhibits n° ISS-36, n° ISS-37).
- (17) On the 8th July, the respondent asked me to put money into our Joint account for bills; I transferred £500, which was the full amount in the account on that day, meaning there was no money in it that belonged to the respondent.
- (18) By the 9th July, it was absolute hell in the house. The respondent had falsely claimed "You have spent £8,000 on things for the house, none of which you checked with me", "I'm not paying for [the electrician]. You can deal with paying him", "Anyway you will have to discuss with Brian how you are going to pay him then" (see Exhibit n° ISS-38).
- (19) I could not believe how, despite having over £200,000 in savings, the respondent would refuse to reimburse me for his share of the household items that we both used; stealing £9,479 from me and resulting in the loss of all the savings I had left (see Exhibit n° ISS-39). The respondent has yet to reimburse me for these shared expenses.

- (20) That same afternoon, the respondent went to the cash point and took out from the joint account that had a total balance of £500, the money I had put for the bills, £100 of my money to buy himself weed with (see Exhibit n° ISS-40). After I had noticed, I transferred the remaining balance back into my current account and by 23:00 purchased my Eurotunnel Shuttle back home to my parents.
- (21) The next morning, the 10th of July, the respondent woke me up demanding I'd put the money back in the joint account, I calmly refused by giving him a short and direct explanation and called him a thief taking my money out of the joint account and for refusing to pay me towards household purchases, this is when the electrician had to intervene (see Exhibit n° ISS-25).
- (22) The lies, the tactics used by the respondent to deny what we had previously agreed on and the extent of the threats and manipulations used by the respondent to avoid paying me back what caused me significant emotional distress and has undermined my financial security (see Exhibit n° ISS-41).
- (23) The respondent then threatened me with false legal statements regarding the house, claiming he owned more than me because he covered the building work (that I never agreed on) and that he had the power to evict me and the power to force the sale of the house without my agreement (see Exhibit n° ISS-42).
- (24) Then he started controlling me and lying to me that he had more power than me over the house, making threats he could have me out within seconds, faking laws or legal acts of some sort that he used as threats and manipulations, the respondent claimed he had the power to have my parents lose all their money they had put into the deposit of the house (see Exhibit n° ISS-43).
- (25) On the 14th July, I drove to my parents in Luxembourg with my cats and stayed there until the 2nd August; my cats remained until the respondent's arrest and consequent bail conditions.
- (26) On the 16th July I had broken up with the respondent. The breakup had zero emotional impact on the respondent, he said ok and went straight into talking about finances. He continuously and unstoppably argued with both my mother and I about the money he owed me. He unjustly retains funds that I contributed towards shared household expenses, despite repeated requests for reimbursement, denying agreeing on all the expenses, continuously claiming I had spent £8,000 without discussing any of it with him
- (27) The respondent immediately asked me for money for the holiday in Greece (see Exhibit n° ISS-44)
- (a) He had opened his statement, looked at the available balance on the day we began the trip, then subtracted the last day's remaining balance and divided it by 2.
- (b) Wrongly included in the two weeks spendings were:
the respondent's personal unrelated expenses, his online expenses, his personal monthly direct debits, personal travel arrangement of some sort as well as transactions between friends, and to and from his Monzo Pots.

- (c) The total spending, which includes all of the above, was £2,700 in 13 days, for 3 people, 2 of which stayed the whole length of time, and the other, his mother, stayed 8 days.
- (d) He claimed I owed him £1,300 and more for transactions paid from another card.
- (e) Despite bragging about his education, having a degree in engineering, and how much smarter than most people he is - the respondent's maths didn't add up at all.
- (f) Remembering he had already told me he had calculated that I owed him just under £1,000, and demanded I almost immediately transfer it over to him, I realised the amount he was now asking was significantly higher: by over if adding the transactions not listed on the Monzo statement.
- (g) I asked the respondent to email over the bank statements in PDF format, including the date and description of each transaction.
- (h) The bank statements proved that the respondent had added almost £400 to the total and that the respondent had tried to manipulate me into covering for his mother's food and drinks.
- (i) The respondent tried to manipulate me into making me pay for two of them getting drunk on the days I wasn't even with them. I told him as much, hoping he would recalculate, and attempt to not look so obviously guilty of insulting my intelligence and stealing from me.
- (j) The respondent, as always, doubled-down his initial argument without adapting his thought process to the new information he now had, guaranteeing his maths were correct, and that he had not included his mum's costs; bar tabs from the days I had spent in bed, depressed, and hiding away from the respondent were included in my costs.
- (28) On top of the above sum, by the 16th July, the respondent owed me another £3,297 separately from the costs related to the new home. He again did some so-called maths and responded with: "based on your numbers and my calculations I therefore do not owe you: £3,297 but rather £189" (see Exhibit n° ISS-36).
- (29) All this started the day of the break up and went on until his arrest.
- (30) On the 17th July, the day after the breakup, the respondent deliberately coerced me into paying for his mother's holidays.
- (31) This happened three times in eight days. For three whole days I was secluded in a bedroom on a Greek Island because I didn't want to cross paths with the respondent, his unstoppable anger, and his public shaming and name-calling.
- (32) People witnessed the respondent's behaviour in cafés and terraces; at least five strangers approached me asking: "what the hell are you doing with that? "He's a total arsehole", "How can one have no shame in publicly treating a human being this way?" and "what kind of man treats a woman this way".

- (33) By that point I wasn't so shocked anymore but nonetheless always unexpectedly surprised, at the endless ingenious justifications he would come-up with to get out of doing, paying or taking responsibility for something.
- (34) The respondent turned every money transaction into war, arguing £4 worth of cat food or asking me £2 for a joint, £5 for eating two mouthfuls of his take out worth £4 etc...
- (35) Following the break up the respondent began threatening me to take my bedroom and to put locks on the rooms so that I couldn't have access if I kept on asking him for the money he owed me (see Exhibit n° ISS-45).
- (36) On the 15th August the respondent came up with another one of his controlling ideas. He agreed to pay me what he owed for the furniture and other household-related costs, but only under one condition: By paying half, he would become a co-owner of everything, which would give him the legal right to sell it. Obviously, that was ludicrous. One option we were considering to resolve the housing situation was to rent out the entire property. The furniture belonged to the house and needed to remain there; selling it was never going to be an option (see Exhibit n° ISS-46).
- (37) I have also noticed the respondent was moving hundreds and thousands of pounds daily between his personal accounts via the joint account. I have asked the police to investigate this further (see Exhibit n° ISS-47).

6.3 The impact of these incidents on my health, safety and wellbeing:

- (1) I was unable to engage in activities I once enjoyed and became increasingly socially isolated. My sleep was severely disrupted, leading to insomnia with periods of either barely sleeping or oversleeping, which greatly exacerbated my overall distress.
- (2) As the respondent became physically violent and abusive towards me, I lived in constant fear of how severe his actions might become. I was frequently terrified that his violence would only end with my death.
- (3) I lived in constant fear for my life and took measures to protect myself, such as hiding my car keys, home keys, laptop, and phone before he could find them. Additionally, I was forced to leave the house and stay with friends because I no longer felt safe at home.
- (4) Under the respondent's constant control, I was frequently punished and had to adhere to his strict rules. This relentless fear of punishment created a pervasive anxiety. I was constantly worried he would act on his threats, and that he might harm my cats, my parents, or dispose of my furniture and personal belongings whenever I left the house, which made me afraid to leave home.
- (5) The situation had serious repercussions on my parents' health and well-being, adding to my stress.
- (6) The respondent's attempts to undermine my future were particularly devastating. He actively tried to prevent me from returning to my studies, dismissing it as an excuse to procrastinate, and obstructed my efforts to apply for minimum wage jobs in my new field of study.
- (7) The respondent systematically sabotaged my career prospects and academic goals, leaving me feeling trapped and powerless. He never inquired about the university open day, showed no reaction, and completely ignored me when I told him I had been accepted into the course.
- (8) The respondent exploited my anxieties and beliefs, abusing his position of trust. This manipulation included insulting and belittling me in front of others, engaging in gaslighting, and making me the target of ridicule. His actions included kicking me in my sleep, throwing objects at me, and threatening to do so, all of which contributed to my constant fear and anxiety.
- (9) This situation led me to live curled up in a foetal position under the duvet whenever I heard the respondent in the house, overwhelmed by fear and anxiety.

6.4 People I have told about the incident:

- (1) People I have told about the incidents
- (2) My parents, my sister and my uncles and aunties
- (3) The respondent's best friends - Robbie Myerson and his wife Ziba Goddard
- (4) Nona Sichinava - My neighbour at the time
- (5) Hometown friends: Alice Lever, Barbara Carrer, Christopher Hodson, Nicolas Frey

Witnesses and people who witnessed the impacts of the abuse on my health:

- (6) Jane Dodson Walker - the respondent's mum
- (7) My mother
- (8) Friends in London: Danilo di Marco, Pookage Hayes
- (9) Manuele Rosario Pennisi - one of my closest friends
- (10) Claudia Crosio Leonardi Stebbins - one of my closest friends
- (11) Brian Pritchett - The electrician
- (12) Dr. John Helps - Specialist in Sexual Trauma Clinical Psychologist, St Mary's Hospital
- (13) Olena Baeva - Couple therapist at Leone Centre
- (14) GP Dr. Saima Shah - Half Penny Steps Health Centre GP Practice, W10
- (15) My skincare therapist Elli at Dr. Medispa in Loughton
- (16) Neighbours at 90 Ollerton Road, Mukhta and Kanu Darji
- (17) NCDV and Women's Aid - witness of the impacts of my mental and physical health
- (18) The Police - witness of the impacts of my mental and physical health

Occupation order

7.0

7.1 The respondent and I have the following responsibility for the relevant home

- We have joint responsibility for a mortgage

7.2 I have the following housing needs

- (1) Due to my health conditions, including Fibromyalgia and Rheumatoid Arthritis, the physical and emotional strain of moving would severely impact my well-being. Additionally, I have no financial capacity to secure a new rental property at this time.
- (2) I have no alternative housing options available to me in the area, and relocating would not only disrupt my stability but also negatively affect my educational commitments and health management.
- (3) I am currently not working, my family and the little savings I have left help to pay part of the mortgage but I cannot afford to put a deposit down on a new rented property and I will not be able to get a rental without a proof of income.
- (4) Every single item in the property belongs to me. I would have to go through selling everything and then rebuy furniture in the new rented property or have movers moving all the furniture resulting in very high costs. It would extremely also affect my physical and psychological health.
- (5) On my own, I looked after every aspect of the property making it into a home, the respondent had no part in it whatsoever.
- (6) I have two cats I now need to look after. Moving home again would mean restraining their freedom for a few months again resulting in affecting their behaviour and mental health. They have been considerably traumatised by the consistent very loud noise from the yelling, shouting, hitting, banging and constant breakage of my personal belongings from the respondent.
- (7) Having grown up in another country, I have no family at all in the U.K and only a couple of friends.
- (8) My university classes are taking place 5 miles away from the property.
- (9) I have built a security network in my neighbourhood after the respondent's continuous abuse and I would be feeling extremely scared and isolated anywhere else than here.

7.3 The respondent has the following housing needs

- (1) The respondent has access to alternative accommodation at his mother's property, where he is currently residing free of charge. Given his financial stability and support network, he is in a position to secure housing without impacting his well-being.
- (2) The respondent works from home and has no need to live in this area.
- (3) The respondent is also planning on working from all over the world, continuously travelling for the next few years. A solid, fixed base isn't a priority to him.
- (4) **The respondent has a very large amount of savings, crypto currency, stock shares and investments and can afford rent elsewhere.**
- (5) **The respondent belongings are as follows: three boxes, two suitcases, one office chair, one mattress, one foldable table, a BBQ and my birthday present to him, a KitchenAid.**
- (6) The respondent has a huge network of friends, having grown up in this country as well as an extremely large family totaling over 50 members all living a maximum of two hours away from London, most of them in Winchester.

7.4 I am worried about the following if the order is not made

- (1) **I fear for my safety if the respondent is allowed to return to the property, as his previous aggressive behaviour and threats have been documented in police reports. An occupation order is essential to ensure my protection.**
- (2) **My life, physical beating and abuse resulting in life permanent physical damages.**
- (3) **My family's safety and health and the life of my two cats.**
- (4) **He is released on bail while they investigate to prosecute him for the Criminal charges of Controlling and Coercive behaviour inflicted on me. There is no benefit of doubt that my life will be in danger if the order is not made. He will make his life's purpose to punish me and to destroy both me and my family.**
- (5) **My mental health. He drive me into madness and push me to suicide.**
- (6) **I could become homeless if the respondent forces me from the property, having already deprived me of the savings I would need to find other accommodation.**
- (7) **He will destroy and damage all my belongings.**
- (8) **I would relapse in addiction.**

7.5 I request that the court makes an order that the respondent shall not:

- Enter or attempt to enter the address
- Go within a certain distance of the address

7.6 I also request that:

- All parts of the occupation order include a power of arrest

Disparities in financial and household contributions

8.0

- 8.1 I respectfully urge the court to give **careful consideration to the significant disparities in financial and household contributions** when making its determination.

- (1) The family home for which I seek an Occupation Order is: 92 Ollerton Road, Enfield, London, N11 2LA. Exchange completed the 2nd of February 2024.
- (2) 92 Ollerton Road is a three-bedroom house, which the respondent and I have shared ownership of; the mortgage is in both our names. The £510,000.00 mortgage is with NatWest Bank, title number MX46610, account no: 84721498, with a total monthly repayment of £2,425.15 payable on the first of each month. We both equally put £150,000 into deposit, my part was paid through a gifted deposit by my parents, having sold their house (**see Exhibit n° ISS-48**).
- (3) Our initial mortgage agreement expires on 31/03/2026.
- (4) The respondent has never contributed practically to the house; never fixing anything, never helping in the garden or the front patio, nor helping me to move any furniture into the house; he has never helped with the unpacking, and when I have asked for help he perpetually postpones the task until I inevitably have to do it myself. I have had to fold and organise his clothing intro drawers because I would otherwise trip over the piles he would leave in the shared spaces.
- (5) Despite my chronic physical illness (**see Exhibit n° ISS-49**), the respondent would never offer to help whenever he heard me struggling and in pain (**see Exhibit n° ISS-50**).
- (6) The only thing the respondent would do in the house would be baking bread that I couldn't eat due to my allergy to gluten, but never clean-up after himself afterwards, expecting me to do it on his behalf. He would eat all my food and finish it; I brought a huge amount of cold meat back from Italy - both for him but also for my dad, who was due to visit in the following weeks - he selfishly finished all the food I travelled back with, without leaving any for my dad or I.
- (7) The respondent would occasionally appear to be nice and bring a cheese toastie or a plate of pasta upstairs to my office, but afterwards he would make me feel extremely guilty for having eaten it, and would tell me I was taking advantage of him; sometimes he would even take it away from me because "I didn't deserve it".
- (8) I learned to not eat anything that came from him; terrified of the consequences of accepting it.
- (9) The respondent exercised control over me by repeatedly ordering me to perform all household chores and punishing me with verbal and physical aggression and threats—specifically involving my parents and my cats—if I failed to comply. He would take food away from me or hide my belongings such as car keys as further intimidation. While I managed the household, he spent his time in restaurants and pubs, or smoking cannabis on the couch. He completely neglected any household responsibilities; his mother frequently complained on how 'undomesticated' he was.

- (10) The respondent would regularly shout and yell at me for not performing the tasks that he, himself, would not do - and if I responded that his complaints weren't fair then he would shush me, and tell me I had no place to say anything back. It felt like his life purpose from the moment he woke up was to find something I had done wrong.
- (11) We drank 2kg of coffee worth £30 a month. The respondent would absolutely lose his mind when we ran out, demanding that I would keep at my job of buying it. The respondent only bought coffee once in 12 months, never filled the coffee machine with water, and never contributed to the total cost of £360/year.
- (12) In March, the respondent broke an indoor plant pot worth £100, containing a plant that was a present from my mother. Despite continually asking him to re-pot it, by mid August, the respondent eventually did, but planted it outside killing the plant. Never has he offered to replace the pot, nor to fix, replace, or pay me back for my belongings that he has broken, such as my bed, kitchen items, beauty products, candles, and various other things that lived by the bedside table as well as great damage done to my car (see Exhibit n° ISS-51).
- (13) The only task the respondent would do in the house was his own laundry; he would then leave it all over the place - never folding anything or putting any of his clothes away in drawers or on the cloth racks - resulting in my having to fold and put them away. Comments like: "do you call this folded?" were a regular occurrence. The respondent never cleaned the house or the toilets, never moved empty boxes; till this day he still asks where the bin bags live (under the kitchen sink) (see Exhibit n° ISS-52).
- (14) The respondent never changed his bedsheets or helped folding them after the wash. He would make me do heavy duty jobs without lifting a finger to help. Despite owning very little, half of his stuff was spread all over the floor in shared spaces, and he constantly ignored my requests to put things away, leading to having to do it myself, on my own, every single time; walking up and down three floors of stairs, multiple times, carrying heavy items.
- (15) The respondent feigned ignorance as to how to behave whenever a bottle of milk had expired - requiring me to explain the process of draining it in the sink and rinsing before placing it in the recycling - and complained that doing so would make him puke; leaving the task to me.
- (16) The respondent was told by an electrician on the 11th July that we needed a plumber and someone to "look at the dead rats" hidden behind fitted furniture. Despite agreeing to "get a plumber in" the following week, no action has yet been taken (see Exhibit n° ISS-53).
- (17) The respondent has, since the beginning, refused to contribute to household expenses or household maintenance; we had agreed to share the costs of looking-after my cats and car prior to moving into the property, the latter of which we mainly used to drive the 2h30m to his mother in Calne each fortnight. He then denied making such agreements with me, and refused to share the costs of these responsibilities. He unjustly retains funds that I contributed towards shared household expenses, despite repeated requests for reimbursement (see Exhibit n° ISS-54).
- (18) The respondent would drive my car, often get fines for driving in the wrong lane, get out of the car in a non-parking zone, missing road signs, and then make me pay for them or threaten me if I refused to do so (see Exhibit n° ISS-55).
- (19) The respondent had wanted to buy a large property, the ground floor area of the house,

- excluding the garden, measures over 132m². However, he had refused to cover any costs associated with filling it or furnishing it.
- (20) The respondent moved in with two suitcases, three boxes, a mattress and a BBQ; every piece of furniture, every light bulb, every towel, kitchen tool, knife, every piece of dish ware, every mug, the drawers - it all came from my old property (**see Exhibit n° ISS-56**).
- (21) The respondent only just recently shared with me his intention to pay the couch himself in full, but simultaneously began using it in threats such as: "If your mother comes I will sell the couch so that she has nowhere to sit on".
- (22) The respondent falsely claimed to not have the money to contribute to the household costs, and would threaten me if I wouldn't stop asking for my money back.
- (23) The respondent controlled all household spending, only allowing purchases with his permission, which he frequently withheld for basic necessities such as cutlery, moth repellents, napkins, tablecloths, clothes hangers, and lights. He regularly argued over essential purchases like cleaning products, sponges, and toilet paper, and never contributed towards items like a vacuum cleaner, leaving me to cover these expenses from my own account.
- (24) Despite this, the respondent would have the finances to buy himself £100-worth of Cannabis each week, go out to restaurants and pubs with his friends 3-4 times a week; travelling back home by cab each time.
- (25) The respondent required me to get his permission and account for all expenditure, but excluded me from his own financial decisions; proceeding with building work I had previously told him I couldn't afford and was not a priority.
- (26) The respondent coerced me into buying a 2.5m long table and eight chairs to accommodate all his family and friends, despite me not needing to accommodate more than four, costing us over £2,000; an expense he made me pay for despite aimed at his needs only.
- (27) The respondent then refused to contribute towards the corresponding items needed to be bought as a set of eight, such as the costs of table linens for a table for eight, and stoneware set for eight, for which his share would have come to £200.
- (28) The respondent had asked the electrician to do extra work in his office without discussing it with me or even making me aware of, adding costs to the final invoice and is now expecting to pay for.
- (29) There is an outstanding electrician's bill for £7,358.23 and a cost of £2,500 to put lights around the house and hide the electric cables which I can not pay in full due to the respondent not reimbursing me for the shared household items that were all purchased using all my savings, now leaving me without any financial security and in a vulnerable position (£9,858.23) (**see Exhibit n° ISS-57**).
- (30) I contributed a total of £9,479 towards furniture and household items, which included purchases such as a dining table and chairs (£2,000), dishwasher, washing machine, tumble dryer and other household appliances (£7,479), other household expenses from Amazon, dating from October 2023 to now (£1,200), as well as non household related expenses (£3,297) I had covered for the respondent while he was claiming "to be broke and to have no money". The respondent has yet to reimburse me for these shared expenses.

- (31) I ask that he will be fully and solely responsible to cover the full mortgage, the bills (£578.26/month) (see Exhibit n° ISS-58).
- (32) That the respondent pays me back all the damages he made under violence, such as my office door, the front door, my bed and multiple other personal items (see Exhibit n° ISS-59).
- (33) In addition, the property needs essential and immediate repainting, the carpet that was stripped-away during the rewiring needs replacing, and the gaps in the ceiling (also caused by the rewiring) need filling. The lights for the electrician still need to be purchased and fitted. I kindly request for the respondent to cover the cost for completing them. This house is a building site, it's not a sustainable situation to be living in (£10,310 – £13,139) (see Exhibit n° ISS-60).
- (34) The house has no double glazing windows, the front door is broken, the energy costs to keep the house warm are extremely high due to hot air escaping (£23,873.16) (see Exhibit n° ISS-61).
- (35) I also ask for him to fully cover the essential house renovations necessary for us to be able to sell the house as soon as possible, such as the renovation of three bathrooms and the new windows for the roof (£23,000, £6,800), (see Exhibits n° ISS-62, n° ISS-63).
- (36) The respondent's spreadsheet calculates a total sum of almost £50,000 for the essential renovation works required to be able to sell the house - without the costs of the front door damaged by the respondent (see Exhibit n° ISS-64).
- (37) After over four months, the builder hired by the respondent in June—despite not having been agreed upon by me—still has not completed the work. He has persistently requested money from me in the evenings and then disappeared for weeks, halting progress halfway through the project. As a result, there is currently no flooring where he removed the fireplace and chimney, leaving a 3 x 2m hole in the wall on the top floor.
- (38) I ask for the respondent to be fully responsible to cover all the essential works to be able to live in the property.
- (39) I also ask the respondent to be responsible for all costs associated with the installation of security measures in the house - security measures installed to protect myself from him: a new front door without glass windows, a change of door locks throughout, security windows, and all other necessary security equipment
- (40) I kindly ask that the respondent be made aware that he does not own the TV, which was replaced via a home insurance claim that he has not contributed to (see Exhibit n° ISS-65).
- (41) Would that not be possible I ask for the respondent to buy me out immediately and pay me the £150,000 from the deposit as well as the £40,000 paid to him to cover further costs related to the purchase of the property. If the renovation works aren't covered by the respondent I cannot cover the costs necessary to fix the property as it is in its current state. The respondent has the money in his bank account to do so.
- (42) I would also like to request financial compensation for all the health issues caused by the abuse that my parents and I have gone through; none of us have managed to get any proper sleep in the last two months, I lost 10kg, I have constant panic attacks; I have been terrified of what he will do to me whenever he gets home from the pub.

- (43) For the respondent to fully pay for all legal costs related to the consequences of his actions and behaviour.
- (44) For all of these reasons, including his financial control over me, his theft from me, and his deceit regarding his financial situation to avoid contributing to essential household costs, I respectfully request that the court consider awarding me appropriate compensation.
- (45) In the event the Court would agree on the respondent being solely responsible for the mortgage I would like for the respondent to pay me back for the two months of September and October, where I continuously paid the mortgage despite his arrest ($\text{£}1,207 \times 2$ months), **(see Exhibit n° ISS-66)**.

Closing summary

9.0

9.0 My closing summary is as follows:

I respectfully request that the court grant both a non-molestation order and an occupation order. The Respondent's abusive behaviour has severely impacted my emotional, physical, and financial well-being. Despite his bail conditions, I continue to live in fear for my safety. His controlling and coercive behaviour, both personally and financially, has created an ongoing environment of anxiety and distress.

Without these protective orders, I believe the Respondent will continue to make my life unbearable and put me at risk. He has already demonstrated an attempt to return to the property, which further heightens my concerns. These protective measures are crucial to safeguard my safety and well-being as I recover from the trauma caused by the Respondent's actions.



Irene Spalletti <irene.spalletti@gmail.com>

92 Ollerton Road

1 message

Alex Walker <amlwwalker@gmail.com>
To: Irene Spalletti <irene.spalletti@gmail.com>

29 July 2024 at 18:17

Hey,

Thanks Laura for the chat earlier, I have been thinking about it. I believe that Irene would like to stay in the house, so I've been thinking about options around that.

Ultimately I think that selling right now will be incredibly stressful and cause a lot of anxiety especially as I believe it will be expensive as well to sell. I understand that buying me out of the house is too expensive as well.

I had some thoughts and want to share them with you...

I understand that fully buying the house is too expensive, I wonder if there is an opportunity in the middle, where you buy half from me. I will then leave the house to Irene, she pays the mortgage each month - she can rent it out, rent out a room if she prefers and want to live there etc. If she decides to rent it out she can keep all the rent after paying the mortgage. I will not ask for any of the rent money.

Then when the mortgage needs renewing in 2026 you can sell it at a better time than now or you can keep it, but then we need an agreement that you sell within 5 years or officially buy the house from me with what is left from my investment. We can decide this if the idea works.

The important thing here in summary:

1. If you can meet somewhere in the middle, my investment amount is now a much smaller portion of the house and Irene is 'in charge' of the house
2. There is no rush to sell.
3. A room, or the entire house can be rented out and you keep the money (after the mortgage)
4. You can sell in the future, when the mortgage ends, or keep it and officially buy from me in the future if you prefer to keep it (we would need a time limit, it can't be forever...)

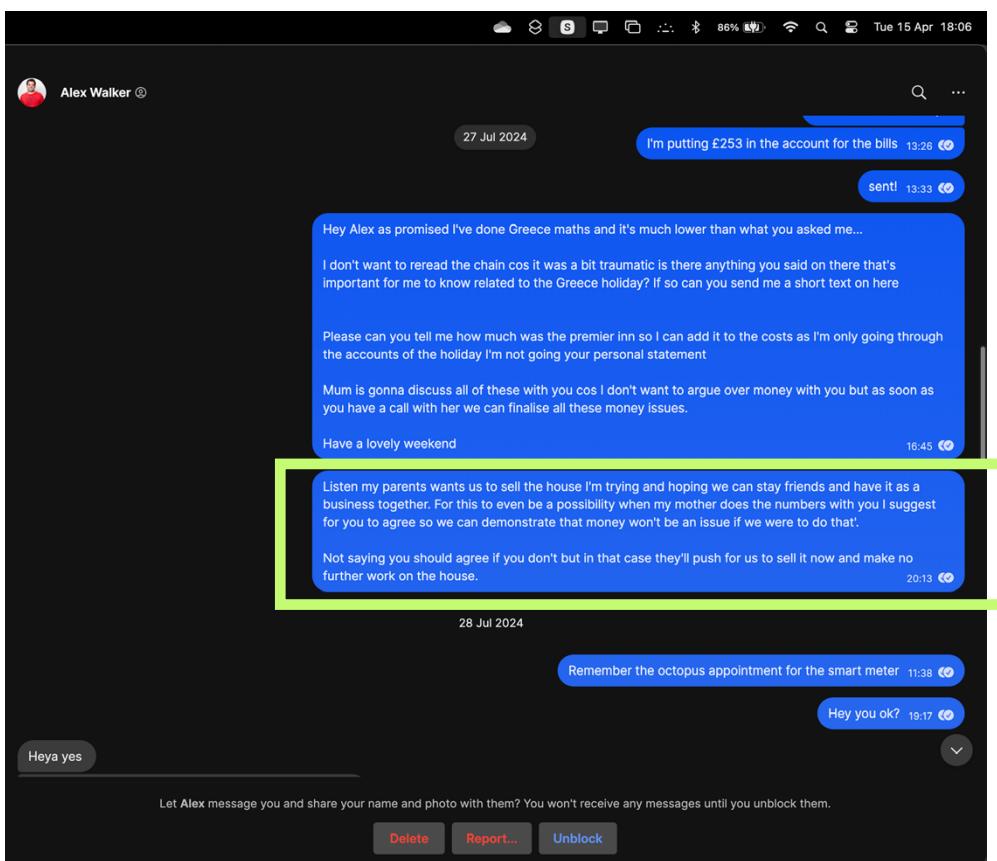
With renting a room out it should cover at least half of the mortgage. With the garden office it's an attractive rental. I would like a smooth solution for everyone, what I can also suggest maybe is I can pay my half for a couple of months for Irene to find a tenant.

I can then also maybe pay let's say some amount each month while I have to store stuff in the house which can help with the mortgage and a tenant maybe or Airbnb to cover more of it. Obviously when I found a flat to rent or something I can then take my stuff out of the house.

This will allow her to go to university, look for a job and get on her feet and we then don't have to "panic sell" the house and have the stress until that is complete.

I wonder what you think to something like this?

Alex x



Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

Exhibit n° ISS-29

Exhibit dated: 31/12/2023, 19/10/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-29 • OUR FINANCES

payslips & bank statements, referred to in the Section 6.2.1

This cover sheet is for:

- (A) **THE RESPONDENT'S FINANCES** (*payslips & bank statements*)
- (B) **MY FINANCES** (*payslips & bank statements*)

Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

Exhibit n° ISS-29/A

Exhibit dated: 31/12/2023, 05/09/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-29/A • THE RESPONDENT'S FINANCES
payslip & stock shares, referred to in the Section 6.2.1

Despite the respondent constantly claiming "he's broke" he has an annual salary of £109,560, to my unknown and having only just discovered, he has £146,988.69 in stock shares, various crypto accounts with large sums in it, an unknown amount to me of other savings spread over multiple bank accounts and, I believe, multiple investments with various friends and acquaintances.

Alexander Walker Month Ending 31 Dec 2023**HUMAN SECURITY UK, LTD.**

Employee Details		Payments	Deductions
Works number Department Tax code National Insurance number National Insurance table	7886 Engineering K379 w1m1 JH470945B A	Monthly pay Cell/internet allowance	£9,000.00 £130.00

Total **£9,130.00**

Total **£3,841.80**

This Month	Year to Date	Payment
Taxable gross pay Employer National Insurance Employer pension Net pay	£8,770.00 £1,155.34 £360.00 £5,648.20	£79,366.00 £24,560.56 £4,290.74 £10,460.73 £3,258.17 £3,258.17

£5,288.20
Paid 21/12/2023

Employer PAYE Reference: 120/GB78056

Exhibit n° ISS-29/A (stock shares statements)

Referred to in the **Section 6.2.1**



Mr A Walker
54 Elizabeth Avenue
London
N1 3BH

Your Vanguard Statement
for 6 June 2023 to 5 September 2023

Client name: Alexander Walker
Account number: VG0085666

Please find enclosed your statement which shows the value of your investments on 5 September 2023 and details all transactions over the reporting period.

Your Vanguard account summary

Product	Value on 06 June 2023	Value on 05 September 2023
ISA	£172,042.07	£181,884.90
GA	£139,463.34	£146,988.69
Account total	£311,505.41	£328,873.59

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Alexander Walker
Account number: VG0085666

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Transaction date	Transaction details	Cash amount	Cash balance
29/08/2023	Bought 11 FTSE All-World UCITS ETF - Distributing (VWRL)	-£970.80	£519.46
01/09/2023	Cash Account Interest	£3.62	£523.08
05/09/2023	Closing balance	£181,884.90	

Your GA summary

Payments in	From 06/06/2023 to 05/09/2023
Regular Deposit	£500.00
Deposit for Investment Purchases	£5,000.00

Your GA investments at 05 September 2023

Description	Quantity	Price	Value
Vanguard LifeStrategy 100% Equity Fund - A GBP Accumulation Shares	130.56	£306.98	£40,090.11
Vanguard FTSE Developed Europe ex-U.K. Equity Index Fund - A GBP Accumulation Shares	78.74	£343.84	£27,075.02
FTSE All-World UCITS ETF - Distributing (VWRL)	556.00	£89.64	£49,839.84
S&P 500 UCITS ETF - Distributing (VUSA)	257.00	£68.10	£17,501.70
Vanguard U.S. Equity Index Fund - A GBP Accumulation Shares	13.31	£789.43	£10,508.86
Cash account	-	-	£1,983.16

Activity from 06 June 2023 to 05 September 2023 for your GA

The transaction date is the date we carried out the activity.

Transaction date	Transaction details	Cash amount	Cash balance
06/06/2023	Opening balance	£139,463.34	
15/06/2023	Account Fee for the period 07-Mar-2023 to 06-Jun-2023	-£94.45	£1,123.89
28/06/2023	Regular Deposit	£500.00	£1,623.89
01/07/2023	Cash Account Interest	£2.25	£1,626.14
12/07/2023	Dividend: S&P 500 UCITS ETF Distributing (VUSA)	£55.76	£1,681.90

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Alexander Walker
Account number: VG0085666

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Your ISA summary

Payments in		From 06/06/2023 to 05/09/2023
Regular Deposit		£1,000.00
Deposit for Investment Purchases		£5,000.00
Regular Deposit		£1,000.00

Your ISA investments at 05 September 2023

Description	Quantity	Price	Value
Vanguard LifeStrategy 100% Equity Fund - A GBP Accumulation Shares	95.49	£306.98	£29,314.42
Vanguard Global Emerging Markets Fund GBP Accumulation	67.58	£207.36	£14,013.58
Vanguard FTSE 100 Index Unit Trust Accumulation	83.55	£141.48	£11,820.70
FTSE All-World UCITS ETF - Distributing (VWRL)	1,408.00	£89.64	£126,213.12
Cash account	-	-	£523.08

Activity from 06 June 2023 to 05 September 2023 for your ISA

The transaction date is the date we carried out the activity.

Transaction date	Transaction details	Cash amount	Cash balance
06/06/2023	Opening balance	£172,042.07	
01/07/2023	Cash Account Interest	£4.14	£2,217.81
12/07/2023	Dividend: FTSE All-World UCITS ETF Distributing (VWRL) (VWRL.XLON.GB) @ GBP 0.573976840	£747.32	£2,965.13
28/07/2023	Regular Deposit	£1,000.00	£3,965.13
28/07/2023	Bought 11 FTSE All-World UCITS ETF Distributing (VWRL)	-£988.09	£2,977.04
01/08/2023	Cash Account Interest	£5.68	£2,982.72
02/08/2023	Deposit for Investment Purchases	£5,000.00	£7,982.72
03/08/2023	Bought 84 FTSE All-World UCITS ETF Distributing (VWRL)	-£7,492.46	£490.26
29/08/2023	Regular Deposit	£1,000.00	£1,490.26

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Alexander Walker
Account number: VG0085666

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Transaction date	Transaction details	Cash amount	Cash balance
12/07/2023	Dividend: FTSE All-World UCITS ETF Distributing (VWRL) (VWRL.XLON.GB) @ GBP 0.573976840	£286.99	£1,968.89
01/08/2023	Cash Account Interest	£3.84	£1,972.73
03/08/2023	Deposit for Investment Purchases	£5,000.00	£6,972.73
03/08/2023	Bought 56 FTSE All-World UCITS ETF Distributing (VWRL)	-£4,994.98	£1,977.75
01/09/2023	Cash Account Interest	£5.41	£1,983.16
05/09/2023	Closing balance	£146,988.69	

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Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1

Exhibit n° ISS-29/B Exhibit
dated: 19/10/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-29/B • MY FINANCES

bank statements & payslips, dated [19/10/2024], referred to in the Section 6.2.1

I am currently unemployed, though my limited company remains active. I am not receiving any benefits or Universal Credit and am relying on financial support from my family.



Personal Account statement

19/10/2024 - 19/10/2024

Irene Spalletti
92 Ollerton Road
London
N11 2LA
United Kingdom

£19.91
Personal Account balance
(Excluding all Pots)
£0.00
Balance in Pots
(This includes both Regular Pots with Monzo and Savings Pots with external provider)

£0.00
Total outgoings

+£0.00

Total deposits

Sort code: 04-00-04
Account number: 08879676
BIC: MONZGB2L
IBAN: GB08 MONZ 0400 0408 8796 76

There were no transactions during this period.

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Business Account statement

19/10/2024 - 19/10/2024

Irene Spalletti
STUDIO REN LTD
1 Bitteswell Road
Lutterworth
Leicestershire
LE17 4EL
United Kingdom

£2,451.29
Business Account balance
(Excluding all Pots)
£0.00
Balance in Pots
(This includes both Regular Pots with Monzo and Savings Pots with external provider)

£0.00
Total outgoings

+£0.00

Total deposits

Sort code: 04-00-04
Account number: 18153914
BIC: MONZGB2L
IBAN: GB15 MONZ 0400 0418 1539 14

There were no transactions during this period.

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Transactions

Select an account [Balance information](#)

SPALLETTI I	£661.45
Select Account 25776967 56-00-27 Account balance: £661.45	

Showing: All transactions, from 19 Sep 2024 to 19 Oct 2024

COMPANY NAME Studio Ren Ltd							
Hourly Pay				Payments		Deductions	
DESCRIPTION	HOURS	RATE	AMOUNT	DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT
Totals	0.00	0.00	0.00	Basic Pay	758.33	Income Tax	0.00
				Total Payments	758.33	National Insurance	0.00
						Total Deductions	0.00
WK/MTH	DATE	DEPT.	PAY TYPE	TAX CODE	EMPL. NO.	EMPLOYEE NAME	NET PAY
Mt 5	31-Aug-2024		Monthly	1257L	1	Irene Spalletti (1)	758.33

COMPANY NAME Studio Ren Ltd							
Hourly Pay				Payments		Deductions	
DESCRIPTION	HOURS	RATE	AMOUNT	DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT
Totals	0.00	0.00	0.00	Basic Pay	758.33	Income Tax	0.00
				Total Payments	758.33	National Insurance	0.00
						Total Deductions	0.00
WK/MTH	DATE	DEPT.	PAY TYPE	TAX CODE	EMPL. NO.	EMPLOYEE NAME	NET PAY
Mt 6	30-Sep-2024		Monthly	1257L	1	Irene Spalletti (1)	758.33

Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1

Exhibit n° ISS-30
Exhibit dated: February 2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-30 • THE LAST OF MY SAVINGS... STILL OWED TO ME
receipts, finance breakdown & bank statements, referred to in the Section 6.2.2

This cover sheet is for:

- (A) PURCHASES MADE WITH THE LAST OF MY SAVINGS
- (B) MY BANK STATEMENTS, dated [01/02/2024 - 31/03/2024]
- (C) RESP'T's REFUSAL TO HELP FINANCIALLY: "I'm broke"

Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

Exhibit n° ISS-30/A

Exhibit dated: 05, 12/02/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-30/A • PURCHASES MADE WITH THE LAST OF MY SAVINGS
receipts, dated [05, 12/02/2024], referred to in the Section 6.2.2

Exhibit n° ISS-30/A (receipts)

Referred to in the Section 6.2.2

ORDER DETAILS

Order No. 6623921056			
On 5th February 2024 you ordered 1 item for In-store collection from Laithwaite Drive/Inside SatSainsbury(3)		View VAT record Cancel order	
 You've collected me already			
	Panasonic 1000W Standard Microwave NNST46K - Black 911/0551	Dty: 1	£170.00
Billing address	Paypal Ending: 0000	Item total: Total:	£170.00 £170.00
Hire Spalding 74a, Bravington Road London W19 3JU			

ORDER DETAILS

Order No. 6855776724			
On 5th February 2024 you ordered 1 item for in-store collection from Ladbrooke Grove (Inside SatSavvy)		Cancel order	
 You've collected me already			
	Habitat Eta Pair of Velvet Dining Chairs - Copper		£179.00
	2/2/9035	Qty: 1	
			
Billing address	Irene Sulett 74a Bravington Road London W9 3AU	Paypal Ending 0000	Item total: £179.00 -£25.00
			Total: £144.20

ORDER DETAILS

Order No.	1550178262
On 5th February 2024 you ordered 2 items for home delivery	
Your delivery address is:	
Inne Spalier	
82, Berton Road	
London	
N12 2LA	
 You've received me already	
	Habitat Eta Pair of Velvet Dining Chairs - Copper 272/3035 Qty: 2
Billing address	£358.00
Inne Spalier 82, Berton Road London N12 2LA	Items total: Delivery: £358.00 £0.00 -£176.40 £181.60
	 Total: £181.60

Order No.	1516024212
On 12th February 2024 you ordered 1 item for home delivery	
Your delivery address is:	
Irene Spallati 92, Ollerston Road London N19 2LA	
<input checked="" type="checkbox"/> You've received me already	
	Habitat Eta Pair of Velvet Dining Chairs - Copper 272/9035 Qty: 1
Billing address Irene Spallati 92, Ollerston Road London N19 2LA	Mastercard Ending: 8376  Total:
	£179.00 £39.80 -£38.80

Order No. 257412948

On 5th February 2024 you ordered 2 items for home delivery					
Your delivery address is:					
Irene Spallati 92, Olderton Road London NT1 2LA					
 You've received me already					
	Habitat Ariana Pair of Velvet Bar Stools - Copper £380.00 318-4018 Qty: 2				
Billing address Irene Spallati 92, Olderton Road London NT1 2LA	<table> <tr> <td>Paypal Ending 0000</td> <td>Items total Delivery Discounts</td> </tr> <tr> <td>PayPal</td> <td>£380.00 £8.95 -£72.00 £294.95</td> </tr> </table>	Paypal Ending 0000	Items total Delivery Discounts	PayPal	£380.00 £8.95 -£72.00 £294.95
Paypal Ending 0000	Items total Delivery Discounts				
PayPal	£380.00 £8.95 -£72.00 £294.95				

 Marks
Electrical

SALES ORDER - MARKS

SO-1439160

25/02/2024

Guatemala

Irene Spalletti
92 Ollerton Road
London
N11 2LA
07412604767
spalletti@compuserve.com

Balkan To

Irene Spalletti
92 Ollerton Road
London
N11 2LA
07412604767
spalletti@compuserve.com

L	Sku	Description	Quantity	Price	Total
1	DW60A8060FS/EU	Samsung Series 11 DW60A8060FS Freestanding 60cm Dishwasher with Auto Door & SmartThings, 14 Place Setting	1	£689.00	£689.00
2	SH	Delivery	1	£9.99	£9.99
					Taxable £582.49
				VAT £16.50	
				Total £698.99	
				Paid £698.99	
				Balance £0.00	

VAT Receipt



Order number: UK240205-14086759
Order date: 05/02/2024
Site name: Samsung Student

Invoice UK240205-14086759
Invoice date: 05/02/2024

Payment type:	Invoice address:	Shipping to:				
PayPal PAYPAL-Irene 01/1999	Irene Spalletti 74A Bravington Road London, W9 3AJ UK 7412604767	Irene Spalletti 92 Ollerton Road London, N11 2LA UK 07412604767				
ITEM	QTY	UNIT PRICE	VAT RATE	UNIT VALUE	VAT	TOTAL
Bespoke AI™ Series 5+ WW118BS04DAB51 SpaceMax Washing Machine, 11kg 1400rpm White	1	£ 450.46	20%	£ 450.46	£ 90.09	£ 540.55
Serial number(s): 07JUSEX100300						
Bespoke AI™ Series 8 DV09BBS04AGBS1 with Super Speed Dry, Heat Pump Tumble Dryer, 9kg	1	£ 529.62	20%	£ 529.62	£ 105.92	£ 635.54

Marks Electrical Ltd, Boston Road, Leicester, LE4 1AU / Vat Reg No: 425 1563 14
t: 0116 2 515 515, e: sales@markselectrical.co.uk, w: markselectrical.co.uk

Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

Exhibit n° ISS-30/B

Exhibit dated: 01/02/2024 – 31/03/2024

IN THE FAMILY COURT AT EDMONTON

IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-30/B • MY BANK STATEMENTS

dated [01/02/2024 – 31/03/2024], referred to in the Section 6.2.2

Exhibit n° ISS-30/B (bank statements)

Referred to in the Section 6.2.2

Business Account statement				(GBP) Amount				(GBP) Amount			
01/02/2024 - 31/03/2024				(GBP) Balance				(GBP) Balance			
Irene Spalletti	STUDIO REN LTD	£1,400.93	Business Account balance								
1 Bitteswell Road	Lutterworth	£0.00	(Excluding all Pots)								
Le17 4EL	United Kingdom	Balance in Pots	(This includes both Regular Pots with Minus and Savings Pots with external providers)								
		£6,694.81	Total outgoings:								
Sort code: 04-04-04	Account number: 18153914	£1,173.44	Total deposits:								
BIC: MONZGB2L	IBAN: GB15 MONZ 0400 0418 1539 14										
Date	Description	(GBP) Amount	(GBP) Balance								
31/03/2024	PAYPAL *SWOON 07810878047 GBR	-174.00	1,400.93								
31/03/2024	Lebara Mobile Limited London GBR	-10.00	1,574.93								
17/03/2024	PAYPAL *GOOGLE GOOGLE 35314369001 GBR	-79.99	1,584.93								
17/03/2024	PAYPAL *GOOGLE SCOPELY 35314369001 GBR	-4.49	1,664.92								
14/03/2024	PAYPAL *ADOBESYSTEM 35314369001 GBR	-24.96	1,669.41								
Monzo Bank Limited (https://monzo.com) is a company registered in England Number 0446231. Registered Office: Brookvale House, 3 Airport Street, London EC2A 2AG. Monzo Bank Ltd is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Our Financial Services Register number is 730427.											
The deposits in this account may be eligible for protection under the Financial Services Compensation Scheme (FSCS). The information sheet and exclusion list that provide more information and details about the FSCS can be found at https://monzo.com/legal/business-account-fscs-information/ . For further information about the compensation provided by the FSCS, refer to the FSCS website https://www.fscs.org.uk/ .											
Date	Description	(GBP) Amount	(GBP) Balance								
19/02/2024	Alexander Walker & Irene Spalletti (P2P Payment)	-60.00	1,569.49								
17/02/2024	PAYPAL *GOOGLE SCOPELY 35314369001 GBR	-4.49	1,629.49								
15/02/2024	PAYPAL *FULLNS6N2 18566033303 HKG	-245.36	1,633.98								
14/02/2024	PAYPAL *WAYFAIR 35314369001 GBR	-759.99	1,879.34								
14/02/2024	AMAZON* 204-4837691-94 352808547917 GBR	-76.58	2,839.33								
14/02/2024	PAYPAL *ADOBESYSTEM 35314369001 GBR	-24.96	2,715.91								
12/02/2024	PAYPAL *ARGOSDIRECT 03456402020 GBR	147.15	2,740.87	This relates to a previous transaction							
12/02/2024	PAYPAL *ARGOSDIRECT 03456402020 GBR	147.15	2,593.72	This relates to a previous transaction							
12/02/2024	WWW.ARGO.S.CO.UK MILTON KEYNES GBR	-147.15	2,446.57								
12/02/2024	PAYPAL *ARGOSDIRECT 03456402020 GBR	-147.15	2,593.72								
12/02/2024	PAYPAL *ARGOSDIRECT 03456402020 GBR	-147.15	2,740.87								
11/02/2024	AMZNMarketplace amazon.co.uk GBR	-55.09	2,888.02								
09/02/2024	BRENT PARKING WEMBLEY GBR	-7.50	2,943.11								
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Date	Description	(GBP) Amount	(GBP) Balance								
14/03/2024	PAYPAL *WAYFAIR Angel House, 338 Oceanview, 3314369001 ECV7V1Q GBR/GBR	759.99	1,694.37								
12/03/2024	HPI INSTANT INK UK WWW.HPCOM GBR	-3.99	934.38								
09/03/2024	PAYPAL *FCFPREPICK PRE 35314369001 ESP	-115.41	938.37								
09/03/2024	BROWSERSTACK.COM 161 192 Coastal Highway, LINCOLN 19959 DE USA	17.84	1,053.78								
07/03/2024	PAYPAL *LNG 161 192 Coastal Highway, LINCOLN 19959 DE USA	-17.97	1,035.94								
07/03/2024	PAYPAL *LNG 161 192 Coastal Highway, LINCOLN 19959 DE USA	245.36	1,053.91								
03/03/2024	AMAZON* 204-123823-7011 Principal Plaza Worship Street,LONDON,EC2A 2FA,LNDGBR	319.99	808.55								
01/03/2024	Lebara Mobile Limited London GBR	-10.00	488.56								
29/02/2024	AMAZON* 204-2327898-6411 Principal Plaza Worship Street,LONDON,EC2A 2FA,LNDGBR	58.98	498.56								
28/02/2024	RINGGO PARKING BASINGSTOKE GBR	-0.97	439.58								
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Date	Description	(GBP) Amount	(GBP) Balance								
08/02/2024	AMAZON* 204-123823-70 352808547917 GBR	-399.96	2,950.61								
08/02/2024	HPI INSTANT INK UK WWW.HPCOM GBR	-2.99	3,350.57								
07/02/2024	BROWSERSTACK.COM +16494163514 USA	-18.21	3,353.56								
05/02/2024	PAYPAL *ARGOSDIRECT 35314369001 GBR	-581.35	3,871.77								
05/02/2024	PAYPAL *ARGOSDIRECT 35314369001 GBR	-142.30	3,953.12								
05/02/2024	PAYPAL *ARGOSDIRECT 35314369001 GBR	-170.00	4,096.32								
05/02/2024	PAYPAL *MARKS ELEC 35314369001 GBR	-698.99	4,266.32								
05/02/2024	PAYPAL *SAMSUNG 35314369001 GBR	-1,176.10	4,965.31								
05/02/2024	AA MEMBERSHIP 080087766 GBR	-166.53	6,141.41								
02/02/2024	AMAZON* 094-456944-71 552808547917 LUX	-14.16	6,307.94								
02/02/2024	PAYPAL *CLOUDFLARE 4029357733 USA	-9.06	6,322.10								
02/02/2024	PAYPAL *CLOUDFLARE 4029357733 USA	-4.08	6,330.16								
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Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1

Exhibit n° ISS-30/C
Exhibit dated: 02 - 06/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-30/C • RESP'T's REFUSAL TO HELP FINANCIALLY: "I'm broke"
signal conversation, dated [02 - 06/2024], referred to in the Section 6.2.2

Alex Walker 📲

20 Feb 2024

I honestly have zero money on credit cards
I don't have access to 400 quid honestly
You if you do it soon the litter will arrive tomorrow
I am going to spray down today but it's still wet inside
Need to work out how to deal with that
Can you check if you took my laptop charger?
I ask because yours is here 16:25 ...

The respondent pretends to be broke daily but is going out for dinner and afterwards to the pub with his friends 4 times a week, the week of his birthday especially every single day of the week but "he's broke"

Yours is square mines rectangle 16:26

i can give you the money back once i get all my refunds so please just put on your credit card thanks 16:26

Alex Walker I don't have access to 400 quid honestly
Here...
Alex Walker Yours is square mines rectangle
Please can you confirm? 16:28

Alex Walker Here...
on credit card? 16:28

Alex Walker I know I know I've apologised you don't deserve
... No I haven't smoked the joint so I'll talk 22:43
I'll order drinks then! I'll be over this in 20 mins 23:14

I'll try again now I'm not in Uber which I think was the problem 23:17

I'll get it 23:15

Oh ok do you want me to put money in joint? 23:17

Is there money in joint? Can you? I'm absolutely broke um living off my credit card 23:16

So? 23:20

I've added 50 I'm also completely broke until pay day 😊
But we will survive on cacio e pepe 23:23

24 Feb 2024

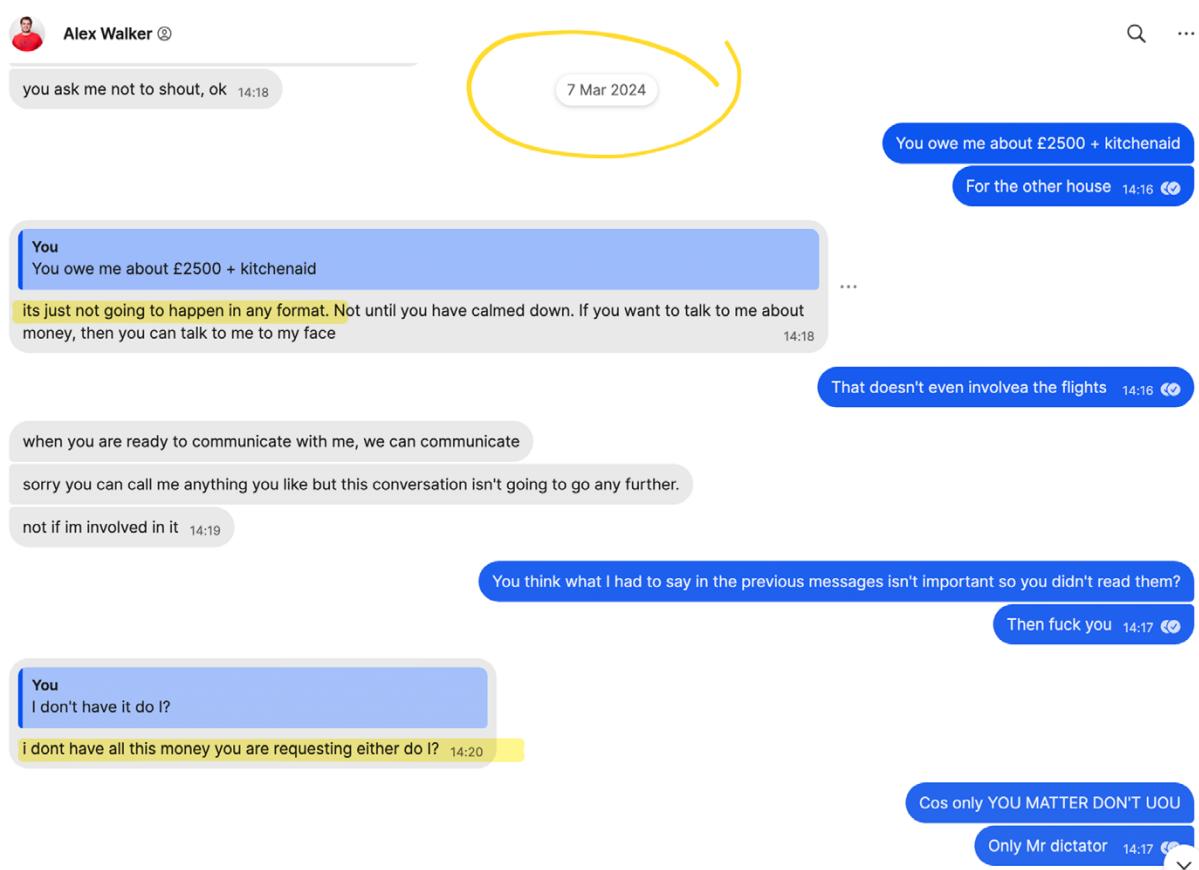
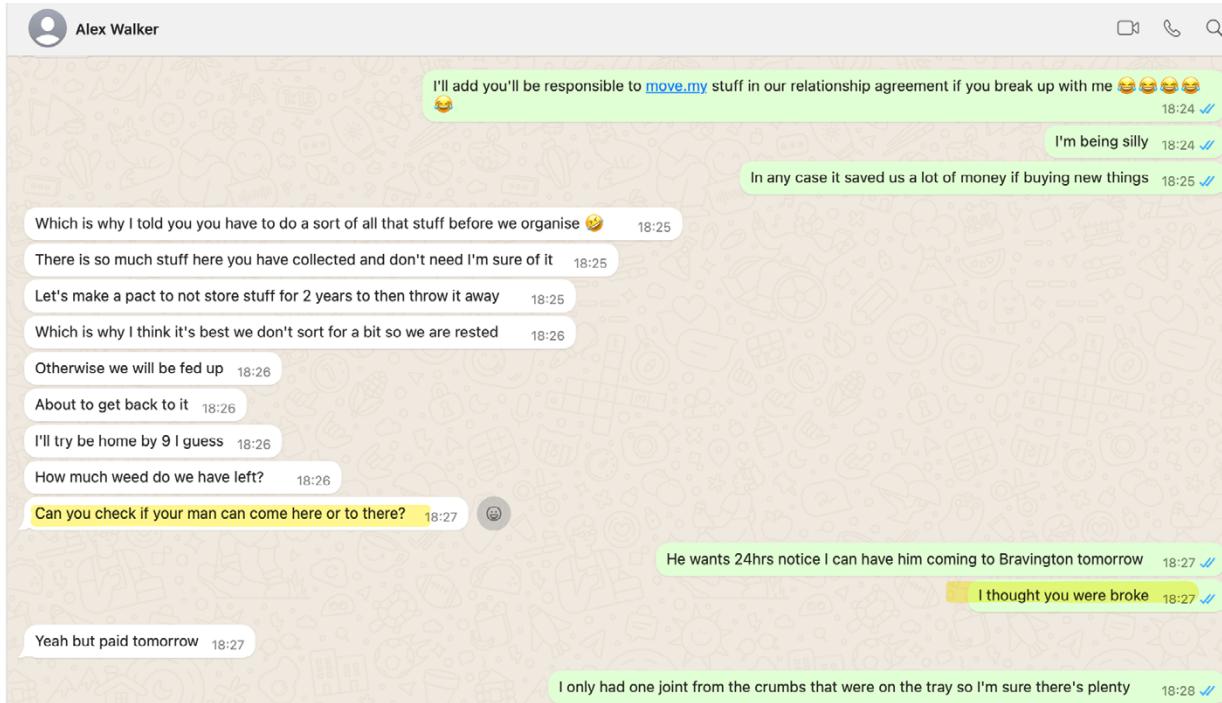
A bit too thick vinaigrette Chris said
Said 17:51

Yes I thought so but I added me oil for the one we used so the one in the fridge is thicker 17:55

Incoming voice call - 18:10
Call back

😢 I told Robbie that you couldn't come and that you said me and baptiste could go, and he said "I would rather commit Harakiri than know I've just paid for you and baptiste to go to the home of beer without me" 😊 18:18

😂😂😂😂😂😂😂😂
Ohhhh 😊😊😊😊😊



 Alex Walker 

8 Mar 2024

You
I hope you've put the bed together by now...

No not yet

I've not been in the house except in the evenings

You
It's Women's day not that anybody gives a toss here ...

Oh wow I've not heard of that

I can't afford it I'm broke

Happy women's day

I'll see you when I see you 9:07

Pay day is on the 29th of the month...?

Its very special in Italy it's like mother's day 9:02

Alex Walker
I've not been in the house except in the evenings

Omg you've had a week 9:05

13 Mar 2024

Cool. They said 3 days so that's great

You
I wasn't

I get it, it just "sounded" like that.
Anyway drop it now let's catch up later 13:25

hey -
just heading home shortly, do you think we can possibly even delay to the following monday? bit broke at the moment 17:58

Thank you!! 18:00

Welcome 18:20

Did you find out about that wedding? 18:35

Sat, 8 Jun

Definitely we can sort this. But I really would like us to deal with money better with these big payments, let's make a plan in the airport?

Check plz 7:42

Will you che k on me i 10 mins plesqe 8:00

Yes 8:03

Alex Walker
Definitely we can sort this. But I really would like us to deal with money better with these big payments, let's make a plan in the airport?

I need to pay now I'm.behind already

Well I forgot 8:01

I sent

But I'm quite broke, so please can we be better with money and the sheet 8:04

Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1

Exhibit n° ISS-31
Exhibit dated: 24, 30/04/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-31 • MY SPREADSHEETS, SHARED WITH THE RESP'T
dated [24, 30/04/2024], referred to in the Section 6.2.3

This cover sheet is for:

- (A) **MY SPREADSHEETS** (*pdfs*), dated 24/04/2024
- (B) **SHARED WITH THE RESP'T** (*signal conversation*), dated 30/04/2024

Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1

Exhibit n° ISS-31/A
Exhibit dated: 24/04/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-31/A • MY SPREADSHEETS

PDFs, dated [24/04/2024], referred to in the Section 6.2.3

My spreadsheets, shared with the respondent on the evening of the 30/04/2024 but later on ignored as they weren't made on his excel one. These show the money the respondent owed me for household costs related expenses only, total owed £4,739.5.

Exhibit n° ISS-31/A (pdfs)

Referred to in the **Section 6.2.3**

category	product number	size	date	quantity	€	receipt/balance
dining room + living room						
	Antique Blue Coffee Table Set Ref. 10401001010	80x120xH75	26.03.2024	1	€497,95	€ 0
	Storage French Round Dish Cabinet H. 90cm	MINIATURE	23.03.2024	1	€1,000	€0,00
	Sandwich TWIN TOWER SLICE BREAD WITH DOUBLE SIDE CUTTING	TRINP	31.03.2024	1	€11,50	€ 0
	Small Wooden Shaving COFFEE CUP HOLDER Ref. 10401001010	17x7x7	23.03.2024	1	€21,80	€ 0
	Antique Oak Sideboard 2m French C1800	COPPER/BRONZE/BLACK	19.03.2024	1	€1100	€ 0
	Antique Silver Dining Chairs - Copper Ref. 10401001010	HARVEST - ARGOV DARK BRONZE/BLACK	02.04.2024	4	€750,75	€ 0
	Antique Silver Side Table - Copper Ref. 10401001010	HARVEST - ARGOV DARK BRONZE/BLACK	06.04.2024	2	€294,95	€ 0
	Wood Wall Mirror Moon Ref. 10401001010	0011M	20.03.2024	1	€124,95	€ 0
	Orange sofa Viggo	BLA	05.03.2024	1	€1139,00	€ 0

category	product number	size	date	quantity	€	receipt/balance
kitchen & cutlery						
	Dish set of 2 dinner bowls Ref. 10401001010	Ø25xH7,5cm	0011M	20.03.2024	3x €12,00	€ 36,00
	Dishes set of 2 plates Ref. 10401001010	Ø21xH2,5cm	0011M	20.03.2024	4x €9,00	€ 36,00
	Dishes set of 2 desert plates Ref. 10401001010	Ø18xH2,5cm	0011M	20.03.2024	3x €9,00	€ 27,00
	Dishes set of 2 plates Ref. 10401001010	Ø21xH2,5cm	0011M	20.03.2024	3x €10,85	€ 32,55
	Dishes set of 2 cups and saucers Ø16 Ref. 10401001010	Ø16xH7,5cm	0011M	20.03.2024	3x €5,05	€ 15,15
	Dish of 2 dinner spoons Ref. 10401001010	Ø18xL25cm	0011M	20.03.2024	1x €11,95	€ 11,95
	Glass for food REF. 10401001010	EUROPEAN STEAKSTEAK order number 94721	0011M	20.03.2024	1x €9	€ 9

category	product number	size	date	quantity	€	receipt/balance
bakery						
	Old Lanning Ladder-Wooden PRODUCT CODE: 10401001010	EUROPEAN order number 94721	0011M	19.03.2024	1x €22,40	€ 0
	Linen Table Linen Leaf Ref. 10401001010	0011M	20.03.2024	1	€76,95	€ 0
bakery						
	Almond Shortbread Cookies Ref. 10401001010	0011M	20.03.2024	1	€99,95	€ 0
	Puff Pastry Ref. 10401001010	0011M	20.03.2024	2	€31,90	€ 0
bakery						
	Lavender Biscuit Puff Ref. 10401001010	0011M	20.03.2024	1	€6,95	€ 0

home appliance	product number	size	date	quantity	€	receipt/balance
	Digital 4K UHD TV REF. 10401001010	55inch	0011M	09.03.2024	1x €682,00	€ 0
	Digital 4K UHD TV REF. 10401001010	55inch	0011M	09.03.2024	1x €532,00	€ 0
	Dish 21 Dishwasher Energy Efficient	MARSH ELECTRICAL	05.03.2024	1	€98,99	€ 0
	NETT 17' QUADCOpter REF. 10401001010	0011M	05.03.2024	1	€297,00	€ 0
	Carry Case Ref. 10401001010	0011M	05.03.2024	1	€37,00	€ 0

bill of exchange	account details	payment date	€
	HOUSING account number 0011100 sort code 40-00-00	1st of every month	€145,15
	COUNCIL TAX account number 0011100	26th of every month	€50
	GAS & ELECTRICITY account number A1001000	1st of every month	€136,26
	WATER account number 0011100	26th of every month	€24
	INTERNET account number 0011100	26th of every month	€9,53
	CARS INSURANCE policy number 10401001010 claim holder number 0011100	annual date February 2025	€526,39
	CAR INSURANCE account number 0011100 claim holder number 0011100	annual date February 2025	€166,55
	RSB INSURANCE policy number B101222000 claim holder number 0011100	annual date February 2025	€166,50
	ZURICH policy number 0011100 claim holder number 0011100	annual date February 2025	€198,17

in & off running channel	account details	payment date	€
	T11 001000 account number 0011100	01.01.2024 - 31.12.2024 annual 20,00EUR + €144	€41
	CHANNEL 4	30th of every month	€3,99
	ITV	30th of every month	€3,99
	X	X	€
	X	X	€
	X	X	€
	X	X	€
	X	X	€
	YouTube	30.03.2024	€0,00

Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1

Exhibit n° ISS-31/B
Exhibit dated: 30/04/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

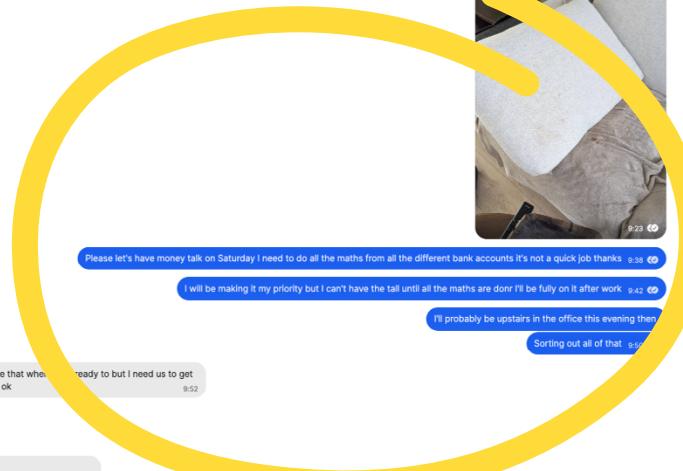
Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-31/B • MY SPREADSHEETS SHARED WITH THE RESP'T
dated [30/04/2024], referred to in the Section 6.2.3

The respondent was given my version of the spreadsheets on the 30/04/2024.

Name	Date Modified	Size	Kind
bills.png	24 Apr 2024 at 22:19	757 KB	PNG image
home appliances.png	24 Apr 2024 at 21:58	887 KB	PNG image
kitchen.png	24 Apr 2024 at 22:31	999 KB	PNG image
living room.png	24 Apr 2024 at 21:57	1.5 MB	PNG image
various.png	24 Apr 2024 at 22:29	1 MB	PNG image

Wed, 24 Apr



Please let's have money talk on Saturday I need to do all the maths from all the different bank accounts it's not a quick job thanks 9:38

I will be making it my priority but I can't have the tall until all the maths are done I'll be fully on it after work 9:42

I'll probably be upstairs in the office this evening then 9:44

Sorting out all of that 9:45

Ok that's fine but I just want to talk about mortgage and joint account. Debt and house purchases are separate and we can have that when you're ready but I need us to get on the same page with the joint account and mortgage before the new month starts so let's see the two conversations if that's ok 9:52

This message was deleted.

This message was deleted. 9:54

basically your house purchases we can talk about on saturday when you're ready - mortgage and joint account is all I want to discuss this evening. This can't wait for you to do all your accounts as the month is about to roll over 9:59

No sorry I went to finalise all the accounts and money owed before talking 9:59

I'll pay the mortgage 10:00

they are separate things though irene and its now coming into the 4th month of mortgage 10:02

and you've been happily spending money from the joint account but not putting any money in 10:02

and if we don't agree that mortgage and joint account come above anything else every single month without any question then we can't talk about anything else 10:02

This message was deleted.

This message was deleted.

I can't discuss it all day though, I just want 20 minutes of your time before we discuss your purchases 10:02

anyway, have a good day 10:04

This message was deleted.

This message was deleted. 10:04

X 10:11

Meet me half way and let's chat tomorrow. I'll be upstairs tonight so if you want to go out do so as barely be around 10:24

ah ok

thought you might have got more work extension 😊 10:28

No no 10:38

How much is BT and which day of the month is the payment? 12:27

Please send me the latest internet bill for record 13:25

YourBtBill_20042024.pdf 440 KB
this was the latest one 12:38

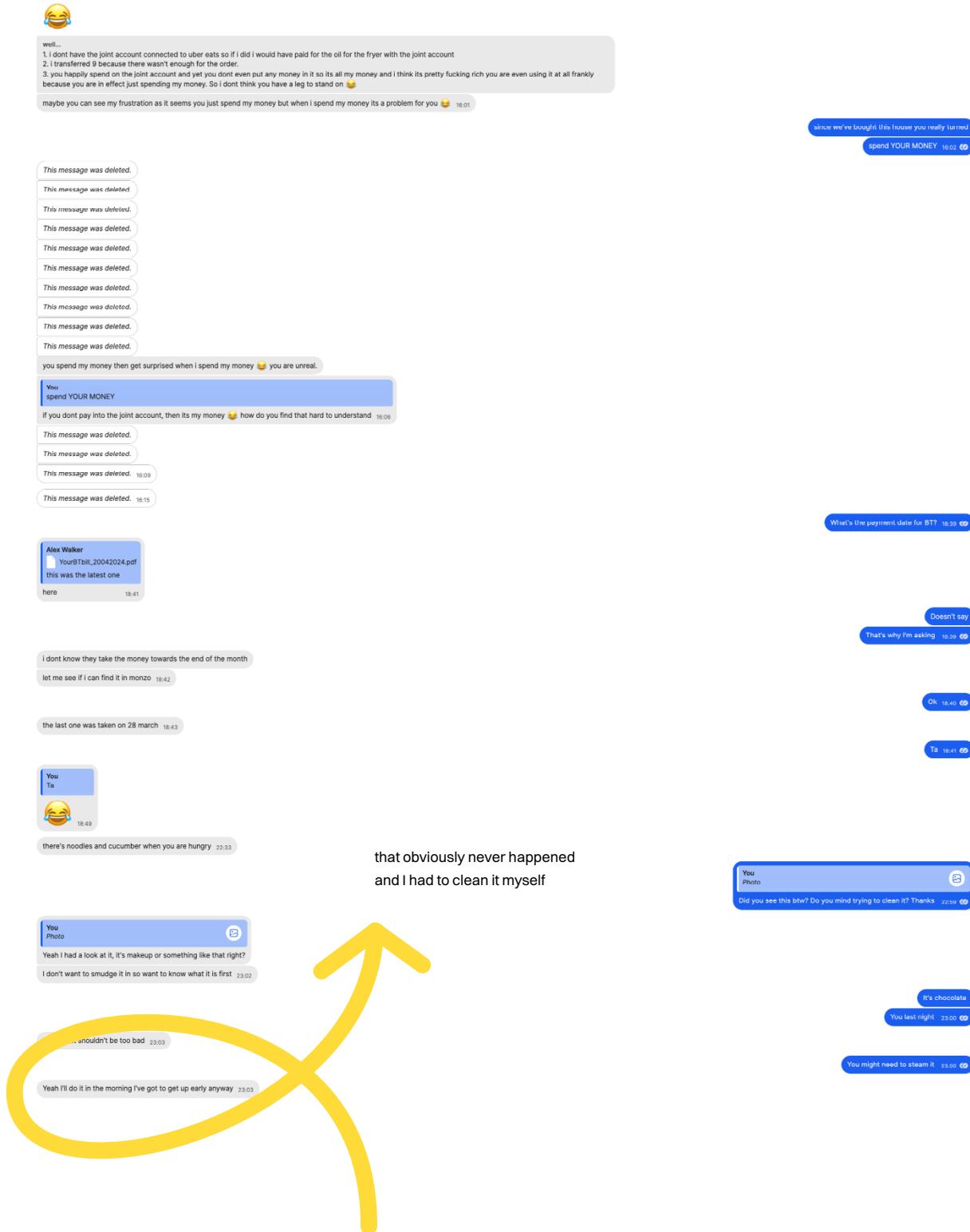
I haven't said anything, I'm just waiting for you to be willing to agree to what is absolutely critical to pay and must be paid on the day 50:50 and what is "owed" between us. Until this is agreed upon I'm not willing to discuss any other agreements. We are about to be in the fifth month and this not being agreed is a major thing for me that has to be dealt with above anything else. Until then we won't know what I'm happy to agree to. It's very important to me that this is agreed upon and understood before absolutely any other conversation can happen. 13:45

So you confirm you're not willing to take on anything despite our income differences right? 13:45

ok 13:47

wow you literally transfer £9 back into your account. 16:07

😂



Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1

Exhibit n° ISS-35
Exhibit dated: June, July 2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

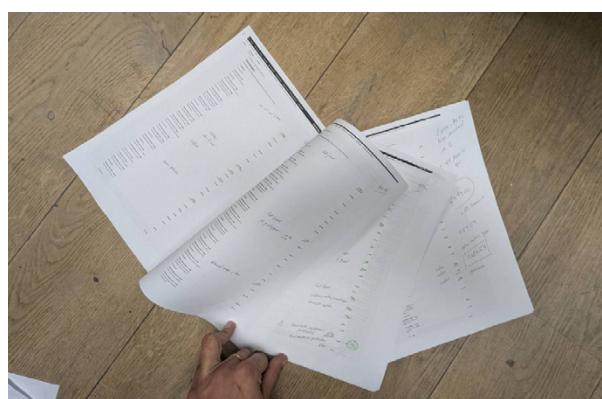
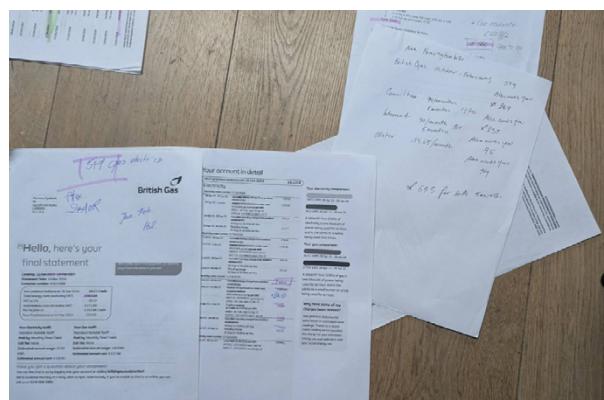
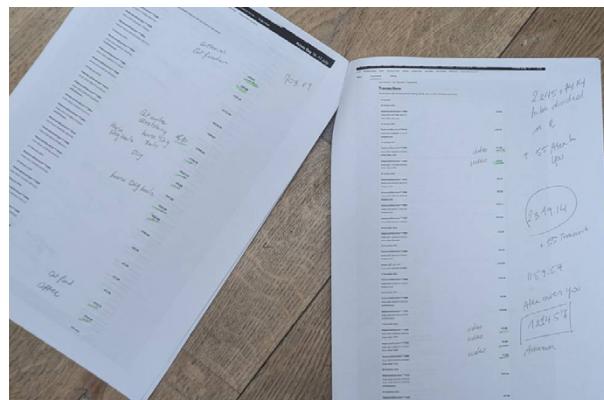
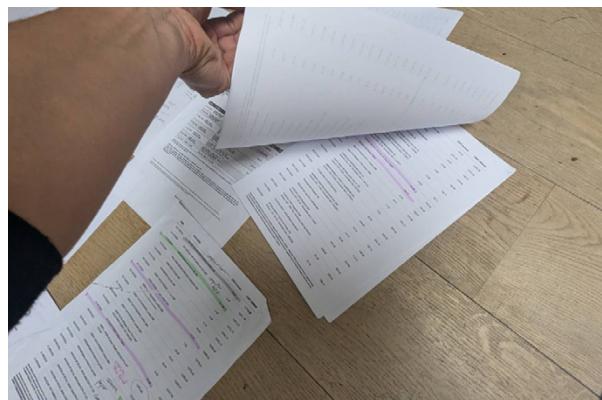
Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-35 • METICULOUS STATEMENTS
photos, dated [June, July 2024], referred to in the Section 6.2.15

I had taken the time to make sure all the numbers were correct, and had put together with care, on design software, PDF statements, with all the relevant sum and product descriptions, leaving no cost not proven for avoiding any new discussions and avoiding paying me back.

Exhibit n° ISS-35 (photos)

Referred to in the Section 6.2.15



Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

Exhibit n° ISS-36

Exhibit dated: 06/07/2024, 01:00

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-36 • MONEY OWED

email, spreadsheet, dated [06/07/2024, 01:00], referred to in the [Section 6.2.16](#)

Email sent to the respondent with the breakdown and total sum of money he owed me since October 2023 for costs not related to the new house, total owed £3,297. The respondent replied with an email on the 16/07/2024, communicating my calculations are all wrong and that he owed me only £189 instead of £3,297.

As requested + updated spreadsheet ➔ [Inbox](#)

 Irene Spalletti <irene.spalletti@gmail.com>
to Alex ▾

Sat, 6 Jul, 01:23 ☆ ☺ ↗ ⋮

Hey!

Aside from Ollerton related expenses here's the breakdown of what you owe me:

Bravington Road

BILLS

- 1. British Gas: £289
- 2. Council Tax: £235
- 3. Internet: £75
- 4. Water: £34

Total: £633

MOVING OUT COSTS

Total: £232

Majestic Wines

- 1. 2 orders you owe me half: £89.95 + £84
- 2. 1 in full as promised: £167

Total: £340

AMAZON from October to now

Total: £1214.57

TRAVELS

- 1. Paxos flights: £395
- 2. Gatwick car park: £70
- 3. Eurotunnel: £129.5
- 4. AA: £37.50
- 5. Duty Free: £35
- 6. Petrol: £90
- 7. Food in Greece: £90

Total: £847

TOTAL OF: £3,267 (I have printed receipts and proof of payments for everything...)

OLLERTON ROAD (in spreadsheet) + if you could kindly do the maths on excel of where we are at now (without Paul's payment and things that haven't happened yet please)

Thanks,
Irene

 Irene Spalletti
+£30 for the pedicure I can't see it in my accounts....

Sat, 6 Jul, 11:37 ☆

 Alex Walker <amlwwalker@gmail.com>
to me ▾

Tue, 16 Jul, 11:51 ☆ ☺ ↗ ⋮

You have blocked amlwwalker@gmail.com New messages from this sender will be sent to Spam.

[Unblock sender](#) [Move to spam](#) ⓘ

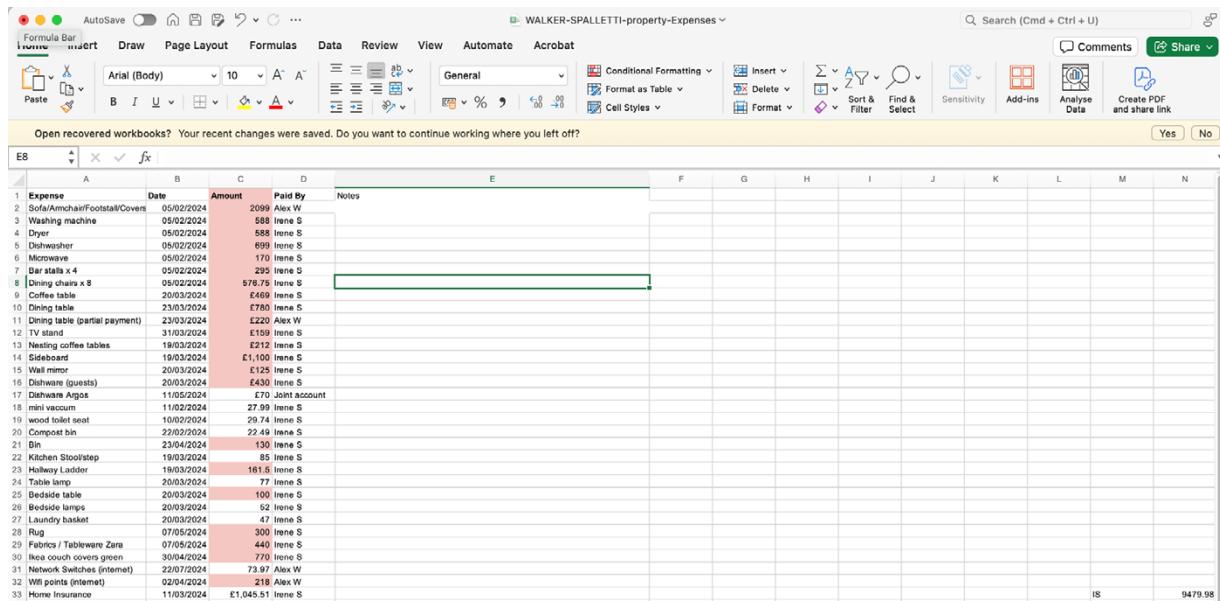
Thanks for this, let me summarize in a table so we can see everything.
I want to reiterate, whatever the situation money must be dealt with maturely and in a matter of fact way. We cannot let emotion get involved in money.

There are a couple of things I am not sure about, for instance whether you already divided the bills and the moving costs by 2. I don't know what you have been buying on Amazon so can't add those costs. I will need to see whether I was involved in the discussion of the purchase before I can agree to paying for things.
Based on your email and my costs I have, this is the situation as it stands.

- You left the keys in the car, that is your responsibility that we had to get AA. This is the same as me being responsible for your ticket outside my house at Elizabeth Avenue.
- I choose not to own a car so I don't have the costs associated with owning a car (maintenance, tax and breakdown). You choose to own a car and so these costs are yours associated with your wish to own a car. I am happy to pay for insurance and petrol for obvious reasons.
- Please confirm these costs of bravington are already divided by 2.
- I don't know what you have been buying on Amazon so you will need to break that down and as I have told you I am not happy to pay for things that were not discussed (within reason... things like kettle etc no problems. But 400 pounds on table cloths is a No.
- So based on this I think I owe you 189 pounds.

Exhibit n° ISS-36 (spreadsheet)

Referred to in the [Section 6.2.16](#)



	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Expense	Date	Amount	Paid By	Notes									
2	Sofa/Armchair/Footstall/Covers	05/02/2024	2099	Alex W										
3	Washing machine	05/02/2024	588	Irene S										
4	Dryer	05/02/2024	588	Irene S										
5	Dishwasher	05/02/2024	699	Irene S										
6	Microwave	05/02/2024	0	Irene S										
7	Bar stool x 4	05/02/2024	250	Irene S										
8	Dining chairs x 8	05/02/2024	576.75	Irene S										
9	Coffee table	20/03/2024	£469	Irene S										
10	Dining table	23/03/2024	£780	Irene S										
11	Dining table (partial payment)	23/03/2024	£220	Alex W										
12	TV stand	3/10/3/2024	£159	Irene S										
13	Nesting coffee tables	19/03/2024	£212	Irene S										
14	Sideboard	19/03/2024	£1,103	Irene S										
15	Wall mirror	20/03/2024	£125	Irene S										
16	Dishware (pinstripe)	20/03/2024	£430	Irene S										
17	Dishware Apps	1/10/5/2024	£70	Joint account										
18	mini vacuum	1/10/2/2024	27.99	Irene S										
19	wood toilet seat	1/10/2/2024	29.74	Irene S										
20	Compost bin	22/02/2024	22.49	Irene S										
21	Bin	23/04/2024	130	Irene S										
22	Kitchen Stool/step	19/03/2024	88	Irene S										
23	Hallway Ladder	19/03/2024	161.6	Irene S										
24	Table lamp	20/03/2024	77	Irene S										
25	Bedside table	20/03/2024	160	Irene S										
26	Bedside lamps	20/03/2024	52	Irene S										
27	Laundry basket	20/03/2024	47	Irene S										
28	Rug	07/05/2024	300	Irene S										
29	Fabric / Tableware Zara	07/05/2024	440	Irene S										
30	Ikea couch covers green	30/04/2024	770	Irene S										
31	Network Switches (internet)	22/07/2024	73.97	Alex W										
32	Wii points (internet)	02/04/2024	218	Alex W										
33	Home Insurance	11/03/2024	£1,045.51	Irene S										
						I8								9479.98

File location → exhibit folder → 6.2 → audio files → 37
→ 37 - financial control - 02.mp3

Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1
Exhibit n° ISS-53
Exhibit dated: 06/07/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-53 • FINANCIAL CONTROL.mp3

*voice recording, dated [06/07/2024], referred to in the **Section 6.2.16***

Just a few hours later, I recorded another one of the respondent's rules and impositions Silence between 15' and 21', where after the respondent is recorded saying: "Do not get surprised when I say I'm not paying for this and I'm not paying for that ", refusing to pay me back and lying about me purchasing items without his approval, then claims that he's: "trying to have a human conversation" and tells me not to have that fucking attitude and to drop it...?



[play audio file](#)



[link to file](#)

Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

Exhibit n° ISS-38

Exhibit dated: 09, 11, 17/07/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-38 • FINANCIAL, COERCIVE & PSYCHOLOGICAL CONTROL
signal conversation, dated [09, 11, 17/07/2024], referred to in the [Section 6.2.18](#)

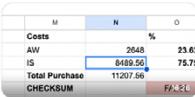
Screenshot of Signal message in which the respondent lies about me spending £8,000 without letting him know and starts threats of not paying any of it as well as not paying the electrician for the rewiring.

Alex Walker ...
Tue, 9 Jul

thanks for this. Can prepare. As a basis for response:
 1. I asked you (multiple times) to check with me before spending my money. You have spent 8000 pounds on things for the house, none of which you checked with me. It's not your money to spend. It's irrelevant what money we saved on dishwashers.
 2. I agree. I want to plan it and have a lot of fun. But if I put an idea forward and you don't like it, calmly say, I'm not sure about that. Storming off and presuming is not adult and not constructive.
 3. I am surprised by this. I have made it very clear since prior to Paxos what the issue is and you still cannot do it. I have clearly stated multiple times, "you haven't even asked why". And you still haven't.

but as you say
we should talk face to face.
and not by text./ 16:25

if you keep calling me a liar do not expect this to go well. 16:25 ...



that says 8000 pounds.
so where is the lying?

You
in that case don't sleep in my bed and don't use anything that's mine
lol i wont yours is in the pink room.
you see 16:28

you are doing it now.
I respond. you immediately have a tantrum. 16:28

Yes of which you were aware of them all aside from the sideboard 16:26

you are doing it now.
I respond. you immediately have a tantrum. 16:26

Nevermind 16:26

Cos I think I'll pass on the conversation seeing how it starts 17:38

No I can't sorry
Not until you start being reasonable having normal discussions
I'm not paying for Brian. You can deal with paying him y 16:11

You are being unreasonable. Work with me to a positive resolution
You will be amazed at how much better this goes if you work with me
But I can also be unreasonable and no one will be happy if we are like that
So discuss with me or expect to be unreasonable too
I don't really understand why you find it so shocking
You act like this so I respond in kind
Anyway you will have to discuss with Brian how you are going to pay him then 16:22

Wed, 10 Jul



Wed, 10 Jul



Welcome to Coohom!
Pro Yearly or Monthly UP TO 68% OFF!
ONLY LAST FOR 72 HOURS!
With bigger savings than ever, now is the time to invest in your
debt-free future.
Use our exclusive **Discount Code: HELLO68**
[Click here](#) or the button below to save 68%!
(remember to log in first and use the code in the checkout page)
[Shop & Save Now](#)

when you are ready to be reasonable and discuss things, this is on. Please don't spend my money if you aren't willing to be reasonable and discuss things properly.
This is my single request.
For instance, if you accuse me of being a thief, I expect you to justify it. Otherwise that is being unreasonable.

I'm sorry I was annoying this morning. I don't like being accused of being a thief when I have done nothing you haven't also done.
I wanted you to justify your accusation.

9:59 10:23

Thu, 11 Jul

ahh cool

I'll get a plumber in next week then

Please can you return the money to the joint account

I'm not sure at the moment I should after your attitude towards all the money you owe me
... It's very very shocking
Your 1st July bullshit
When I was busy thinking I had bone cancer
So frankly
Not to mention you used my money to buy your weed and not my stuff
I can't trust you with it

ok that's fine, but then can you send me 250 for your half of the bills I have paid this month and 15 for the noodles last night
the thing is the joint account money is "ours" not yours or mine... if you had put money in there on the first then we would have shared the bills costs but as you didn't I paid for it all
so you can either put the 500 in the joint account or send me 250 for half the bills

You
Your 1st July bullshit
I've been trying to get you to do something that takes 1 hour for 6 months. You left me no choice tbh
You
When I was busy thinking I had bone cancer
for 6 months? We just got back from Greece... it was nothing to do with bone cancer. I've been trying to get you to do that since bravington Irene. The reason was so I knew what you were spending on what because if you are going to spend my money its only fair I think that I know what you are planning to spend it on

Alex Walker
ok that's fine, but then can you send me 250 for your half of the bills I have paid this month and 15 for the noodles last night
I've had a mouthful

Exhibit n° ISS-38 (signal conversation)

Referred to in the **Section 6.2.18**

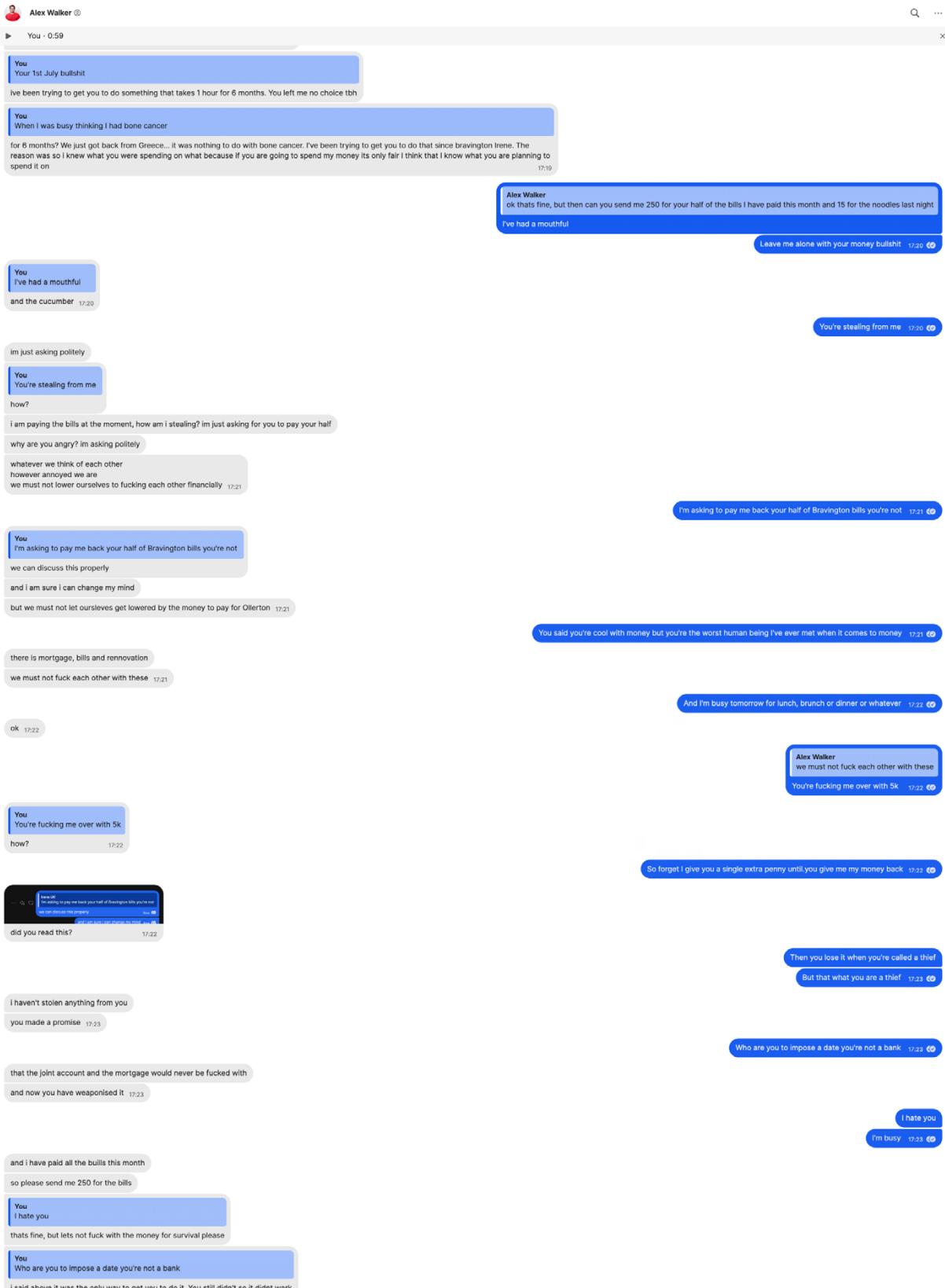


Exhibit n° ISS-38 (signal conversation)

Referred to in the **Section 6.2.18**

You Who are you to impose a date you're not a bank
I said above it was the only way to get you to do it. You still didn't so it didn't work
but if you read above i said when we discuss it I'll pay it to you
so you can drop the Bravington gig
because I will obviously pay the bills there
but I am really worried about Ollerton and the joint account and I just want to believe that you will never fuck us over with the bills and the mortgage
that's all I want to have belief in 17:25
and I have tried to make it so clear all year how worried I am about the money at Ollerton so it's really worrying me when you don't pay for the bills because we are having an argument that you might stop paying the mortgage or something because we are arguing and that's causing me so much stress
please whatever you think of me, don't mess with the mortgage or joint account. Our argument should be about whatever it is, and not money.
I think you agree and you know it's a reasonable request 17:29
we made an agreement that our debts and the joint/mortgage would always be separate. Please don't break that promise. If we can't make sure we both are paying those, then we are going to end up in a horrible horrible place where everyone loses horribly

You Who are you to impose a date you're not a bank
as I have said it was just to try and get you to do it. You still ignored it so what does it matter.
when it comes to the purchases you have made, that's slightly different as you can keep those things - similarly to the TV I can pay for that because you didn't want it
but the renovations, the bills, the mortgage, we have to share equally
and I think you agree that's fair

You I hate you
And if we need to talk about something we can
I'm not going to steal any money from you
I will pay for Bravington I just want you to understand how upset I was about you not caring how much the money situation is affecting me 10:09

We made a deal we would share costs of car and pets from February you're denying it
Things you've agreed to pay you're denying
You have megalomaniac issues
You are not above the law Alex
You have no ethics, values or principles
And someone that threatens to lose my animals purposely is an absolute psychopath
Don't you understand I'm going home so they can stay safe
Actually for all of us to be safe from you 19:16

I've said I'm going to pay Bravington it was just to get and get you to do the one thing I had asked of you. I do not intend to not pay.

You And someone that threatens to lose my animals purposely is an absolute psychopath

Alex Walker ② Wed, 17 Jul

What house as a threat? Unlike you I've never threatened you
Same old story with you anyway you're so unreliable
You make no sense you're the one that's doesn't want to pay me for house related purchases and we're talking thousands and you break my balls for one bill while I'm still waiting for you to pay me for 5 months of bills
You think you make any sense?
Everything is a constant issue with you
You're so dramatic
It's constant
You never keep your word it's another constant 9:52

Just listen:
The only thing I care about is the house, the investment, the renovations are never under threat.
You have skipped bills this month and threatened not to pay for building works.
This is unacceptable.
Fix this and make a vow never to threaten this again and I will be more than reasonable with you.
Until then expect nothing.
I cannot believe you have made threats over not paying for house stuff, it's 400 thousand pounds of our money. Do not put that at risk.
Do that and I'll be as helpful as I can.

You You make no sense you're the one that's doesn't want to pay me for house related purchases and we're talking thousands and you break my balls for one bill while I'm still waiting for you to pay me for 5 months of bills
Coffee tables can be returned and sold. You can keep it if you want.
I cannot return building renovations.

Until you realise how worried I am about money and how much that stress comes from your attitude towards it we cannot progress.

I will now do anything I have to to protect that.

I cannot believe you are bringing the house and renovations into your threats. You promised me that money for the house would never be threatened. Yet here we are.

Want my help, then back down and grow up. It's purely our investment I'm trying to protect.

Do you understand that?

Don't message me until this makes sense to you.

Speak to your parents about it. Show them these messages. I don't mind.

But while you are making the investments on the house stressful I will not be helpful.

You need to separate us from the house. 10:05

Alex Walker

Just listen:

...

I have not paid one bill because I'm broke unemployed and.you owe me money for the house that,you dont want to give back to me

You really do anything and everything you can to destroy me 10:15 ☺

Have you read my email?

I have every intention of paying you for the costs.

Read the fucking email before you accuse me of not paying.

If you are referring to furniture. I warned I was not paying for anything if you didn't agree it or put it in the spreadsheet. You were warned.

10:16

Also you've gone ahead with Paul despite me saying not to 10:16 ☺

Besides you can sell or keep the furniture. 10:16

No doesn't work like that

You are just horrible 10:16 ☺

You

Also you've gone ahead with Paul despite me saying not to

You are a fucking liar. We agreed the side board would go there.

10:16

Really horrible 10:16 ☺

You can carry on all you like. Until you vow house renovations and bills are 50:50 we have no conversation. 10:17

No no after you've been abusive to me.for the millions time I told.you to stop Paul's work 10:17 ☺

You

No doesn't work like that

Yes it does. You don't get to decide how to spend my money. Simple.

You

No no after you've been abusive to me.for the millions time I told.you to stop Paul's work

The work had started and been paid for Irene.

Once you said you didn't want to pay me because.of.you stupid 1st July rule I told.you I then don't have.money for.Paul.and to stop the works

You went ahead without my approval

Alex Walker

Yes it does. You don't get to decide how to spend my money. Simple.

Same.here I didn't agree on Paul

10:18 ☺

Leave me alone. 10:18

Alex Walker

The work had started and been paid for Irene.

I didn't approve

10:18 ☺

You

Once you said you didn't want to pay me because.of.you stupid 1st July rule I told.you I then don't have.money for.Paul.and to

You
Once you said you didn't want to pay me because of your stupid 1st July rule I told you I then don't have money for Paul and to stop the works
Irene. This was after paxos. Paul has started.

You
Same here I didn't agree on Paul
You fucking agreed to move the side board there! How can you have done that if Paul didn't do the work????
Answer me that with logic 10:19

There's no point talking with you you are lying about the truth 10:20

What you seem to not understand is
It's part of the house, I can't undo it, unlike a coffee table. 10:20

You are destroying everything 10:20

So it's done. 10:20

I'll take you to court 10:20

But if you don't pay then you leave me no choice
I would like to sell the house.
I will not pay for any more renovations 10:20

Alex Walker
What you seem to not understand is
It's part of the house, I can't undo it, unlike a coffee table.
Coffee table you had agreed and you're paying me for it 10:20

Btw Paul is plastering Brian's work, you not paying for that either?

You
Coffee table you had agreed and you're paying me for it
I am not. When we split you can keep it all I don't want it. It's all yours.
But when we split the house it needs to be 50:50 Which means we have to have invested 50:50
So if you don't pay Paul then you lose a portion of this house.
Do you understand how ownership works?
You can keep your fucking table cloths 10:22

I had told to not go ahead with Paul's work. You've disregarded that and went ahead without my ok 10:22

But the house must must must be 50:50 otherwise you cannot make decisions on it as I own the majority

You
I had told to not go ahead with Paul's work. You've disregarded that and went ahead without my ok
How many times do you need to repeat yourself?
It's done Irene.
I will pay you what is fair for your costs. See email 10:23

You are paying me for that coffee table we had agreed on it 10:23

But until you agree to everything on the house it's 50 50 I am going to commence selling. 10:23

Pay Paul I won't and if you don't pay Brian he'll sew you up 10:23

10:23

You are paying me for that coffee table we had agreed on it 10:23

But until you agree to everything on the house it's 50 50 I am going to commence selling. 10:23

Pay Paul I won't and if you don't pay Brian he'll sew you 10:23

And frankly I'm gonna take you to court 10:23

You
And frankly I'm gonna take you to court

How? 😂

For what?

I have a spreadsheet of every cost in it. It clearly shows you cannot sue me 😂

It's ok.

You don't pay Paul. You will see what happens when I own 51% of the house 10:24

I'm not paying until you pay me

You're a thief

You a horrible little person you are a thief and a abuser be ashamed of yourself

You are lying

You agreed on that coffee table

YOU HAD AGREED ON THE COFFEE TABLE 10:26

send those things back 10:26

You're a thief 10:26

You
YOU HAD AGREED ON THE COFFEE TABLE

ok

let me try and be the reasonable one.
I will agree to the coffee table.
How does that suit you?

if i agree to the coffee table, then are you now going to be reasonable?

thats my olive branch. 10:27

be aware of when you broke up with Patrick. If i own half of these things, on split i expect my half. Don't think you can make me pay and then I'm going to give you these things for free.

but i will agree to half the coffee table if you vow to never ever ever threaten any investment money or bills or mortgage again EVER. However angry you are these things are 100% protected.

if you can't make this vow then everything is dead and i have nothing more to talk to you about. 10:31

Alex Walker
be aware of when you broke up with Patrick. If i own half of these things, on split i expect my half. Don't think you can make me pay and then I'm going to give you these things for free.

Wow you know how Patryk has become the joke of everyone omg I can't believe you're worse than him

Omg

You're worse than him

You're a joke 10:32

You
Wow you know how Patryk has become the joke of everyone omg I can't believe you're worse than him

well that's my point. Why make me pay half only to then take it all away from me

why would I pay? 10:32

Be ashamed of yourself you're disgusting 10:32

explain to me, when we are in the start of a breakup why would I pay half for you to then take it away? Explain rationally?

no 10:32

Ohhh I have plenty of reasons to take you to court starting by domestic violence

And theft 10:32

And theft 10:32 ☺
you are trying to get me to pay for things that you will then try to keep. I know your strategies and games
You
Ohhh I have plenty of reasons to take you to court starting by domestic violence
shall we bring up physical violence again?
You
And theft
oh yeah? how are those suitcases you bought with the joint account?
Alex Walker
but i will agree to half the coffee table if you vow to never ever ever threaten any investment money or bills or mortgage again EVER. However angry you are these things are 100% protected.
so do you agree?
i have made you an offer.
so do you take it?
i pay half the coffee table and you agree to this vow?
if not then leave me alone. 10:34
No
I'm not letting you ruin my family time so I'm not getting into this 10:36 ☺
you are exactly what you accuse me of.
I have come to realise it. You use all your issues as insults against me so that you look like the victim. But in actual fact you are the abuser. You hit me then deny it. You threaten not to pay and then say it is me. It is you Irene. You are the girl from Gone Girl.
10:36
I've asked you a million times to pay me back for the pedicure 10:37 ☺
You
I'm not letting you ruin my family time so I'm not getting into this
you are mad.
You asked for a favour.
I said not until you agree to pay for renovations.
You said not until you pay the coffee table
I said OK
You still wont agree to your own terms 😂
You
I've asked you a million times to pay me back for the pedicure
you want 30 quid?
the pedicure you booked and made me pay you for.
Fuck you. Sending now!
once again you spending my money without asking.
did you print my label?
no. How many times did I ask? 10:38
In that case.you can pay in full the water thing to turn it into sparkling.water. I was kind enough to pay half but as.youre being totally.unreasunable you can pay everything that I got for.you in full and you can stop using anything that's mine. 10:38 ☺
how long did it take to put the costs in the spreadsheet.
so dont talk to me about 'how many times have I asked'
You
In that case.you can pay in full the water thing to turn it into sparkling.water. I was kind enough to pay half but as.youre being totally.unreasunable you can pay everything that I got for.you in full and you can stop using anything that's mine.
you bought it for me. But that's fine.
once again using money as a weapon in an argument. 10:39
So don't touch any of my mugs, cutlery, glasses cooking stuff bed you can take.your clothes. out of my drawers you stop using everything that's mine 10:39 ☺
i have paid you 30 for pedicure.
You
So don't touch any of my mugs, cutlery, glasses cooking stuff bed you can take.your clothes. out of my drawers you stop using everything that's mine
thats fine. Dont use my internet my TV my subscription channels. Infact Im gonna change all the passwords right now. Wifi - thats mine. DO NOT TOUCH OR USE ANYTHING that is not yours.

You
So don't touch any of my mugs, cutleries, glasses cooking stuff bed you can take.your clothes. out of my drawers you stop using everything thats mine

thats fine. Dont use my internet my TV my subscription channels. Infact Im gonna change all the passwords right now. Wifi - thats mine. DO NOT TOUCH OR USE ANYTHING that is not yours.

or....

accept i have agreed to pay the coffee table and agree to the vow.

do that an we can be reasonable and sensible.

You
So don't touch any of my mugs, cutleries, glasses cooking stuff bed you can take.your clothes. out of my drawers you stop using everything thats mine

if you notice (once again i think you are blind) i have no issue paying for these thigns.

Maybe if you actually read my email you would understand. But you are too irrational to actually understand what i am saying.

I will not pay for anything after the point where i said "if you dont check with me im not paying".

Dining table/chairs - im paying for because that was agreed between us. Of course, on split i'm having half of it, but thats something you can deal with when the time comes.

OR

you can be reasonable and agree to the vow.
When you understand how this works we can progress. Until then leave me the fuck alone.

the mirror for isntance. Told you i didn't like it, never asked for it, you never checked with me. Thats yours. Do you what you want with it but im not paying.

 Alex Walker ⓘ

Q ...

or....

accept i have agreed to pay the coffee table and agree to the vow.

do that an we can be reasonable and sensible.

You
So don't touch any of my mugs, cutleries, glasses cooking stuff bed you can take.your clothes. out of my drawers you stop using everything thats mine

if you notice (once again i think you are blind) i have no issue paying for these thigns.

Maybe if you actually read my email you would understand. But you are too irrational to actually understand what i am saying.

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OR

you can be reasonable and agree to the vow.
When you understand how this works we can progress. Until then leave me the fuck alone.

the mirror for isntance. Told you i didn't like it, never asked for it, you never checked with me. Thats yours. Do you what you want with it but im not paying.

if you start being reasonable, i will too. Currently all you can do that is useful is talk with your family about selling the house or buying the house from me. Those are the two options.

When we bought it you said "if things don't work out, we can rent it out" - but i dont trust you in a rational business position anymore. I cannot believe you wont keep trying to fuck me on the house so i cant take that option any longer.

I want to be as far away from you as i possibly can get. To do that, we have to sell or you have to buy it from me. I can't unfortunately afford to buy it from you.

THE CHOICE IS YOURS.

(I want to leave you and get as far away from you as i possibly can but i will let you decide how to deal with the house) 10:44

In the meantime, i am painting (with my money) the pink room and i am going to move myself in there as i have paid for the chimney to be removed so i am going to use that room. You can have whatever other room you like.

Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1

Exhibit n° ISS-39
Exhibit dated: various dates

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-39 • FINANCIAL, COERCIVE & PSYCHOLOGICAL CONTROL
signal conversations, referred to in the Section 6.2.19

Example of purchases agreed with the respondent despite his constant denial and lies about all of it.

Alex Walker 📲

Oh god I just did something exhausting 19:54

You
Yeah I was wondering if to bring it or not cos you'll be quiet and stoned while I move the lamps and plants around the living room a few hundred times

No bring. You will love it. I'm loving it. Toms loving it. We won't smoke for a while

It's amazing.

I can't wait for you to see. No photos. Got to see for real 20:50

Took a break and I bought another mountain of stuff for the cats. I'm worried about them moving home so need to make sure they're well looked after

Alex Walker
No bring. You will love it. I'm loving it. Toms loving it. We won't smoke for a while

So can I be in charge of design?

I'm gonna call them once I've loaded the car and you can remind me weed and other 20:50

You
So can I be in charge of design?

Literally of course

I'm just manual labour 😅

It's your home

I just sit in it 😅 20:53

Can you do me a favour
I've sent you the money it's should arrive in the next few days 20:57

You
I think there's beans upstairs I'll look after I'm dying for coffee
haha yeah I had the same problem had to go and find a cafe to sit in

You
Can you do me a favour
sure!

You
I've sent you the money it's should arrive in the next few days
oh awesome, thank you 20:57

sorry can you elaborate?
do you need 500 quid cash?

I think £1000 in cash for the table but I'll be blocked. Out of the ATM, can you try to get £500 and I'll do the same please? The other thing I bought it on card but he's so nice he removed the VAT basically no good discount

Also I think the limit of £250 is per transaction
So if you put in the ATM twice in a row you can £500
But that's the actual limit

I'm gonna need you to help do some things around the house so please tomorrow can you set a few hours aside for that? 21:02

You
I'm gonna need you to help do some things around the house so please tomorrow can you set a few hours aside for that?
I can sit but I have work tomorrow as well - please write a list so I know what to expect

You
Also I think the limit of £250 is per transaction
yeah I thought so its not its a limit of cash per day 21:09

Basically try to get used to writing a list and then it's easier to know what needs to be done and when it can be done but work needs to always be the priority especially as the last 3 weeks work has barely got any attention however obviously in the evening can get some but don't too

Just to check am I paying for all of therapy or you going to pay half? I see there is zero in the joint account 21:10

I've put half in there

I can't afford to get 500 cash btw I have 400 left in my account 21:48

I get paid on 27th I think from then we can both put a bit more in the joint account to cover our joint costs 21:55

It's like a food hall so I'll bring you something from one of the stands here that looks tasty 21:55

When James bond is cast and he's younger than me 😂😂😂 21:59

Food was not not good

We are not bringing food home 😂 21:59

Getting on tube now 22:04

Alex Walker
Just to check am I paying for all of therapy or you going to pay half? I see there is zero in the joint account
No I'm not paying for this one sorry but I emailed Ombra Wednesday last week to rebook we had a lot of options between then and now and I certainly am not going to pay because you don't WANT to ask your friend to leave an hour before or after

I really don't want this session

The last one was already my one to one 22:15

Ok I sent the other half

I didn't ask for a lecture I asked a simple question.

I'm on my way home see you in 15 22:23

 Alex Walker @


Tue, 19 Mar

Morning!

What do you think of this one?

<https://www.etsy.com/uk/listing/1604495746/mid-century-retro-teak-danish-dining>

I think it's so beautiful its he's a danish designer so it never loses value.

Would you allow me to go for this one?

... They can deliver this saturday at 8am and if paid cash he's taking £200 off so £1000...

Just so you know I am about to buy something which is PERRRRFECT but I know you don't know it yet.

Can that be one of those ones you give me to go ahead for and if you hate I'll take on the total cost of?
Pretty pleeeaseeeee

It's the soul of a home and it's such a forever item that it has to be beautiful. I don't want to have to have cover because it's not made of solid wood...

8:4

Morning! I'm going to let you do whatever you want because I can't keep up with all these links and images of tables so you go ahead and do whatever you want with the table but I am a bit worried you are stuffing so much stuff in the house and it's going to be cluttered Very quick.

So how are you going to manage that? If you promise that you will get rid of as much stuff as you buy then go for it.

But yeah if I don't like whatever this thing is then I will let you know that

8:50

 Alex Walker @


And also I can finally see the sky and not the street

Oh yeah!! New view after all these years

I'm getting notifications from the cat litter being full btw, might be worth changing the bag before leaving the babies for a day

I've emptied it there's like 50kg of poo in there I haven't even finished cleaning since 8am

50kg what are those cats doing I'll put a reminder to empty it twice a week then,

I saw you on the door bell it made me happy to see you in the sun cute xx

It's a beautiful day I can't wait to see you here in the country side xxxx

Have a lovely day at uni I can't wait to hear your excitement for it

On my I can see a man with a table!



What do you think?

Look at this colour

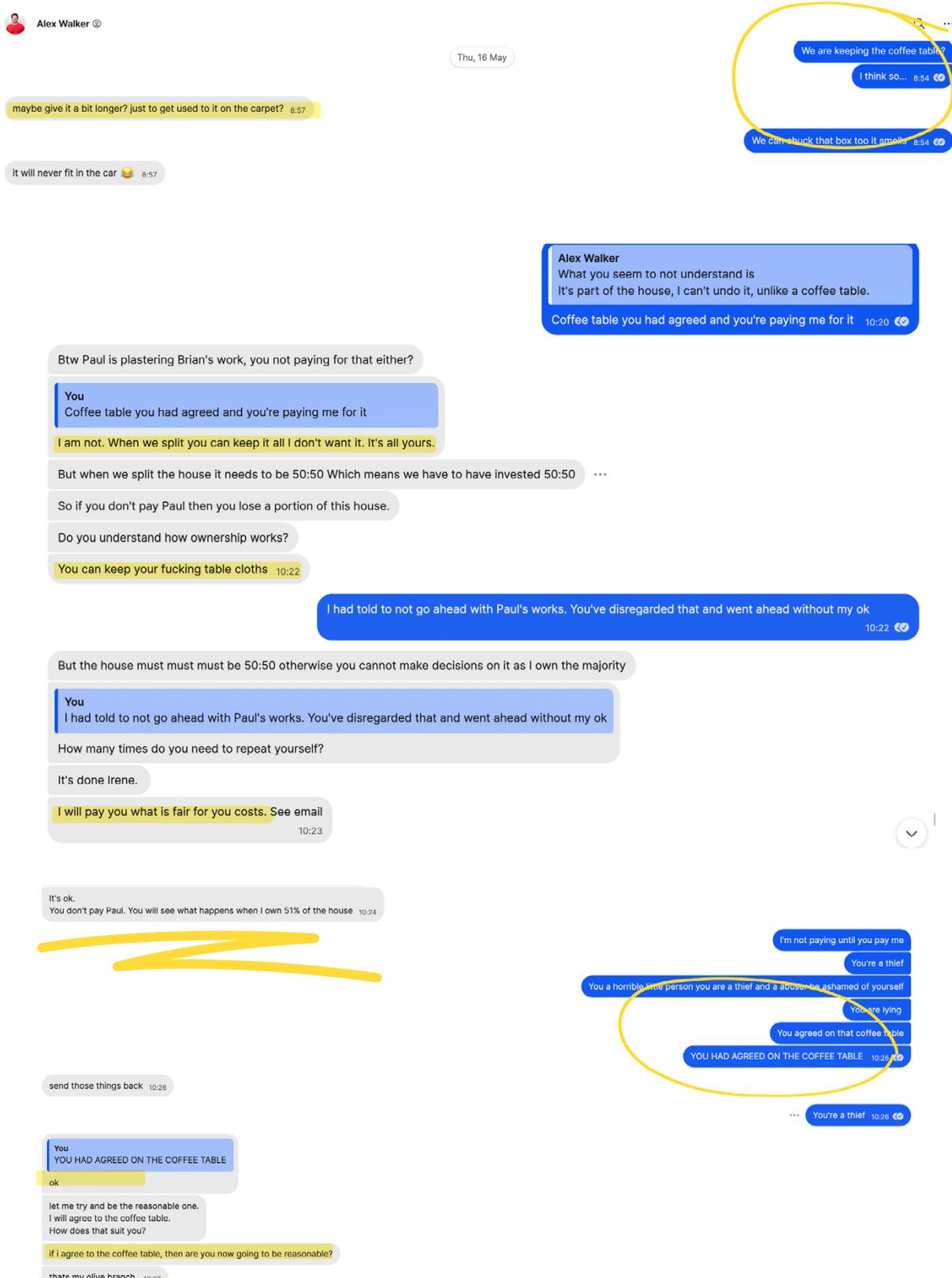
It's beautiful

On my It's stunning, I think you nailed it

How much room to the bar stools

I love the light shining on it you've done it again xxxx

But I guess we have to find out if Guinness likes it



File location → exhibit folder → 6.2 → audio files → 41
→ 41 - financial, coercive control & verbal abuse - 01 -
if I were you I'd start worry about your future.mp3

Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

Exhibit n° ISS-68

Exhibit dated: 09/07/2024, 18:16

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-68 • FINANCIAL, COERCIVE & VERBAL ABUSE - 01.mp3
voice recording, dated [09/07/2024, 18:16], referred to in the Section 6.2.22

In this recording we can hear the respondent dictate "*how this is going to be*", "*if you listen with your ears*", "*I own more than 50% of the house because I paid for the removal of the fireplace (which I always said was not a priority), and I can now kick you out*", "*if I was you I'd start being reasonable, because it's not good new for you*", that if I obey his rules over money owed, he will pay me back for the bills of the old house, and he says to: "*be reasonable or get fucked*", "*if I were you I'd stop being a prick and start worry about your future*".



[play audio file](#)



[link to file](#)

Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti

By email: info@mrpennisi.com

5 November 2024

Dear Ms Spalletti

You and Alexander Walker – 92 Ollerton Road, London, N11 2LA

I have been instructed by Alexander Walker in relation to your jointly owned property, 92 Ollerton Road London, N11 2LA (the “**property**”).

Now that your relationship has broken down, arrangements need to be made in relation to the property. I understand that despite the property being held in joint names, my client has contributed more to the overall costs of purchasing and renovating the property (around £222,000 vs your total contribution of around £202,000) and there is ample evidence to support this. Notwithstanding this, my client will agree for the equity in the property being split 50/50. He is making this proposal now in order to resolve matters swiftly and amicably and so as to avoid both of you incurring unnecessary legal costs.

While the quickest and easiest solution for my client would be for the property to be immediately prepared and marketed for sale (with the net proceeds to be divided), my client understands that you are attached to the property and that your preference is therefore to remain living there. Accordingly in order to facilitate this, my client will agree to transfer the property into your sole name, provided that the following conditions are met:

- I. You pay to my client a lump sum of £213,020 by 4pm on 31 January 2025 in order to “buy my client” out of his share of the property. This is calculated as follows:

Equity calculation	
Estimated sale price (per Zoopla – details enclosed)	£903,000
Outstanding mortgage as at October 2024	-£506,960
Total equity	£396,040
Lump sum calculation	
50% of equity	£198,020

Additional lump sum*	£15,000
Total	£213,020

*The additional £15,000 is to be paid to my client to compensate him for the fact that you will not be incurring any of the costs associated with selling the property, you will not be incurring any rent or stamp duty associated with moving house and the fact that you will be retaining all of the furniture and chattels. My client will of course incur significant costs associated with purchasing a new property and replacing his furniture etc.

2. From 1 December 2024 you shall discharge as and when each payment becomes due, be solely responsible for and in any event indemnify my client against:
 - a. all interest and capital repayments due in respect of the mortgage secured against the property; and
 - b. all sums due in respect of service charge, council tax, utilities (including but not limited to gas, electricity, water, internet and telephone accounts) and buildings and contents insurance premiums in respect of the property;
3. You shall procure the release of my client from any liability under the mortgage by 31 January 2025, and shall in any event indemnify him against all such liability, failing which the property will immediately be placed on the market for sale, with you and my client to have joint conduct of the sale. If the property is sold, then the chattels/furniture in the property will need to be divided equally by value by agreement;
4. Within 52 days of receipt of the lump sum referred to at point 1 above, together with satisfactory evidence that my client has been released from any liability under the mortgage, my client shall transfer his legal and beneficial interest in the property into your sole name; and
5. The costs of the transfer shall be borne equally.

This is a significant compromise on my client's part as given the amount of money and effort that has been spent on renovating the house, he would expect that the house would sell for more than £903,000 if it were marketed for sale today. You would of course be able to realise the property at a greater value and solely benefit from the increase in the property's value.

While writing I enclose a notification that my client has received from BT presumably because you are seeking to transfer the internet service into your name. Please can you arrange this forthwith? My client will cooperate as far as possible, but you will need to meet the early termination charge. I also enclose an invoice of £6,679.23 from the electrician. My client has already paid his share of this. Please arrange for the remaining sum of £6,679.23 to be paid directly to the electrician.

I understand that my client purchased a Samsung TV, which was broken during the renovations. The insurance replaced it with an alternative LG TV, which has a value of £1,299 (the relevant invoice is enclosed). My client intended to return this, but he understands that you have unboxed it and that you are now using it. My client will not seek any compensation for this on the condition that the above proposal is agreed.

Finally, I understand that you are in the process of unilaterally instructing builders/contractors to undertake works at the property without my client's consent. For the avoidance of doubt my client does not agree to any works being undertaken to the property without his prior written consent and insofar as you incur any costs in relation to this, he shall not be liable for the costs incurred by you.

Obviously if you do not accept this proposal then my client will need to consider what other steps need to be taken to ensure that the property can be sold, as his current living situation is not sustainable, and he needs to be in funds so that he can rehouse appropriately.

If agreed, then steps will need to be taken to formalise the agreement. I advise you to take legal advice on the contents of this letter. I look forward to hearing from you or your solicitor.

Yours sincerely



SARAH WALKER

Enc.

This is the attachment Ms Walker submitted to justify an overvaluation of £103,000, based solely on Zoopla screenshots. She used this to support a demand for full payment of £213,020 by no later than 4pm on 31st January 2025, completely disregarding the detailed information and photographs I included in my statement, which clearly demonstrate that such an estimate is unrealistic given the current condition of the property.

My statement also made my dire financial situation absolutely clear — I could barely afford to pay my heating bills, let alone raise over £200,000 in two months. It is unclear how Ms Walker thought I could access such funds, or how she imagined a bank would approve me to take over the mortgage under these circumstances.

I should not be expected to incur legal costs to respond to such an unreasonable proposal, especially when my statement had already made it clear that I was not in a position to buy out her client. Given that my financial position was clearly set out, Ms Walker ought to have considered this before issuing such a demand, and I should not be held responsible for failing to respond to something that had already been fully addressed.

05/11/2024, 18:13

Property details for 92 Ollerton Road London N11 2LA - Zoopla



ZOOPLA

My Home Saved Account

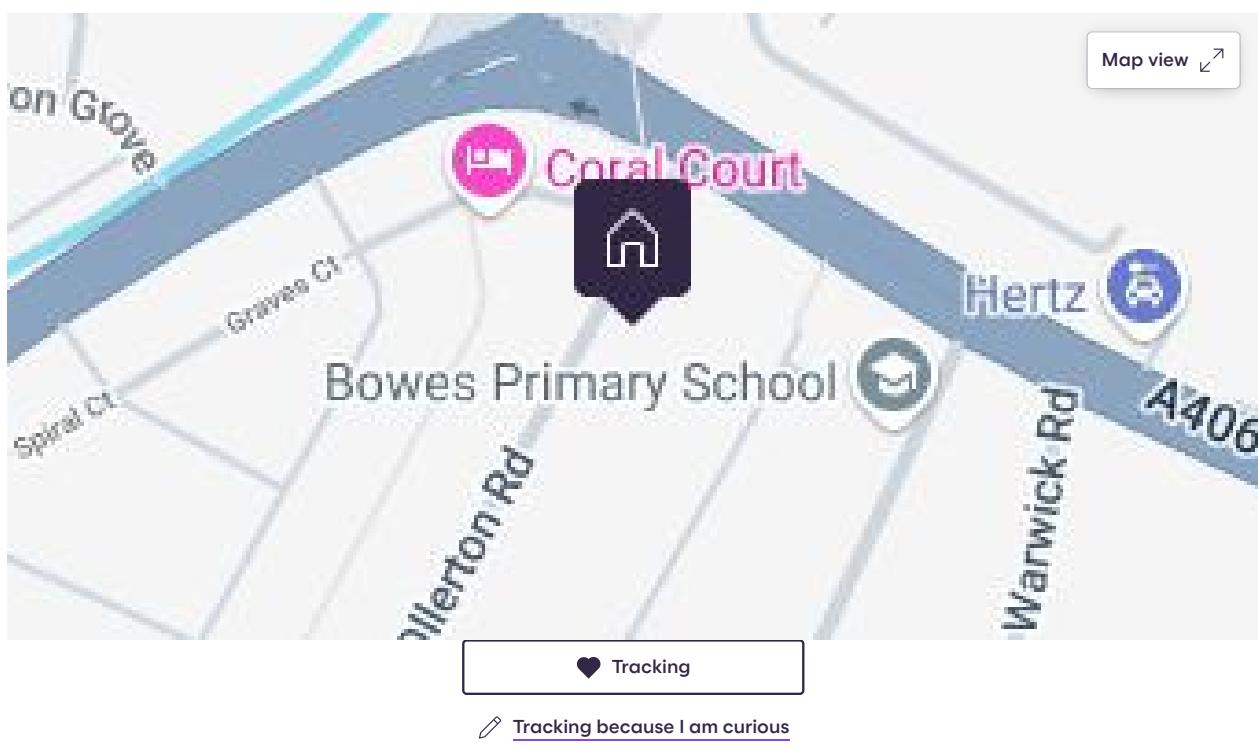
Currently off-market

This property is not for rent or sale on Zoopla.

92 Ollerton Road, London, N11 2LA

Mid terrace house 4 beds 2 receptions [Something not right?](#)
 Freehold 133 sqm EPC rating: D Just curious

[See how much I could borrow](#)

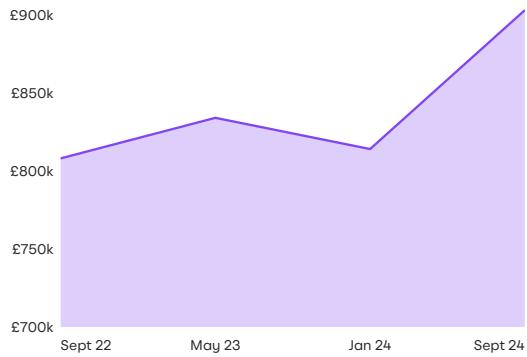


Zoopla estimate



05/11/2024, 18:13

Property details for 92 Ollerton Road London N11 2LA - Zoopla



[See inside the estimate →](#)

Get a free agent valuation

We can put you in touch with an agent for a free, no-obligation property valuation.

[Book an agent valuation](#)

Property timeline

Sold prices are provided by HM Land Registry and may take up to 6 months to appear.

Sold	February 2024	£860,000 +£455,000 (112%)
Listed	February 2013 4 beds See archived listing on Zoopla	£470,000
Sold	November 2007	£405,000 +£78,000 (24%)
Sold	March 2007	£327,000

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- Full property report >

Remortgage calculator

Property value

£903,000

Loan size (60%)

£541,800

Loan term

25 yrs



Interest rate

5%

£3,167 per month

How much could I save?

In partnership with HALIFAX

The calculator results above are not provided by Halifax and are only indicative based on a repayment mortgage product. The interest rate has been assumed to stay the same for the selected mortgage term. Repayments will be subject to the product provided and your circumstances. Your home or property may be repossessed if you do not keep up repayments on your mortgage.

Join the UK's cheapest energy provider

Maximise savings on your energy bill when adding broadband, mobile and more to your plan. Plus, get up to £400 to help you switch.



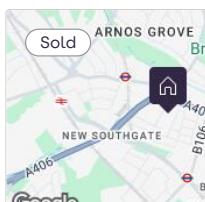
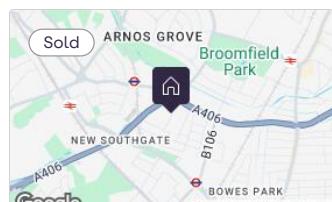
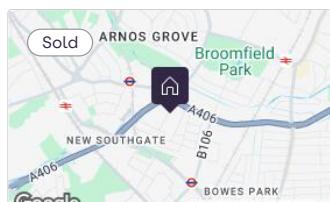
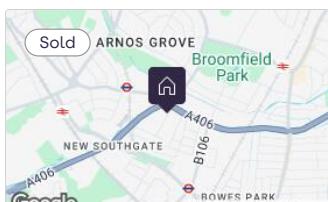
[Get quote](#)

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Cheapest energy when you add two other eligible bundle services. Terms apply. See [ww.co.uk](#)

Properties sold nearby

[Map view](#)



05/11/2024, 18:13

Property details for 92 Ollerton Road London N11 2LA - Zoopla

3 1

87 Ollerton Road, London, N11
2JY
0.02 miles from this property

4 2 1

68 Ollerton Road, London, N11
2LA
0.04 miles from this property

3 1 2

65 Ollerton Road, London, N11
2JY
0.05 miles from this property

4 2 1

57 Stanley Road, Lo
2LD
0.07 miles from this p

Properties for sale nearby

[Map view](#)



£700,000

Dexters

4 2 2

4 bed property for sale
Stanley Road, London N11



£695,000

Zoopla
A Smooth Move

3 2 1

3 bed semi-detached house for
sale
Bowes Road, London N11



£132,000

THOMAS
JAMES

1 1 1

1 bed flat for sale
Coral Court, Arnos Grove N11



£325,000

1 1 1

1 bed flat for sale
Coral Court, Arnos G

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05/11/2024, 18:13

Property details for 92 Ollerton Road London N11 2LA - Zoopla

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Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1
Exhibit n° ISS-60
Exhibit dated: 10/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-60 • ESSENTIAL & IMMEDIATE PROPERTY WORK NEEDED
quotes, referred to in the Section 8.1.33

staircase painting and wallpaper stripping [initiated by the respondent, who gave up after 20 minutes, leaving the walls in the condition shown in the photos]

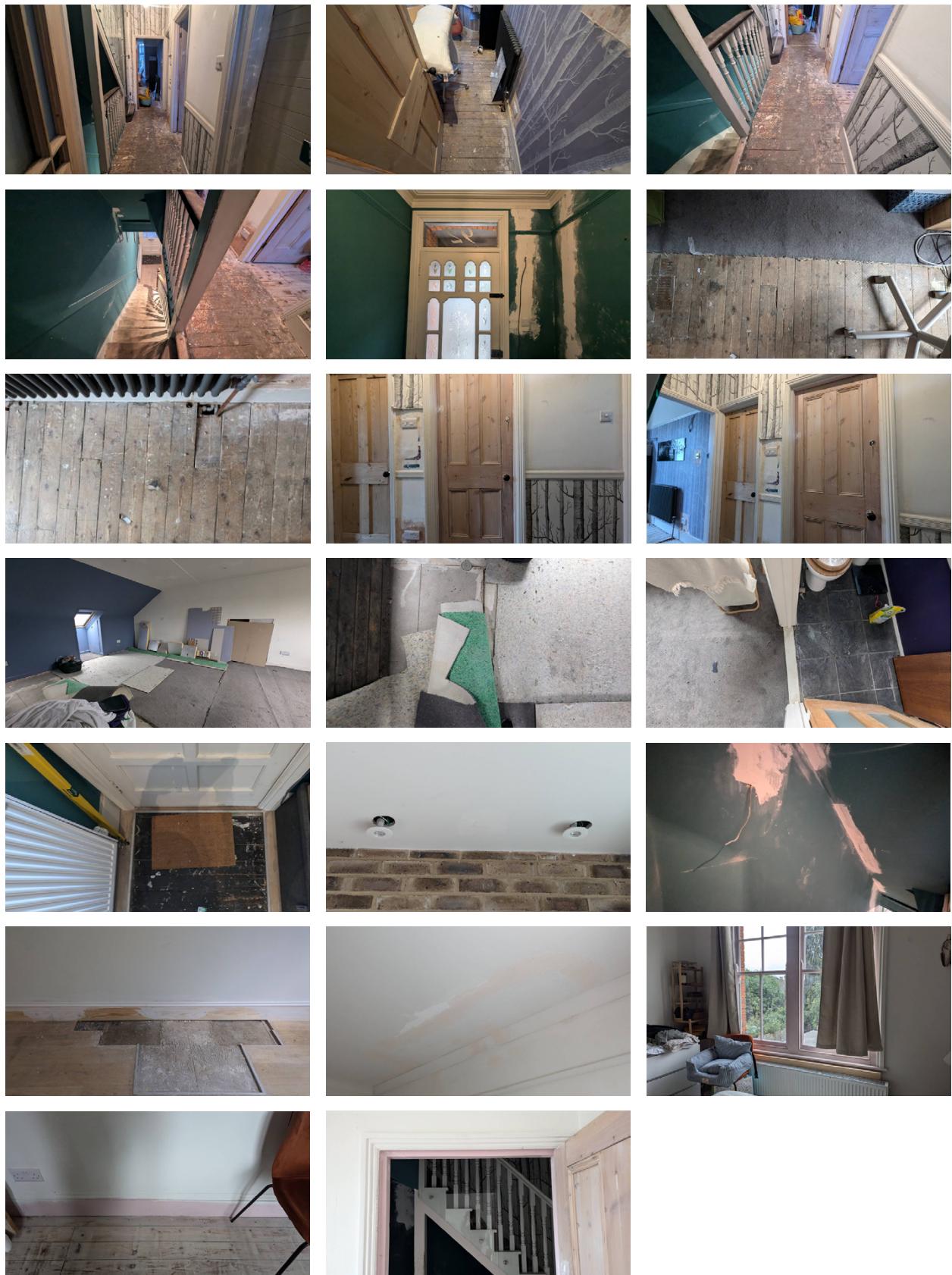
estimate: £3,800

replacement of carpet loft* & first floor: £3,200 / £4,299.96

restauration of wooden floors & loft floor fitting*: £3,310 / £5,040

*either or

total cost estimated between **£10,310 - £13,139**





Miss Irene Spalletti
92 Ollerton Road,
London
N11 2LA

9th January 2025

Dear Miss Spalletti,

Re: 92 Ollerton Road, London, N11 2LA

Thank you for inviting us to look at your property. It was a pleasure to meet you and we really appreciate the opportunity to discuss with you the best form of marketing of your home.

We would be delighted to assist you in selling your property and with a large number of willing and able buyers we would aim to secure a sale on your home in the shortest timescale possible at the best possible price. Marketing is vital in any selling process at Oyster Properties we take great pride in our bespoke marketing for all properties.

There are a number of factors to consider that will affect the value and this is based upon comparable properties sold or available for sale in the area, location, specific characteristics of your property as well as current market conditions.

Taking all of these factors into careful consideration, my professional opinion is that the correct value is in the region of £800,000 - £850,000. The property currently requires painting and decorating throughout, new flooring on the staircases and bedrooms, and securing of the electrical wiring on the ground floor and staircase area.

Should the above works be carried out and the property's presentation is improved, we would recommend marketing the property for the initial asking price of 'Offers Over' £850,000.

Our fee is based on a Sole Agency Agreement at a special rate of 1.25% + VAT of the actual sale price of your property. Oyster Properties will only expect any fees when we introduce a buyer to your property which goes through to completion. All of the marketing materials such as Energy Performance Certificate, floor plan, photographs and video of the property are included in this fee on a Sole Agency Agreement basis.

Once we have received instructions, we will commence marketing of your property to suitable pre-qualified buyers on our mailing list. The property will also appear on our website as well as all the leading internet portals including Rightmove, Zoopla, Primelocation and On the Market.

Should you have any further questions, please do not hesitate to contact us.

Yours sincerely,

Irina Valeva BA, MSc
Sales Director

Head Office | 845 Honeypot Lane | Stanmore HA7 1AR
T. 0208 951 5558 | stanmore@oysterproperties.co.uk

Arnos Grove | 329 Bowes Road | London N11 1BA
T. 0208 368 5886 | arnosgrove@oysterproperties.co.uk





Ms I Spalletti
92 Ollerton Road
Bounds Green
London
N11 2LA

Our ref: VAL01/2303677

7th January 2025

Dear Ms Spalletti

92 Ollerton Road, Bounds Green, London, N11 2LA

Thank you for the opportunity to provide a valuation for your property.

Suggested asking price

Taking into account your timescale, current market conditions and sales of comparable properties in your local area, I recommend an initial asking price of £800,000 for the property in its current state and £900,000 if works have been carried out.

Please note, this figure is for marketing purposes only and I have not carried out a survey of the property's structure.

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Dear Ms Spalletti,

Thank you once again for allowing me the opportunity of visiting your property.

I confirm in my opinion that the property's **current market value is in the region of £800,000 and £820,000**. However, with the works outstanding the property would be worth in the region of £875,000- £900,000

Whilst writing, I confirm that we are currently offering a sole agency commission rate of 1% plus VAT. We work on results - therefore if we do not find you a buyer, 'No Sale, No Fee' will apply.

Please contact us on 020 8881 5288 to confirm that you wish to proceed, or if you have any further questions.

Yours sincerely,

Mark Cruttwell

Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1

Exhibit n° ISS-56

Exhibit dated: 2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-56 • RESP'T's BELONGINGS VS MINE

photos, referred to in the Section 8.1.20

The respondent moved in with two suitcases, three boxes, a mattress and a BBQ; every piece of furniture, every light bulb, every towel, kitchen tool, knife, every piece of dish ware, every mug, the drawers - it all came from my old property, but the respondent still refused to participate in any household costs.

 Alex Walker 

Q ...

Ok 17:01 

I'll sort surveyor as we Def need that done before moving

Or even buying lol 17:02

please can you see what price you get at the bounds green one here with your student card?
<https://www.safestore.co.uk/self-storage/london/north-london-bounds-green/#%23%2Fenquiry-process.ashx%3Faction%3Dupdate-step%26howlong%3D56%26step%3D6>

i would like a small garden shed i think but maybe with bbq need a normal garden shed.... 17:18

You can keep the BBQ in this garden it will save you money

Checking now

Type	Duration	Size	Location
Personal	8 weeks	25 sq ft	North London - Bounds Green

Standard Price £54.99 per week Your Online Price £51.49 per week

£25.75 per week includes 50% off for the first 8 weeks*

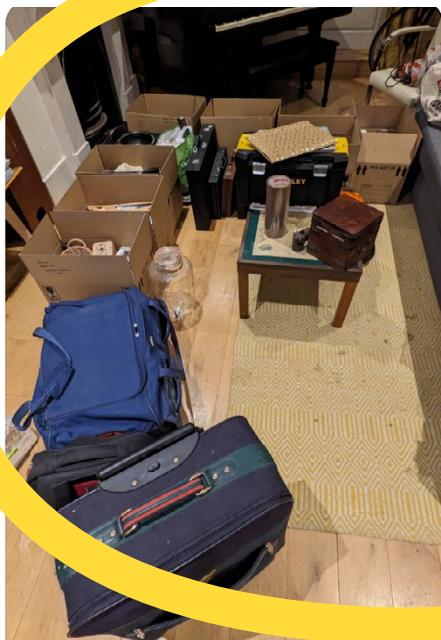
than £51.49 per week
 Price excludes insurance and padlock. No deposit
 *Introductory discount to new customers only
 Student storage consists of either a unit, cage or pallet

Reserve your storage 

Reserve for free, confirm by phone

The respondent's personal belongings...

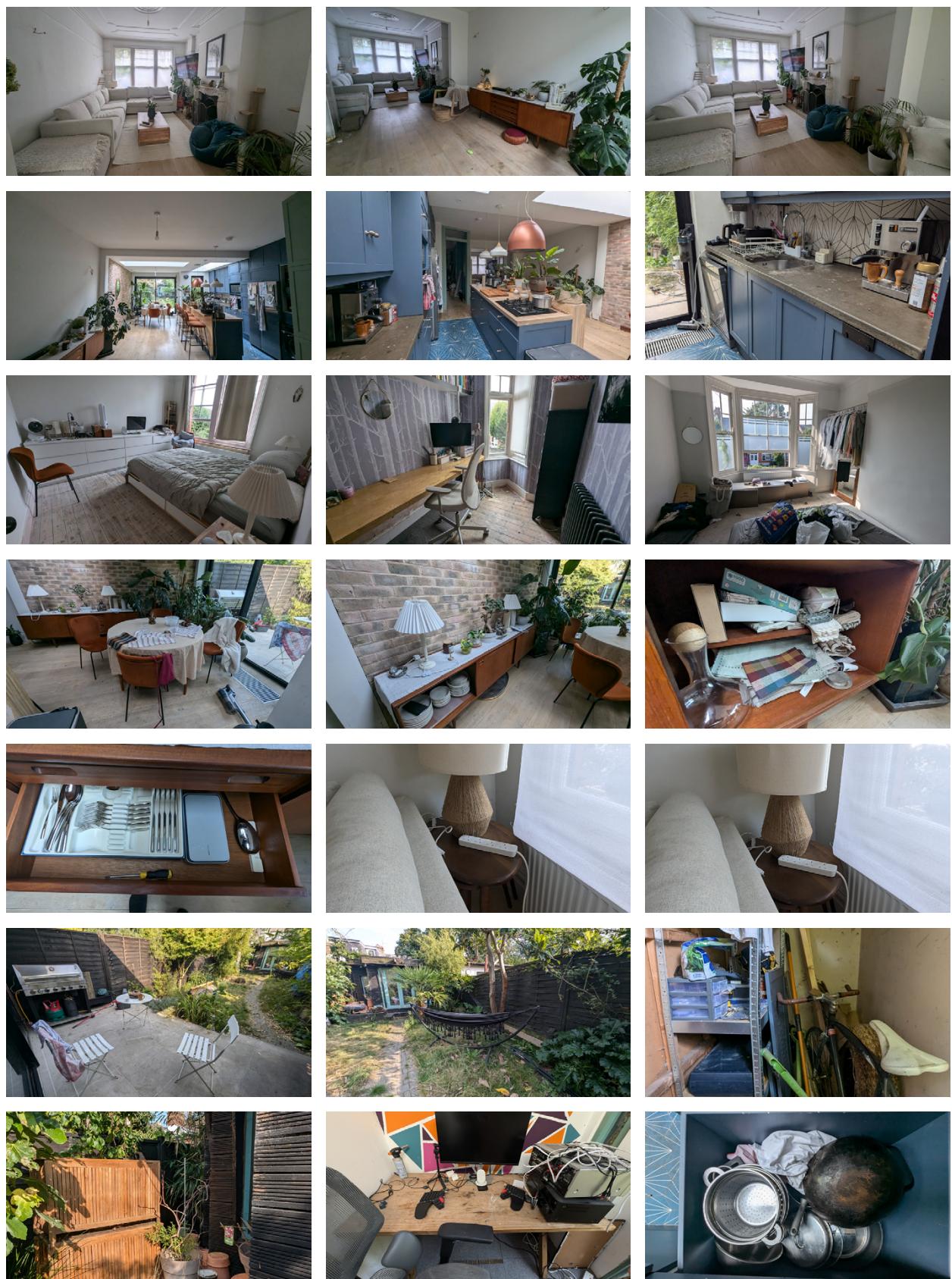
25 sq ft = total size of the respondent's personal belongings he moved into the house



Getting there. Bedroom empty. Got an overnight bag for your house. Kitchen stuff and BBQ to go now

I just realised you are going to make me help pack your house as well aren't you? 😅 maybe I'll book a holiday for that week

10:23





VS some of mine...



Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti

By email: info@mrpennisi.com

5 November 2024

*The additional £15,000 is to be paid to my client to compensate him for the fact that you will not be incurring any of the costs associated with selling the property, you will not be incurring any rent or stamp duty associated with moving house and the fact that you will be retaining all of the furniture and chattels. My client will of course incur significant costs associated with purchasing a new property and replacing his furniture etc.

2. From 1 December 2024 you shall discharge as and when each payment becomes due, be solely responsible for and in any event indemnify my client against:
 - a. all interest and capital repayments due in respect of the mortgage secured against the property; and
 - b. all sums due in respect of service charge, council tax, utilities (including but not limited to gas, electricity, water, internet and telephone accounts) and buildings and contents insurance premiums in respect of the property;
3. You shall procure the release of my client from any liability under the mortgage by 31 January 2025, and shall in any event indemnify him against all such liability, failing which the property will immediately be placed on the market for sale, with you and my client to have joint conduct of the sale. If the property is sold, then the chattels/furniture in the property will need to be divided equally by value by agreement;
4. Within 52 days of receipt of the lump sum referred to at point 1 above, together with satisfactory evidence that my client has been released from any liability under the mortgage, my client shall transfer his legal and beneficial interest in the property into your sole name; and
5. The costs of the transfer shall be borne equally.

This is a significant compromise on my client's part as given the amount of money and effort that has been spent on renovating the house, he would expect that the house would sell for more than £903,000 if it were marketed for sale today. You would of course be able to realise the property at a greater value and solely benefit from the increase in the property's value.

**PLEASE NOTICE HOW THIS CONFIRMS THE SECOND OFFER
THEY MADE WAS ALSO COMPLETELY UNFAIR**



Academy Court, 94 Chancery Lane, London WC2A 1DT
T +44 (0)20 7421 8383 F +44 (0)20 7421 8384
E mail@hfclaw.com DX 251 London/Chancery Lane
www.hfclaw.com

Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti
Via DC Jonty Proudfoot

By email: jonty.proudfoot@met.police.uk

10 March 2025

WITHOUT PREJUDICE SAVE AS TO COSTS

Schedule of Chattels

1. Charles Tyrwhitt navy suit (with orange trim);
2. Light beige linen suit;
3. Sofa that cost around £2,500 (my client is paying for this on a monthly basis – as an alternative my client is content for you to buy the sofa from him for £1,500);
4. Television (which my client paid for – the TV is more valuable than this but as an alternative my client is content for you to buy the TV from him for £850);
5. Samsung sound bar (my client is content for you to buy this from him for £150);
6. Computer monitor and monitor mount that my client lent to you and has not been returned and accompanying cables;
7. Mattress that was/is kept in the front bedroom;
8. Duvet that was/is kept in the front bedroom (my client is content for you to buy the mattress and duvet from him for £150);
9. My client's belongings which are in the office at the end of the garden (including cable, computer keyboards, baskets, collapsable desk);
10. Pictures which belong to my client;
11. Gifts from Robbie Myerson which comprises of a chopping board and a kitchen knife, as well as a beer pump and lid;
12. Kitchen equipment (including large metal bowls, wok, chopping boards, taco press)
13. Tools (including his toolbox, battery powered drill, Makita jigsaw, wired drills, Dewalt drill and drill bits);
14. Samsung sound bar;
15. Speakers and amplifiers;
16. TP link deco WiFi points x3 (one external, one in the sitting room and one in the upstairs office);
17. Network switches x 2;
18. Russian MIG suit and helmet;
19. Network attached HP server (black box);
20. Barbeque;
21. All backgammon boards (my client believes there are four);
22. Orthodontist mouth guard and case.

Non - Molestation Order

(Under section 42 of the Family Law Act 1996)

To **Alexander Michael Luke Wolf Walker**
of 205 Quemerford
Caine
SN11 8JY

In the Family Court at EDMONTON	
Case No.	ED24F00300
Applicant Ref	Irene Sara Spalletti
Respondent Ref	Alexander Michael Luke Wolf Walker, date of birth 24th February 1988 BJ.SMW.WAL023.1

**Important Notice to the Respondent Alexander Michael Luke Wolf Walker,
date of birth 24th February 1988**

You must obey this order. You should read it carefully. If you do not understand anything in this order you should go to a solicitor, Legal Advice Centre or Citizens Advice Bureau. You have a right to apply to the court to change or cancel the order.

If, without reasonable excuse, you do anything which you are forbidden from doing by this order, you will be committing a criminal offence and liable on conviction to a term of imprisonment not exceeding five years or to a fine or to both.

Alternatively, if you do not obey this order, you will be guilty of contempt of court and may be sent to prison.



On 26th November 2024, District Judge Davies,

sitting at the Family Court at Edmonton, 59 Fore Street, London, N18 2TN

considered an application for a Non Molestation order

Upon hearing the Applicant in person and counsel for the Respondent

It is recorded that:

- (1) the Respondent does not accept the allegations;
- (2) the court has not made any findings of fact;
- (3) **the Respondent agreed that, on the above basis, the court could make an order as the following terms to avoid the necessity of a contested hearing**

Order

1. The Respondent must not use or threaten any violence towards the Applicant.
2. The Respondent must not threaten or intimidate the applicant
3. **The Respondent must not go to or enter 92 Ollerton Road, Enfield, N11 2LA, except for the purposes of visits regarding sale or renovation of the property, or for the collection of his belongings, made by prior written agreement (specific dates and times) between the parties.**

-
4. This Order will remain in force until 12 noon on 25 October 2025.
 5. This Order is to be served by the court on the Applicant and on the Respondent's solicitors. Personal service on the Respondent is not required.
 6. No order as to costs

Note to the Arresting Officer

Under section 42A of Family Law Act 1996 breach of a non-molestation order is a criminal offence punishable by up to five years imprisonment. It is an arrestable offence and it is not necessary to obtain a warrant.

"A person who without reasonable excuse does anything that he is prohibited from doing by a non-molestation order is guilty of an offence."

Family Law Act 1996, Section 42A(1)

BETA This is a new service: your feedback will help us to improve it.

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Payments

On 3 February 2025 you will be paid any money you are entitled to.

The amount you get is based on your circumstances from 27 December to 26 January 2025.

If your payment falls on a bank holiday or weekend you'll usually get it earlier.

Statements

Your statement explains your payment and how we worked it out.

Select a statement from the list to view.

View statement by pay date	Amount
3 February 2025	£393.45
3 January 2025	£393.45
3 December 2024	£0.00



Personal Account statement

25/11/2024 - 25/02/2025

Irene Spalletti
92 Ollerton Road
London
N11 2LA
United Kingdom

£65.87

Personal Account balance
(Excluding all Pots)

£0.00

Balance in Pots

(This includes both Regular Pots with Monzo and Savings
Pots with external providers)



Irene Spalletti
92 Ollerton Road
London
Greater London
N11 2LA

Please reply to: Andry Tofarides
Housing Advisory Service
Civic Centre Silver Street
London
EN1 3XA
E-mail: Andry.Tofarides@enfield.gov.uk
Phone: 02081321701
Textphone:
Fax:
My Ref:
Your Ref: 1065281
Date: 27/11/2024

Dear Irene Spalletti

S184(3) DECISION RESULT
(Housing Act 1996 as amended)

I write regarding your homelessness application made on 07/11/2024.

Having completed my enquiries, I have concluded the following:

- That you are not homeless nor threatened with homelessness as defined by S175 of the Housing Act 1996 as amended as you have accommodation available to you at 92 Ollerton Road, London N11 2LA which is reasonable for you to continue to occupy.

This means that the Council does not have a duty to complete an Assessment and Personalised Housing Plan with you or have any duty to take reasonable steps to help you to prevent or relieve homelessness.

In reaching this decision, I have taken into account all the information held on your housing file and in particular the following:

- In our telephone conversation on the 27th of November you advised that the court case on 26th November 2024 concluded that you can remain in your current mortgaged home for a year with your ex partner contributing towards the mortgage payments.
- The Homelessness Code of Guidance 2018 as amended and in particular Chapter 6

Joanne Drew
Strategic Director of Housing and Regeneration
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY

www.enfield.gov.uk

(?) If you need this document in another language or format contact the service using the details above.

Housing Act 1996

S175 Housing Act 1996 states:

- (1) *A person is homeless if he has no accommodation available for his occupation, in the United Kingdom or elsewhere.*
- (2) *A person is also homeless if he has accommodation but –*
 - (a) *he cannot secure entry to it, or*
 - (b) *it consists of a moveable structure, vehicle or vessel designed or adapted for human habitation and there is no place where he is entitled or permitted both to place it and to reside in it.*
- (3) *A person shall not be treated as having accommodation unless it is accommodation which it would be reasonable for him to continue to occupy.*
- (4) *A person is threatened with homelessness if it is likely that he will become homeless within 56 days.*
- (5) *A person is also threatened with homelessness if—
A valid notice has been given to the person under section 21 of the Housing Act 1988 in respect of the only accommodation the person has that is available for the person's occupation, and that notice will expire within 56 days.*

In accordance with the above, I considered the question as to whether your accommodation at 92 Ollerton Road, London N11 2LA is available for you and whether it is reasonable for you to continue to occupy.

Availability of 92 Ollerton Road, London N11 2LA

Looking at your housing situation it is evident that you have accommodation available to you for at least 56 days and have not been served a Section 21 notice that will expire within 56 days.

- The land registry shows both your name and Ex-partner, and you have a legal right to occupy the accommodation.
- You advised that you have not been served with a valid S21 notice that will expire within 56 days.

As a result of the above you have a legal right to continue to occupy the accommodation for at least 56 days. Given this and the fact that that there is no restriction in securing access to it, I am satisfied that it is available to you and that it will be available to you for at least another 56 days.

Given that I consider the accommodation to be available to you I will now consider whether it is reasonable for you to continue to occupy.

Reasonable to continue to occupy 92 Ollerton Road, London N11 2LA

In representations made by you it has been stated that the accommodation is reasonable for you to continue to occupy as there is a power of arrest in place and although you have been the victim of domestic abuse and that there is a threat of domestic abuse it is reasonable for you to continue to occupy.

Section 177 Housing Act 1996 applies a test of when accommodation may be classed as unreasonable to occupy in violence or domestic abuse cases. It states that:

"It is not reasonable for a person to continue to occupy accommodation if it is probable that this will lead to violence or domestic abuse against him, or against; a person who normally resides with him as a member of his family or another person who might reasonably be expected to reside with him."

(1A) *For this purpose:*

- a) "domestic abuse" has the meaning given by section 1 of the Domestic Abuse Act 2021;
- b) "violence" means;
 - i. violence from another person; or
 - ii. threats of violence from another person which are likely to be carried out."

Domestic abuse is defined by the Domestic Abuse Act 2021 as being:

1. Behaviour of a person ("A") towards another person ("B") is "domestic abuse" if;
 - a. A and B are each aged 16 or over and are personally connected to each other, and
 - b. the behaviour is abusive.
2. Behaviour is "abusive" if it consists of any of the following;
 - a. physical or sexual abuse;
 - b. violent or threatening behaviour;
 - c. controlling or coercive behaviour;
 - d. economic abuse
 - e. psychological, emotional or other abuse;
3. and it does not matter whether the behaviour consists of a single incident or a course of conduct.
4. "Economic abuse" means any behaviour that has a substantial adverse effect on B's ability to;
 - a. acquire, use or maintain money or other property, or
 - b. obtain goods or services.

-
5. *For the purposes of this Act A's behaviour may be behaviour "towards" B despite the fact that it consists of conduct directed at another person (for example, B's child).*

Domestic Abuse

Given the above, I am satisfied that the accommodation is reasonable for you to continue to occupy on all grounds.

Given the above, I am satisfied that you are not homeless nor threatened with homelessness as per S175 of the Housing Act 1996 as you have accommodation that is available to you for more than 56 days and reasonable for you to continue to occupy.

Please be aware that if you do not continue to occupy the accommodation at 92 Ollerton Road, London N11 2LA and consequently lose it and become homeless, you are likely to have become homeless intentionally.

If as a result of this you reapplied to this Authority for assistance the Council may deem that it has no duty towards you apart from taking steps to help you to secure accommodation under the Relief duty and interim accommodation for a reasonable period if you have a priority need.

If you disagree with this decision

You can request a review of this decision under Section 202 of the Housing Act 1996 as amended within 21 days of being notified of the authority's decision. Please note that review requests made outside of the time limited may not be considered.

Yours sincerely,

A.Tofarides

Andry Tofarides
Specialist Domestic Abuse Coordinator
Housing Advisory Service - Resilience Team

Enfield Council has launched a series of 14 e-newsletters covering a range of topics that provide residents with more frequent Council news and service updates. More than 40,000 people have already signed up, make sure you're one of them. You can register at www.enfield.gov.uk/enewsletters

**COURT TRANSCRIPTS HAVE BEEN REQUESTED AND WILL BE PROVIDED AS
SOON AS I RECEIVE A COPY. THEY WILL CONFIRM THAT THE JUDGE'S DECISION
WAS AS FOLLOWS:**

Her client remains responsible for half of all property-related costs.

Ms Walker was aware of my vulnerable financial position, as her firm was representing her client at the hearing where I was in tears while explaining to the judge that, due to the respondent stealing all my money, I had no means to afford a solicitor and was also not eligible for legal aid. We later discovered that this ineligibility was the result of Ms Walker's overvaluation of the property

Molly Claridge

From: Irene Spalletti <irene.spalletti@gmail.com>
Sent: 11 December 2024 15:39
To: Bryan Jones
Subject: House renovations

Dear Mr. Jones,

I would like to understand what Alex's intentions are when it comes to house renovations; we have essential house works that need to be done urgently, such as painting, carpets and flooring, totalling around £10,000. There are also extra non-essential jobs - such as bathrooms renovation, top floor and window replacement - all quotes for these jobs are in my last exhibit folder.

We own equal equity in the house, he has not spent £20k more than me on the property.

Also to confirm: the judge said there's no change in the house finances; Alex is still responsible to cover half the mortgage and bills.

Warmest regards,
Irene Spalletti

Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti

By email: info@mrpennisi.com

13 December 2024

Dear Ms Spalletti

URGENT ACTION REQUIRED

You and Alexander Walker – 92 Ollerton Road, London, N11 2LA
Letter before action

1. I write further to my previous correspondence regarding the property that you jointly own with my client, 92 Ollerton Road London, N11 2LA (the “**property**”).
2. In my letter dated 5 November 2024, my client made a reasonable proposal for you to buy my client out of his share of the **property**. Disappointingly I have received no response at all from you in relation to this, save from a brief email from you to my colleague, Bryan Jones, asking about arrangements for the payment of works to the house, as well as the mortgage and bills (my client’s proposals in respect of this are addressed at paragraph 18 below). My client has therefore instructed me to send this letter in accordance with the Practice Direction for Pre-Action Conduct and Protocols (“**PDPAC**”) contained within the Civil Procedure Rules. I refer you to paragraph 13 to 16 of the Protocol regarding the court’s power to impose sanctions for failing to comply with the Protocol. Ignoring this letter and failing to comply with the Protocol may also increase your liability for costs.
3. This letter sets out:
 1. A summary of the **factual background**; !!!!!!!
 2. The basis of my client’s claim; and
 3. Action required from you to resolve this matter.
4. If you ignore this letter or fail to respond in the time stipulated at the end of this letter, my client may commence court proceedings against you without further notice. If my client wins his claim

at court, you will also very likely be liable for his legal costs. I strongly recommend that you immediately seek legal advice on the contents of this letter.

5. As set out below, it is my client's position that now that your relationship has broken down the property must be sold, and the net proceeds divided.

Background

6. You and my client were previously in a relationship from 2019 and jointly purchased 92 Ollerton Road in February 2024. You hold the property as tenants in common and are jointly responsible for the mortgage costs. My client contributed approximately £222,000 to the overall costs of purchasing and renovating the property. You contributed a total of approximately £202,000. There is a mortgage of £506,960 secured against the property and the monthly mortgage repayments are currently £2,414 per month. In relation to the financial arrangements arising from the purchase:
 - a. you did not contribute to the mortgage for the first two months that you and my client were living at the property, as you were waiting for your deposit to be returned from your flat. You have not reimbursed my client for this;
 - b. you withdrew your share of the money for the bills from the joint account in July 2024, which meant my client had to pay the bills in full that month;
 - c. you did not pay your share of the bills in August 2024;
 - d. you only paid £628 towards your share of the mortgage (i.e. approximately 25% of the monthly payment due) to my client in November 2024. You therefore owe £579 in relation to this.
7. Your relationship ended in mid-July 2024 but you both continued to live at the property, albeit separately. My client made it clear that he wanted to separate properly, sell the property and have no further engagement with you by text message sent on 14 August 2024.
8. On 2 September 2024 you had an argument and **you falsely alleged that my client broke a lamp** (although there is clear documentary evidence that it was broken months ago). **You called the police due to that alleged property damage.** My client was arrested and taken to Leyton Police Station where he was interviewed under caution. He has been bailed to return to Wood Green Police Station on 15 January 2025. As a consequence of his bail conditions (and also the occupation order that has been made by consent), my client cannot return to the property and since September has split his time between his mother's home in Wiltshire and temporarily staying with friends when he is in London (where he must frequently be for work).
9. Despite having had no contact for 7 weeks, on 22 October 2024 you made an ex parte application pursuant to the Family Law Act 1996 seeking a non-molestation order and an occupation order. At the end of the statement in support of your application you made a series of requests for my client to be solely responsible for the mortgage and household bills, together with compensation for "harm" you alleged to have suffered during the relationship. At the hearing on 25 October 2024 District Judge Cohen made a very limited non-molestation order

in the interim and a return date was directed for 26 November 2024. He made no order in respect of the mortgage payments or bills.

10. My client proposed to vacate the hearing on 26 November 2024 by offering the fullest possible range of undertakings. You failed to accept my client's reasonable undertakings and my client was forced to attend court at significant cost. My client had no wish to continue this pointless and expensive litigation. He therefore agreed to the non-molestation and occupation orders to be made by way of a consent order on the basis of no admissions.
11. In advance of the hearing on 26 November 2024, my client made reasonable proposals as a way to move forward in relation to sale of the property.
12. You failed to engage with my client's reasonable proposal in respect of the sale of the property.

The basis of my client's claim

13. Both you and my client have always supported yourselves independently. You are not married, you have no children and have no ongoing duty to support each other. My client's current living situation is not sustainable. You have not been in a relationship since July 2024 and the property will need to be sold and my client's share of the funds be released to him so that he can rehouse appropriately.
14. If you refuse to agree to the sale, then my client will be forced to make an application pursuant to section 14 of the Trust of Land and the Appointment of Trustees Act 1996 for the court to make an order for sale.

Alternative Dispute Resolution

15. Should you dispute this, the Protocol PDPAC requires that you and my client should consider alternative dispute resolution before any court proceedings are commenced. Accordingly, we ask you to confirm your position in this regard.
16. Should we not hear from you by 13 January 2025 regarding alternative dispute resolution, and you do not agree to my client's proposal to sell the property, we shall assume that you do not wish to engage in any form of alternative dispute resolution and I reserve the right to draw this letter to the attention of the court, in due course should we consider this necessary.

Relevant document

17. I enclosed a copy of the Land Registry title, which shows that the property is owned jointly by you as tenants in common.

Action required

18. Despite my many letters to you, both in relation to the property and also in relation to other issues arising from the breakdown of your relationship with my client, you have failed to engage. My client now requires from you confirmation by no later than 4pm on 13 January 2025 that the property can be sold forthwith on the following basis:

-
- a. the property shall be sold forthwith for the best price achievable;
 - b. you and my client to agree the estate agent within seven days. My client to propose three options, you to select one of the three proposed, the joint letter of instruction to be agreed;
 - c. my client's usual workman to undertake remedial work to ensure the property is saleable – the scheme of works to be set out by prior written agreement between you and my client;
 - d. you to maintain the property to a viewable standard and to agree not to stymie the sale;
 - e. you and my client to continue to discharge the monthly mortgage payments equally (you shall be solely responsible for the bills and utilities at the house given that you are in sole occupation of the property and my client has his own housing costs to meet);
 - f. the proceeds of sale shall be applied as follows:
 - i. to discharge the mortgage;
 - ii. in payment of the solicitors' conveyancing costs and disbursements in connection with the sale;
 - iii. in payment of the estate agents' charges;
 - iv. in payment to my client of the additional contributions that my client has made to the mortgage and bills set out at paragraph 6 above, which should have been met by you;
 - v. in payment to my client any redecoration/renovation or other costs that my client incurs in order to prepare the property for sale that are unmatched by you;
 - vi. in payment of the balance as to 50% to you and 50% to my client.

For the avoidance of doubt, the amounts referred to at (iv) and (v) above will need to be paid to my client directly from the conveyancing solicitors, top sliced, from the net proceeds of sale.

- 19. My client could of course claim further sums because he contributed more to the costs of purchasing and renovating the property. However, he will not pursue this claim on the condition that his proposals are accepted by 13 January 2025.
- 20. If you fail to respond to this Letter Before Action by this deadline or if your response is in any way unsatisfactory, I anticipate being instructed to take all further action. To the extent that full court proceedings are necessary, my client's costs will increase, and he will seek to recover all of the same from you as part of those proceedings.

I await to hear from you or your solicitor.

Molly Claridge

From: Irene Spalletti <irene.spalletti@gmail.com>
Sent: 16 December 2024 10:28
To: Bryan Jones
Subject: Re: House renovations

Dear Mr. Jones,

Are you able to give me a call on 07412 604 767 please?

I would rather speak directly with you than Mrs. Walker if that's possible?

Warmest regards,



Irene Spalletti

On Wed, 11 Dec 2024 at 15:38, Irene Spalletti <irene.spalletti@gmail.com> wrote:

Dear Mr. Jones,

I would like to understand what Alex's intentions are when it comes to house renovations; we have essential house works that need to be done urgently, such as painting, carpets and flooring, totalling around £10,000. There are also extra non-essential jobs - such as bathrooms renovation, top floor and window replacement - all quotes for these jobs are in my last exhibit folder.

We own equal equity in the house, he has not spent £20k more than me on the property.

Also to confirm: the judge said there's no change in the house finances; Alex is still responsible to cover half the mortgage and bills.

Warmest regards,
Irene Spalletti



Irene Spalletti <irene.spalletti@gmail.com>

Your meeting with southgate solicitors is booked

1 message

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

19 December 2024 at 09:41

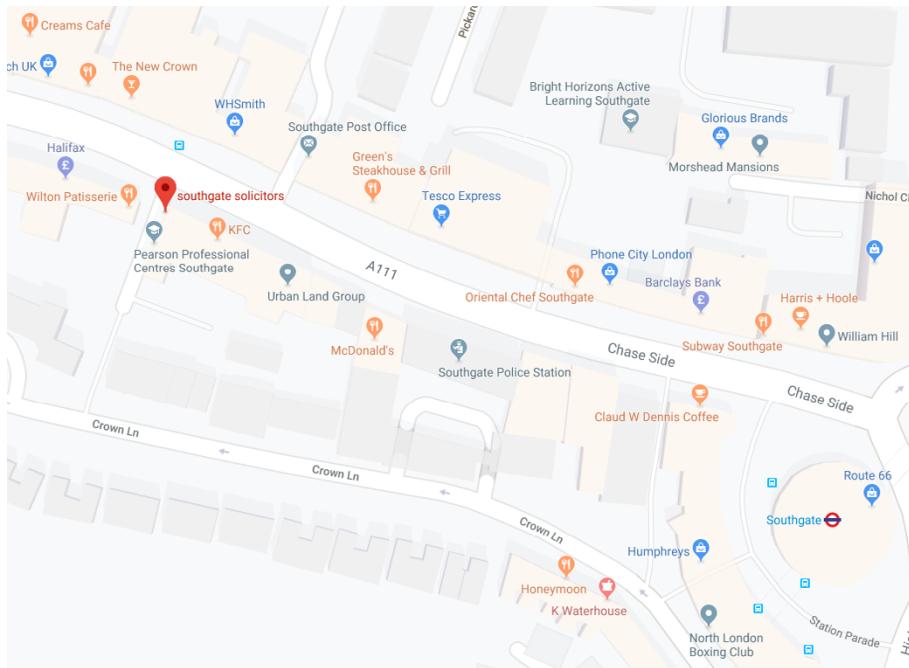
Hi Irene,

Thank you for your call and your request for my assistance in your matter.

I have arranged a strategy meeting on: Friday, January 3, 2025 at 12:00 pm (GMT) with Lucy Cornish.

You have paid £643 and we will discuss future costs for matters you may need to pursue.

Please note that the meeting will take place at Third Floor, Crown House, [47 Chase Side, N14 5BP](#). We are two minutes walk from Southgate underground station (Piccadilly Line). If you are driving, there is limited pay and display parking on Chase Side. Alternatively, the best option is to park at Asda on Chase Side which is a 2-minute walk away and parking is for up to two hours (no purchase necessary). A map is outlined below with our office located at the red pin drop.



I look forward to seeing you and in the meantime, I attach some of our reviews, past cases and terms of business for your reference.

Thanks,

Louisa Yiannourides | Client Services Executive

southgate solicitors

Your Property Matter - follow up from today's strategy meeting ➔ Inbox x

⋮ ⌂ ⌃ ⌄

 Lucy Cornish <lc@southgate.co.uk>
to me ↗

⌚ Fri 3 Jan, 14:22 ⚡ ⚪ ⌂ ⌃ ⌄

Dear Irene,

It was a pleasure meeting you this afternoon and I hope you found the meeting useful.

As discussed, we can offer the following fee structures (all including VAT):

Property Matter

This would be on the basis of my hourly rate which is currently £237 per hour.

In terms of hourly work, this is charged on a unit basis. Each hour has 10 units, and work is apportioned on this basis. Routine work, for example straightforward emails, messages, calls and letters are charged at a minimum of one unit. Non-routine work is rounded up to the next unit depending on the length of time that it takes to complete. We operate a modern case management system which automatically records the time spent on your matter and you will be provided itemised bills on a regular basis for hourly rate work. This is further outlined in our terms of business.

The same would apply to the non-molestation order and occupation order proceedings should you require my assistance.

Next steps

Before I can undertake any further work on your file, it is company policy to request a 10-hour retainer on account (£2,370) should you wish to proceed. However, as per our discussion, I am happy to reduce this upfront cost to £1,185.

For your convenience, I have attached our client account details for payment by bank transfer, or alternatively you can pay by debit or credit card on our website here: <https://www.southgate.co.uk/payment> or by phone, should you wish to proceed.

I will also require signed terms of business before I can proceed with work, which I will email to you separately for your signature once payment is received.



Irene Spalletti <irene.spalletti@gmail.com>

Payment done

1 message

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

7 January 2025 at 10:39

Hi Lucy,

just to let you know payment has gone through.

Thanks,



Half Penny Steps
HEALTH CENTRE

09 Jan 2025

To whom it may concern,

**Re: Miss Irene Spalletti Gender: Female DOB: 11 Jun 1986
Address: 74A Bravington Road, London, W9 3AJ
NHS No: 706 332 7151 Contact Details: 07412 604767, 07412 604767**

I am writing to make you aware of the exceptional circumstances my patient is unfortunately having to deal with. She has a medical background of anxiety disorder, emotionally unstable personality disorder, ADHD, depression, chronic pain, fibromyalgia, and has been suicidal on many an occasion.

Her ex-partner has had a negative influence on her life, and she reports feeling anxious in his presence, as there are reports of emotional, physical and financial abuse, along with coercive control. As such this escalates her anxiety to such an extent that she ends up panicking and making attempts on her life.

Due to these deleterious effects, I feel it is imperative her ex-partner not be allowed near Irene, and this be ordained by law. I would be very grateful for your help in this anticipation.

Kind regards,

Dr Saima Shah

GP Half Penny Steps Surgery

your health is our priority

Half Penny Steps Health Centre | 427-429 Harrow Road | London | W10 4RE
Tel: 020 8962 8700 | Fax: 020 8962 1420 | Email: halfpennysteps@nhs.net | Web: www.halfpennystepshc.nhs.uk
Dr Akber Ali | Dr Earim Chaudry | Dr Malka Hasrat | Dr Khalika Hasrat

southgate solicitors

Ms Sarah Walker
Hughes Fowler Carruthers
Academy Court
94 Chancery Lane
London
WC2A 1DT

Our Ref: LC/102369
Your Ref: BJ.SW.bs.WAL023

10 January 2025

Dear Colleagues

Spalletti & Walker - 92 Ollerton Road

We have recently been instructed by Ms Irene Spalletti in matters relating to 92 Ollerton Road, London, N11 2LA. Please ensure that all future correspondence is sent directly to Ms Lucy Cornish, Solicitor with conduct of this matter, at lc@southgate.co.uk.

We note the deadline of 13 January 2025 you have given our client to respond to your Letter Before Action dated 13 December 2024.

In light of our recent instructions, we write to inform you that we are unable to respond in full by the stipulated date and time. Rest assured we are in the process of taking instructions from our client with the view to provide a full response promptly.

Our client is keen to resolve matters outside of court and therefore we urge your client not to take any further action. We put you on notice that should your client escalate matters unreasonably, our client will be seeking costs against him.

You shall hear from us soon.

Yours faithfully

Southgate solicitors

southgate solicitors

Third Floor, Crown House, 47 Chase Side, London, N14 5BP
t: 0208 004 0065 e: hello@southgate.co.uk w: www.southgate.co.uk

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Registered in England & Wales
VAT No: 263804305

Molly Claridge

From: Sarah M Y. Walker <S.Walker@HFCLAW.COM>
Sent: 15 January 2025 09:58
To: info@mrpennisi.com
Cc: Bryan Jones
Subject: RE: FAO Ms Irene Spalletti [HFC-HFC.FID176697]

Dear Mr Pennisi

I have received a letter from Ms Spalletti's solicitors dated 10 January 2025, but I am not currently able to respond to them directly because of my client's bail conditions. They say in their letter that they are taking instructions and that they will provide a full response promptly but I have heard nothing since. As Ms Spalletti knows, my client is keen to resolve matters swiftly. Please can she therefore provide us with a date by which she expects her solicitors will respond.

Yours sincerely

Sarah Walker

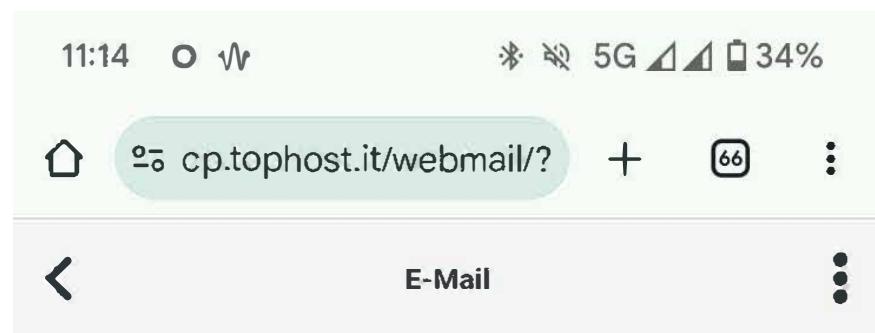
Sarah M Y. Walker
Senior Associate Solicitor

Hughes Fowler Carruthers
Academy Court
94 Chancery Lane
London WC2A 1DT

Tel: +44 (0)20 7421 8383
Email: S.Walker@HFCLAW.COM
Web: www.hfclaw.com



PRIVY COUNCIL AGENTS
COMPANY REGISTRATION No. 7160275
REGISTERED OFFICE ADDRESS: Academy Court, 94 Chancery Lane, London WC2A 1DT
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A Sarah M Y. Walker ancora 1... il

2025-01-15 21:36

Dettagli

Mrs Walker - 15.01.2025.pdf (~39 KB) ▾

Subject: Response from Irene Spalletti

Mrs Walker,

Following your communications of 13 December 2024 and yesterday, please find attached a response from Irene Spalletti.

Kindly refrain from contacting me directly going forward. As per the bail conditions, all communications should now be directed through her solicitor, Mrs Lucy Cornish, who has been cc'd on this email.

Thank you.

Manuele R. Pennisi,

FAO: Mrs Sarah Walker
Hughes Fowler Carruthers
By email: s.walker@hfclaw.com

Your Ref: BJ.SW.bs.WAL023

CC: Mrs Lucy Cornish
By email: lc@southgate.co.uk

15 January 2025

Dear Mrs. Walker,

Spalletti & Walker – 92 Ollerton Road, N11 2LA

In response to your email received today:

(1) Solicitor Instructions and Communication

I have instructed Mrs. Cornish within the time frame dictated by your client; despite this, you are now demanding a response within less than three working days from instruction, which is entirely unreasonable. Mrs. Cornish requires sufficient time to review your voluminous, hostile, harassing communications and address their redundant content. Unlike you, she is taking the necessary time to thoroughly examine the case and the relevant legal matters, ensuring that she does not repeat the same unhelpful communications you have sent thus far.

(2) Family Law Act Proceedings

My solicitor has been instructed solely for property matters. You are not to contact Mrs. Cornish or send me further threats through the various means of communication you have devised in relation to family-related matters. Similarly, please refrain from contacting Mr. Pennisi further; bail conditions do direct you to communicate through my solicitor.

You have inundated me with emails—including repeated threats—regarding the hearing for the non-molestation order, despite knowing that I was not legally represented at the time. This behaviour breaches the Solicitors Regulation Authority (SRA) Code of Conduct. I suggest you review it thoroughly, as it seems you may have forgotten its Standards and Regulations, and I strongly urge you to adjust your approach to align with the established guidelines. Please be advised that I remain unrepresented in family law matters, and I caution you against further attempts to exert undue pressure or issue threats concerning the upcoming hearing.

(3) Tone and Conduct of Communication

The threatening and harassing tone of your letters, particularly the repeated references to legal costs and proceedings, is entirely inappropriate and unacceptable. Solicitors are bound by the SRA Code of Conduct, which prohibits the misuse of legal proceedings to harass or intimidate. I would remind you that this case involves domestic abuse, controlling and coercive behaviour. Your lack of tact and persistent abusive communication is especially troubling given the sensitive nature of this case. I do not respond well to scare tactics or threats; should you fail to tone down your communication and moderate its content, I will have no choice but to take further action.

Following your letter before action communicated on 13 December 2024:

I have contacted Mr. Jones on 11 December to address how Mr. Walker intended to handle the essential renovations required to make the property ready for sale. Rather than providing a constructive response, I received a baseless and accusatory five-page letter alleging my unwillingness to sell. This misrepresents the facts, distorts my genuine inquiry, and appears to be a deliberate attempt to deflect responsibility.

(4) Legal Threats and Abuse of Process

Your repeated threats of legal costs and references to applications under the Trust of Land and Appointment of Trustees Act 1996 (TOLATA) appear to serve no purpose other than to harass and coerce me. As previously noted, your client's financial interests are better served by adhering to the judge's order rather than pursuing costly and unreasonable litigation.

(5) Misrepresentation of Facts and Offers

- **Nature of Offence:** Mr. Walker is not on bail for "breaking a lamp".

No false allegations have been made on 2 September 2024

I strongly urge you to review all relevant evidence, including the police call, before making further unfounded and insulting allegations.

- **Property Offers:** The proposals presented are entirely unreasonable and contradictory. I previously rejected your client's offer in July and have consistently stated and reiterated my position, as outlined in my statement (referenced on p.43), which remains unchanged:

(35) The renovations necessary for us to be able to sell the house as soon as possible

(41) Would that not be possible I ask for the respondent to buy me out immediately

It is entirely unreasonable to now demand that I "buy him out" when:

1. I have already declined this option.
2. My financial exhibits clearly demonstrate I am not in a position to do so.
3. These circumstances are solely due to your client's relentless abuse.

If there is genuine urgency to resolve matters regarding the property, your client, who has the financial means and resources, should buy me out. Persisting with this impractical demand reflects either a failure to review my evidence or a deliberate attempt to exert undue pressure.

(6) Financial Contributions

Your claim that your client contributed £222,000 toward the property is unsubstantiated. I request proof of this assertion, as my exhibits demonstrate Mr. Walker has failed to contribute financially to the property or its contents.

(7) Property Sale and Renovations

I have never refused to sell the property.

While renovations must be completed as specified, I will not permit Mr. Walker's usual workman access beyond the one day required to finish work started in July. The judge has granted my refusal to allow this individual to carry out further work due to prior conduct; despite this, you insist I am obligated to comply.

Conclusion:

Your ongoing refusal to review my full statement and exhibits obstructs meaningful progress in resolving this matter. I strongly advise that you:

1. Review all documentation, including my statement and exhibits, before making further inaccurate assertions.
2. Refrain from issuing any further communications that are threatening, coercive, or unnecessarily hostile.

Until you are prepared to act responsibly, engage constructively, and uphold basic standards of professionalism, I see no value in engaging in further discussions with you; I will instruct my solicitor to disregard any communications from you that are redundant, already addressed in my initial statement, or devoid of legal merit.

Until then, I kindly request that you refrain from contacting me.

Yours sincerely,



Irene Sara Spalletti

Our ref: BJ.SW.bs.WAL023

FAO: Ms Lucy Cornish
Third Floor, Crown House
47 Chase Side
London. N14 5PB

By email: lc@southgate.co.uk

20 January 2025

Dear Lucy

Irene Spalletti and Alexander Walker

Thank you for your letter dated 10 January 2025. I apologise for the delay in responding but, as your client will be aware, my client was previously prohibited from contacting your client through anyone other than Mr Pennisi until very recently. The bail conditions have now been amended so that I can communicate with you.

I will forward to you all of the correspondence that I have sent to Ms Spalletti (via Mr Pennisi) since I was instructed in November 2024, together with all of the documents arising from your client's unnecessary application for a non-molestation order and an occupation order, which was resolved by consent at a hearing on 26 November 2024. Regrettably your client forced my client to incur the costs of that hearing when (despite your client's application being wholly without merit), in an attempt to resolve matters, my client had offered a full suite of non-molestation undertakings in advance.

As you will see from the correspondence, our clients' relationship ended in mid-July 2024. Since then, my client has tried his very best to engage constructively with your client to resolve the matters arising from their separation, including in relation to the sale of their joint property, 92 Ollerton Road. Unfortunately, your client has not engaged substantively and until recently has ignored all of my correspondence about this, leaving my client with no choice but to send a letter before action notifying your client of his intention to commence TOLATA proceedings in the event of her ongoing failure to cooperate. He asked for a response by no later than 13 January 2025, having given your client a full month to respond to the letter before action and in circumstances where he has repeatedly invited your client to collaborate in relation to the property since last summer.

It is disappointing that it took until 15 January 2025 for my client to receive any response to his reasonable and practical proposals in respect of 92 Ollerton Road. I attach a letter that I received directly from your client in which she appears to suggest that, despite having previously indicated otherwise, she would be content: (i) for my client to buy her out of her share of the property; or (ii) for the house to be sold as soon as possible.

Since you are now instructed, I am not able to correspond with your client directly in relation to these proposals. Notwithstanding your client's unacceptably aggressive and hostile approach to matters, as you will see from my previous correspondence, my client is committed to resolving matters swiftly and amicably without the involvement of the court. However, it is now seven months since our clients separated and no progress has been made. My client is currently living between a friend's house and his mother's house. His current living situation is not sustainable and so the financial matters arising from our clients' separation do need to be resolved forthwith. Please, therefore, let me have your client's detailed proposals in relation to 92 Ollerton Road by no later than 4pm on Friday 24 January 2025.

Yours sincerely



SARAH WALKER

Enc.



Irene Spalletti <irene.spalletti@gmail.com>

Your Property Matter - update

2 messages

Lucy Cornish <lc@southgate.co.uk>
To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>
Cc: Anjali Shah <as@southgate.co.uk>

21 January 2025 at 17:03

Hi Irene,

Firstly, I hope you are well and thank you for your email yesterday.

I just wanted to update you on work undertaken thus far.

I had aimed to provide you with a first draft of our letter in response by close of business today, however, unfortunately, it is taking me longer than I had anticipated plus I have had some unexpected urgent matters to attend to.

I will do my best to provide you with a first draft by Thursday with the aim to finalise and send the letter to Mr Walker's solicitors by end of next week. However, given that I am out of office tomorrow and Friday, a first draft may instead be with you by early next week. I do apologise for any inconvenience caused.

On a separate note, please note that Mr Walker's solicitor called me on Friday last week and this afternoon asking to speak with me urgently. I also received a letter from her yesterday seeking a response by no later than 4pm this Friday (attached) and the following earlier today:

"Further to my letter of yesterday's date, here is a link to all of the correspondence that I previously sent to Ms Spalletti (via Mr Pennisi), together with the documents arising from her application for a non-molestation and occupation order: <https://acrobat.adobe.com/id/urn:aaid:sc:EU:6dc7a2cf-c9d5-4b1c-83dd-e3a21d812f9f>"

My colleague, Anjali, who I have copied into this email called Mr Walker's solicitor this afternoon to keep her at bay, however, there was no response. Anjali therefore left a voicemail to let her know that everything is in hand but that we will most likely not be able to respond by 4pm Friday.

Have a good evening and I will be in contact on Thursday.

Regards

Lucy Cornish | Family Law Solicitor

southgate solicitors

Third Floor, Crown House,

47 Chase Side, London, N14 5BP

t: 0208 004 0065

w: www.southgate.co.uk

Updates on Mrs Walker's behaviour and ongoing mental health repercussions



Irene Spalletti <irene.spalletti@gmail.com>
to Jonty.Proudfoot ▾

Wed 22 Jan, 14:32



Dear detective Proudfoot,

Thank you so much for advising me to contact Advocate, they are looking into my situation.

I was only able to afford paying my solicitor for 5 hrs of work (£1,600 including the initial meeting). Please see updates on Mrs Walker communication below:

- Mrs Lucy Cornish (my property matter solicitor) has email Mrs Walker telling her she has just been instructed and will follow up
- Mrs Walker has emailed on the 15th January demanding a follow up
- I have responded to Mrs Walker on the 16th January
- Mrs Walker has called my solicitor on the 17th January
- Mrs Walker has sent a letter to my solicitor with yet again another deadline of this Friday 4pm
- Mrs Walker has called my solicitor again on the 21st January
- Mrs Walker emailed my solicitor about family law matters (NMO and occupation order) and she has pointed this out to me;

"Further to my letter of yesterday's date, here is a link to all of the correspondence that I previously sent to Ms Spalletti (via Mr Pennisi), together with the documents arising from her application for a non-molestation and occupation order: <https://>"

This has probably burned by budget and her insistence is coming out of my funds leaving none to actually resolve the matter.

I am starting to be terrified that if he doesn't get prosecuted they will sue me. I am also terrified of what will happen to me if bail conditions are to come to an end... I know you have done so much to help me this far, please help me get this case approved by the CPS, I really am scared.

Jon, I have contacted my broker and amended my life insurance policy... if anything were to happen to me, if I ever give up because I can't cope with their harassing legal and financial threats any longer, please promise me you will look into holding both Mr. Walker and his solicitor responsible. Their actions and communications are the sole reason my mental health gets affected. If Advocate won't take me on and prosecution won't go ahead... I just don't know how I can cope...

Just by curiosity, will CPS receive a copy of my 1st statement and exhibits? I am attaching all the communication received from Mrs Walker since the 5.11.2024 (47 pages).

Thanks detective,
Iren

One attachment • Scanned by Gmail



Irene Spalletti <irene.spalletti@gmail.com>
to Jonty.Proudfoot ▾

Fri 24 Jan, 16:10



Hi detective Proudfoot,

Sorry for following up. I am in the process of making a complaint to the SRA, I have just called them.

Please, how do I get a restraining order for harassment from Mrs. Walker? The SRA agreed and told me to contact the police, but I am under the impression the police are quite reluctant when it comes to dealing with solicitors.

Over the last eight weeks, I've received nearly 40 pages of communication from her. I am a vulnerable person, a victim of her client's abuse, and have zero funds to respond to her absurdities.

Her actions have become a significant threat to my safety and well-being, and I am deeply concerned about the impact this is having on me. I am pleading for urgent intervention as I am struggling to cope with the ongoing pressure and intimidation. The emotional and psychological strain is unbearable, and I fear for what may happen if immediate action is not taken to address this relentless harassment and protect me from further harm.

Thanks,
Iren

Irene Spalletti <irene.spalletti@gmail.com>
to Jonty.Proudfoot ▾

Fri 24 Jan, 19:01



P.S. I am neurodivergent, which means I am emotionally more vulnerable and sensitive to things that neurotypical individuals might not be affected by or might find easier to cope with. This makes the situation even more distressing and overwhelming for me.

Our ref: BJ.SW.bs.WAL023

FAO: Ms Lucy Cornish
Third Floor, Crown House
47 Chase Side
London. N14 5PB

By email: lc@southgate.co.uk

23 January 2025

Dear Lucy

Irene Spalletti and Alexander Walker – 92 Ollerton Road

I write in response to your email dated 21 January 2025.

My client is dismayed by how long it is taking for your client to respond to his straightforward proposals in relation to our clients' jointly owned property, 92 Ollerton Road. I first wrote about this issue on 5 November 2024 and my client has been attempting to engage constructively with your client about this since last summer. There can be no possible justification for the ongoing delay. My client has not been able to live in his own property since September 2024.

His current living situation is unsustainable and there must be a route to him being able to extract his share of the equity from the property so that he can appropriately house himself.

In addition to this, for the months of November 2024 and January 2025 your client has only paid 50% of her half share of the mortgage (i.e. 25% of the monthly payment due), leaving my client to pay the rest. This is completely unacceptable and if your client does not reimburse him forthwith, my client will be seeking that the overpayments he has been forced to make on your client's behalf are deducted from your client's share of the proceeds of sale of the property.

Your client has had more than six weeks to respond to my client's letter before action dated 13 December 2024 and she has since made a further application within the Family Law Act proceedings to vary an order that was *made by consent* on 26 November 2024. In light of this, my client has no confidence at all that your client will engage constructively in the sale process, and I therefore have instructions to make an application under the Trust of Land and the Appointment of Trustees Act 1996 for the court to make an order for sale forthwith.

southgate solicitors

Ms Sarah Walker
Hughes Fowler Carruthers
Academy Court
94 Chancery Lane
London
WC2A 1DT

Our Ref: LC/102369
Your Ref: BJ.SW.bs.WAL023

27 January 2025

Dear Sarah

Spalletti & Walker - 92 Ollerton Road

I write further to your letter dated 23 January 2025 to which I have only just had sight of given that it was emailed to me outside office hours on Thursday evening and, as you are aware, I was out of office Friday.

My client is extremely disappointed to read that your client now wishes to proceed via court and especially given that we have written to you on two separate occasions advising that efforts are ongoing to ensure that a full response is provided as soon as practicably possible.

I understand and can appreciate that the matter has been ongoing formally via solicitors since November 2024 however, for the most part of November, parties were preoccupied with Family Law Act proceedings. Thereafter, and following receipt of your Letter Before Action dated 13 December 2024, my client actively sought representation but due to the Christmas period fast approaching this proved difficult.

As you are aware, I was instructed by Ms Spalletti just over two weeks ago and there is a considerably large volume of papers to consider before a comprehensive response can be given. You will appreciate that I require reasonable time to respond on behalf of my client and do not consider your proposed deadline of 24 January a reasonable nor helpful timeframe. Not to mention, the continual chasing and threats are not assisting matters and are in fact impeding a more prompt response from us. Further, my client does not appreciate the persistent communications since this is contributing materially to her increasing legal costs which will be brought to the court's attention if an application is made.

Third Floor, Crown House, 47 Chase Side, London, N14 5BP
t: 0208 004 0065 e: hello@southgate.co.uk w: www.southgate.co.uk

Southgate Solicitors Limited (trading as southgate solicitors) - Company No: 10575376 - Registered Office at above address
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Registered in England & Wales
VAT No: 263804305

As previously stated, my client is keen to resolve matters outside of court. My client simply does not wish to provide a meaningless and unhelpful response to your client's proposals and therefore requires reasonable time to ensure her response is thorough and addresses all issues raised.

We will aim to provide you with a response as soon as possible and by end of next week. We urge your client not to escalate matters in the meantime and again, put him on notice that should he proceed to make an application to court, my client will be seeking costs against him.

Yours sincerely

**Lucy Cornish
southgate solicitors**



Irene Spalletti <irene.spalletti@gmail.com>

Your Property Matter - payment required

1 message

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

27 January 2025 at 17:32

Hi Irene,

I write further to my email this evening and to update you with regards to costs incurred.

Please note we currently have payment on account of £1,185 and unbilled work to date is calculated at £1,088.70 (VAT inclusive).

This leaves just £96.30 remaining unutilised funds on account.

Unfortunately, funds have been utilised far more quickly than we both had anticipated and this is largely due to the other side's solicitor's continual chasing – hopefully, once in receipt of our next letter they will cease to chase or at least reduce their chasing.

In light of the above, I would be grateful if you could kindly make further payment on account of £1,185 so that I may continue working on your file.

I have attached our client account details for payment by bank transfer, or alternatively you can pay by debit or credit card on our website here: <https://www.southgate.co.uk/payment> or by phone.

Please do confirm once payment has been made so that I may confirm safe receipt with our accounts department.

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

To confirm, you will not be charged for this email.

Regards

Lucy Cornish | Family Law Solicitor

southgate solicitors

Third Floor, Crown House,

47 Chase Side, London, N14 5BP

t: 0208 004 0065

w: www.southgate.co.uk



Irene Spalletti <irene.spalletti@gmail.com>

URGENT – Please call me – Mrs Walker breach of bail conditions

1 message

Irene Spalletti <irene.spalletti@gmail.com>
To: Jonty.Proudfoot@met.police.uk

28 January 2025 at 12:09

Dear detective,

Sorry now I am the one harassing you, really sorry. Please could you call me?

Mrs Walker is sending paperworks through my solicitor regarding family matters. I had requested to amend the bail conditions so this would be avoided, I was clear I didn't have the money for her to send any communication related to the family law matters. She has burned all my money and there's no money left for her to respond to the letter before action and they went ahead with the force sale of the property application.

"Please note we currently have payment on account of £1,185 and unbilled work to date is calculated at £1,088.70 (VAT inclusive).

This leaves just £96.30 remaining unutilised funds on account.

Unfortunately, funds have been utilised far more quickly than we both had anticipated and this is largely due to the other side's solicitor's continual chasing – hopefully, once in receipt of our next letter they will cease to chase or at least reduce their chasing."

My solicitor is asking to see the bail conditions:

"I have drafted a response (attached) and would be grateful if you could kindly confirm whether you would like me to make any amendments before I email the letter across to the other side and confirm that I have forwarded you their attachments relating to the Family Law Act proceedings. Do you have a copy of the current bail conditions? If yes, I would be grateful for a copy."

Thanks,
Irene



Irene Spalletti <irene.spalletti@gmail.com>

Final arrangements

1 message

Irene Spalletti <irene.spalletti@gmail.com>
To: Lucy Cornish <lc@southgate.co.uk>
Cc: Jonty.Proudfoot@met.police.uk

29 January 2025 at 17:22

Dear Lucy,

The detective in charge, Mr. Jonty Proudfoot, would like to speak with you. I have cc'd him in this email.

The letter you drafted is fine—please go ahead and send it.

Lucy, I will never have the resources to negotiate with this coercive parasite. She has drained £2,000 in just 18 days, not to reach a resolution, but to break me financially. I am not allowed to request a different solicitor, and we haven't even started negotiations, yet she has already consumed my entire budget. This pattern will only continue. I can't believe this is legal.

I have now put myself into further debt—£2,000 in legal fees—which has left me worse off than before, especially as they are proceeding with the TOLATA application regardless. I refuse to keep topping up my account just for her to drain it further. Let them take me to court—I will represent myself.

Final Arrangements

Since my legal budget, which was meant to cover just a response to their letter before action, has been entirely exhausted by the other party, please can you only charge me for the necessary hours to finalise this letter so that my £2,000 is not completely wasted.

You can inform them that they are free to put the house on the market today, without any renovations. I only want my money back—nothing more. £220,000 (TBC) must be returned in full. Unlike them, who are demanding that a victim of domestic abuse compensate her abuser with an extra £15,000, I will not entertain such an outrageous request.

Protecting My Parents' Contributions

Can you help ensure my parents' financial contribution towards the property purchase is safeguarded? I want to legally protect this money in the event of:

- My death
- Losing the TOLATA case
- The sale of the property

Is there a way to ensure that ~£220,000 (TBC)—the gifted deposit—can be returned directly to my parents (my lenders) and not used to cover my ex's legal fees? Can this money be transferred into their name, to their European bank account, to prevent any claims from my ex?

There is absolutely no way that my parents' lifetime of hard work and sacrifice will end up in the hands of my abuser.

How much money do I need to protect their money and prepare my will?

Thanks,
Irene



Irene Spalletti <irene.spalletti@gmail.com>

Your Property Matter - update, limited retainer option, FLA proceedings & support for you

1 message

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

31 January 2025 at 12:29

Hi Irene,

I write further to our telephone conversation yesterday afternoon.

By way of an update, I emailed the approved holding letter to the other side shortly after our call yesterday and have liaised with our accounts department who have now sent you an itemised bill and invoice relating to all hourly-rate work undertaken thus far, as requested.

Going forwards – limited retainer

As discussed, you would like me to continue working on your counterproposal/letter in response to the other side's letter before action, however, you do not want to keep making payments on account only for the funds to be depleted by the other side's continual chasing and threats.

As I suggested yesterday, this will be possible if I let the other side know that southgate solicitors is no longer instructed to act for you and instead, you can instruct us on a limited retainer to continue working on your counterproposal. This means that you will remain responsible for dealing with all correspondence, negotiations and procedural issues between you and others. Therefore, once your counterproposal is finalised, it will be your responsibility to serve this on the other side.

I estimate that it will take me approximately 3-4 hours to prepare and finalise your counterproposal and therefore, estimated costs are between £711 - £948 (VAT inclusive). I will also need to write to the other side confirming that we are no longer instructed. This work would continue to be on the basis of my hourly rate of £237 (VAT inclusive).

If you are happy to proceed on this basis, I would be grateful if you could kindly make payment on account of £1,185 (in addition to the £117 outstanding as per Bill #7951 sent to you earlier today).

I have attached our client account details for payment by bank transfer, or alternatively you can pay by debit or credit card on our website here: <https://www.southgate.co.uk/payment> or by phone.

Please do confirm once payment has been made so that I may confirm safe receipt with our accounts department and continue working on your counterproposal as soon as possible.

FLA proceedings

Our ref: BJ.SW.bs.WAL023

FAO: Ms Lucy Cornish
Third Floor, Crown House
47 Chase Side
London. N14 5PB

By email: lc@southgate.co.uk

31 January 2025

Dear Lucy

Irene Spalletti and Alexander Walker – 92 Ollerton Road

I write in response to your letter dated 30 January 2025. Again, I note the delay in your reply to our letter dated 23 January 2025 (which is not adequately explained by one day of leave on 24 January 2025).

For the avoidance of any doubt, my client does not wish to proceed via court but appears to have little other option given your client's continued prevarication, lack of proper engagement (in these proceedings at least) and general unwillingness to agree the inevitable.

Notwithstanding first writing on this issue on 5 November 2024 and chasing (without any proper response), my client's letter before action was sent on 13 December 2024. Your client was given until 13 January 2025 to substantively reply i.e. four weeks. You will of course be aware that Paragraph 6(b) of the Practice Direction - Pre-Action Conduct and Protocols states that the prospective Defendant should respond within a reasonable time, namely 14 days in a straightforward case. Our letter thus gave double that time.

The fact that your client only chose to instruct you less than three working days before that deadline (as made abundantly clear in her own letter direct to us on 15 January 2025) is entirely a matter for your client.

In any event, in response to your holding letter dated 10 January 2025 (in which you stated you would provide a full response promptly), you were given until 24 January 2025 to respond i.e. a further 14 days. There is no doubt that this is a straight forward case. It is a simple matter of whether or not your client agrees to an order of sale, the mechanics thereof and some basic equitable

accounting. As you say, you are not instructed in the Family Law Act proceedings. They are by and large irrelevant to this issue. The relevant papers are thus minimal.

The pre-occupation with the Family Law Act proceedings, as you put it, is exactly that on behalf of your client. By your client's latest applications (which she has clearly made in response to my client's letter before action), she has made it clear that she is under the misapprehension that an Occupation Order provides a method of: delaying the inevitable order for sale; avoiding her clear financial responsibilities; and, curtailing my client's genuine attempts to resolve this issue via correspondence. I cannot see it as coincidental that your aim is to provide a response by the end of next week i.e. after the 5 February 2025 Family Law Act hearing.

Finally, in those circumstances, the suggestion that my client will in any way have to bear your client's costs is extraordinarily unrealistic given the provisions of both CPR 44 and the Practice Direction - Pre-Action Conduct and Protocols.

Yours sincerely



SARAH WALKER

Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

Exhibit n° ISS-29/A

Exhibit dated: 31/12/2023, 05/09/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-29/A • THE RESPONDENT'S FINANCES
payslip & stock shares, referred to in the Section 6.2.1

Despite the respondent constantly claiming "he's broke" he has an annual salary of £109,560, to my unknown and having only just discovered, he has £146,988.69 in stock shares, various crypto accounts with large sums in it, an unknown amount to me of other savings spread over multiple bank accounts and, I believe, multiple investments with various friends and acquaintances.

Alexander Walker Month Ending 31 Dec 2023

HUMAN SECURITY UK, LTD.

Employee Details		Payments		Deductions	
Works number	7886	Monthly pay	£9,000.00	Tax	£3,006.06
Department	Engineering	Cell/Internet allowance	£130.00	National Insurance	£475.74
Tax code	K379 w1m1			Scottish Widows	£360.00
National Insurance number	JH470945B				
National Insurance table	A				
		Total/	£9,130.00	Total/	£3,841.80

This Month	Year to Date	Payment
Taxable gross pay	£8,770.00	
Employer National Insurance	£1,155.34	
Employer pension	£360.00	
Net pay	£5,648.20	
		£5,288.20
		Paid 21/12/2023

Employer PAYE Reference: 120/GB78056



Mr A Walker
54 Elizabeth Avenue
London
N1 3BH

Your Vanguard Statement for 6 June 2023 to 5 September 2023

Client name: Alexander Walker
Account number: VG0085666

Please find enclosed your statement which shows the value of your investments on 5 September 2023 and details all transactions over the reporting period.

Your Vanguard account summary

Product	Value on 06 June 2023	Value on 05 September 2023
ISA	£172,042.07	£181,884.90
GA	£139,463.34	£146,988.69
Account total	£311,505.41	£328,873.59

Issued by Vanguard Asset Management, Limited (Reg No. 07243412). Vanguard Asset Management, Limited is authorised and regulated in the UK by the Financial Conduct Authority. The company is registered in England and Wales, registered office: 4th Floor, The Walbrook Building, 25 Walbrook, London, EC4N 8AF.

Alexander Walker
Account number: VG0085666

Page 3 of 4

Transaction date	Transaction details	Cash amount	Cash balance
29/08/2023	Bought 11 FTSE All-World UCITS ETF - Distributing (VWRL)	-£970.80	£519.46
01/09/2023	Cash Account Interest	£3.62	£523.08
05/09/2023	Closing balance	£181,884.90	

Your GA summary

Payments in	From 06/06/2023 to 05/09/2023
Regular Deposit	£500.00
Deposit for Investment Purchases	£5,000.00

Your GA investments at 05 September 2023

Description	Quantity	Price	Value
Vanguard LifeStrategy 100% Equity Fund - A GBP Accumulation Shares	130.56	£306.98	£40,080.11
Vanguard FTSE Developed Europe ex-U.K. Equity Index Fund - A GBP Accumulation Shares	78.74	£343.84	£27,075.02
FTSE All-World UCITS ETF - Distributing (VWRL)	556.00	£89.64	£49,839.84
S&P 500 UCITS ETF - Distributing (VUSA)	257.00	£68.10	£17,501.70
Vanguard U.S. Equity Index Fund - A GBP Accumulation Shares	13.31	£789.43	£10,508.86
Cash account	-	-	£1,983.16

Activity from 06 June 2023 to 05 September 2023 for your GA

The transaction date is the date we carried out the activity.

Transaction date	Transaction details	Cash amount	Cash balance
06/06/2023	Opening balance	£139,463.34	
15/06/2023	Account Fee for the period 07-Mar-2023 to 06-Jun-2023	-£94.45	£1,123.89
28/06/2023	Regular Deposit	£500.00	£1,623.89
01/07/2023	Cash Account Interest	£2.25	£1,626.14
12/07/2023	Dividend: S&P 500 UCITS ETF Distributing (VUSA) (VUSA.XLON.GB) @ GBP 0.216966740	£55.76	£1,681.90

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Alexander Walker
Account number: VG0085666

Page 2 of 4

Your ISA summary

Payments in		From 06/06/2023 to 05/09/2023
Regular Deposit		£1,000.00
Deposit for Investment Purchases		£5,000.00
Regular Deposit		£1,000.00

Your ISA investments at 05 September 2023

Description	Quantity	Price	Value
Vanguard LifeStrategy 100% Equity Fund - A GBP Accumulation Shares	95.49	£306.98	£29,314.42
Vanguard Global Emerging Markets Fund GBP Accumulation	67.58	£207.36	£14,013.58
Vanguard FTSE 100 Index Unit Trust Accumulation	83.55	£141.48	£11,820.70
FTSE All-World UCITS ETF - Distributing (VWRL)	1,408.00	£89.64	£126,213.12
Cash account	-	-	£523.08

Activity from 06 June 2023 to 05 September 2023 for your ISA

The transaction date is the date we carried out the activity.

Transaction date	Transaction details	Cash amount	Cash balance
06/06/2023	Opening balance	£172,042.07	
01/07/2023	Cash Account Interest	£4.14	£2,217.81
12/07/2023	Dividend: FTSE All-World UCITS ETF Distributing (VWRL) (VWRL.XLON.GB) @ GBP 0.573976840	£747.32	£2,965.13
28/07/2023	Regular Deposit	£1,000.00	£3,965.13
28/07/2023	Bought 11 FTSE All-World UCITS ETF Distributing (VWRL)	-£988.09	£2,977.04
01/09/2023	Cash Account Interest	£5.68	£2,982.72
02/09/2023	Deposit for Investment Purchases	£5,000.00	£7,982.72
03/09/2023	Bought 84 FTSE All-World UCITS ETF Distributing (VWRL)	-£7,492.46	£490.26
29/09/2023	Regular Deposit	£1,000.00	£1,490.26

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Alexander Walker
Account number: VG0085666

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Transaction date	Transaction details	Cash amount	Cash balance
12/07/2023	Dividend: FTSE All-World UCITS ETF Distributing (VWRL) (VWRL.XLON.GB) @ GBP 0.573976840	£286.99	£1,968.89
01/08/2023	Cash Account Interest	£3.84	£1,972.73
03/08/2023	Deposit for Investment Purchases	£5,000.00	£6,972.73
03/08/2023	Bought 56 FTSE All-World UCITS ETF Distributing (VWRL)	-£4,994.98	£1,977.75
01/09/2023	Cash Account Interest	£5.41	£1,983.16
05/09/2023	Closing balance	£146,988.69	

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Ms Sarah Walker
Hughes Fowler Carruthers
Academy Court
94 Chancery Lane
London
WC2A 1DT

Your Ref: BJ.SW.bs.WAL023

19 February 2025

WITHOUT PREJUDICE SAVE AS TO COSTS

Dear Ms Walker

Re: 92 Ollerton Road, London, N11 2LA

I write in relation to the freehold property known as 92 Ollerton Road, London, N11 2LA registered at HM Land Registry under title number MX466101 (the “Property”) and in response to your letter before action dated 13 December 2024.

Firstly, I would like to express my immense disappointment and frustration at your client’s decision to make an application pursuant to section 14 of the Trust of Land and the Appointment of Trustees Act 1996 for the court to make an order for sale despite several correspondences from my former solicitors (southgate solicitors) – one, prior to your proposed deadline of 13 January 2025 – indicating that I have every intention to provide a full response to your letter before action as soon as I can, and to resolve matters outside of court. As you will be aware, as per paragraph 8 (Settlement and ADR) of the Practice Direction on Pre-Action Conduct and Protocols (“PDPAC”) contained within the Civil Procedure Rules, litigation should be as a last resort. Nevertheless, your client decided to disregard my former solicitors’ correspondences and proceeded to make a court application anyway, unreasonably and unnecessarily.

I acknowledge the date on which this response is made and that a faster response would have been possible had I not encountered numerous complications including, but not limited to, the considerable difficulties over the Christmas period in finding suitable legal representation. As you will be aware, it is difficult for prospective clients to seek legal advice let alone secure representation so close to the Christmas break given most law firms are at capacity in light of their closure over Christmas and New Years. Then, once I had instructed Southgate solicitors, the delays in responding were further exacerbated by your continual chasing and threats impeding on mine and my solicitors’ abilities to provide a more prompt response. Not to mention the persistent

forms of communications largely contributing to the demise of the limited funds I had on account, which in turn lead to my former solicitors temporarily ceasing work on my file. Shortly thereafter, I reached financial breaking point which led me to deinstucting them altogether.

I am exasperated to have received such persistent letters threatening court proceedings to force the sale of the Property. These unprofessional tactics, seeking to secure an unfair advantage by intimidating me, irrespective of the history of your client's abusive behaviour and the current bail conditions and non-molestation order in place for my protection, are a clear breach of paragraph 4 (Proportionality) of the PDPAC which requires only reasonable and proportionate steps to be taken by the parties to identify, narrow and resolve the legal, factual, or expert issues.

As your client is very aware, I have a medical background of anxiety disorder, emotionally unstable personality disorder, ADHD, depression, chronic pain, fibromyalgia and have been suicidal on many an occasion. Your client has had a seriously negative influence on my life and as such, this escalates my anxiety to such an extent that I end up panicking and making attempts on my life. As a result of the continual chasing and persistent threats and the emotional and psychological damage this has and is causing me, my ability to promptly engage in matters requiring my attention and ongoing communication has been impeded. This, as I understand, is the main reason as to why your client's bail conditions were recently amended, prohibiting him from contacting me directly and indirectly.

Nonetheless, I am keen to resolve matters relating to the Property with your client without recourse to court proceedings. I have always been willing to engage in negotiations to settle this matter fairly and I am committed to doing so to remove this continued stress and uncertainty from my life. It is of utmost importance to me to conclude matters so that we can both move on with our lives; yet your client has made this extremely difficult for me in more ways than one, such as his unreasonable and unsubstantiated proposal – which I will address later in this letter – coupled with the persistent chasing and threats which have affected me emotionally, psychologically and financially. My mental health has suffered immensely due to this matter hanging over me combined with my medical diagnoses, hence the reason for the delay in responding in full.

Background

I have known your client since Autumn 2013, and we first became a couple in or around early 2021 until 7 September 2022. We then got back together in March 2023 and your client moved in with me on 6 October 2023 to my previously rented flat.

On 2 February 2024, the Property was purchased at the price of £860,000 in joint names, held as tenants in common in equal shares with a mortgage in favour of National Westminster Bank PLC (the "Mortgage"). The acquisition cost of the Property inclusive of Stamp Duty Land Tax and legal fees was £895,637.60 and was funded by the Mortgage, £192,833.80 provided by me and £192,833.80 provided by your client.

The total amount to repay the Mortgage stands at £515,815.67 as at 6 January 2025 (see enclosed redemption statement) and the monthly mortgage repayments are currently £2,415.15 per calendar month. In relation to the financial arrangements arising from the purchase and in response to point 6:

- a. I did not contribute to the Mortgage for the first two months living at the Property because as your client is aware, we agreed he would pay the first two months' mortgage repayments in lieu of two months' rent and bills for the flat we resided in prior. Therefore, I do not need to reimburse your client.
- b. I did withdraw my share of the money for the bills from the joint account in July 2024 because after I had transferred the funds into the joint account for bills, your client withdrew £100 from my share at an ATM for his sole personal use. Nevertheless, I paid your client back for the bills on 13 July 2024, contributed more to the bills on 27 July 2024 and paid some other monthly household bills to the providers directly. Therefore, I do not need to reimburse your client.
- c. I did pay my share of the bills in August 2024 as I paid the providers directly. Therefore, I do not need to reimburse your client.
- d. I paid £628 towards my share of the Mortgage to your client in November 2024 because your client failed to pay two months of fixed property costs and bills (from the day of your client's arrest) and therefore, this was subtracted from my share of the mortgage repayment. Therefore, I do not need to reimburse your client.

We have now been separated since 16 July 2024 but continued to live together at the Property until your client was arrested on 2 September 2024. To confirm, your client was released on bail while investigations into domestic abuse, controlling and coercive behaviour, harassment and financial control were conducted (amongst many others). The six-month bail condition imposed on your client prohibiting him from returning to the Property are not because of a broken lamp. I initiated Family Law Act proceedings in October 2024 to which have now concluded on 5 February 2025.

Your client's proposals

Firstly, I would like to address your client's initial proposal in your letter dated 5 November 2024 that I buy out your client and its absurdity. As your client is fully aware, my financial position does not allow for me to buy your client out nor would I be able to take over the Mortgage on a mere £400 per month in Universal Credit payments. It is

evident to me that your client made this offer purposefully in an attempt to exert undue pressure and to secure an unfair advantage by intimidating me. Your client's vexatious and unhelpful 'buy out' proposal is therefore not an option, not to mention the hugely over-inflated house valuation of £903,000 sourced from the internet and this being wholly incompatible with paragraph 4 (Proportionality) of the PDPAC, and your client's ridiculous request for an additional compensatory sum of £15,000 despite subsequently stating that the parties 'have no ongoing duty to support each other.' It is entirely unreasonable for your client to be compensated in such manner and especially in circumstances where your client is looking at charges of criminal offences against me including but not limited to domestic abuse, controlling and coercive behaviour, financial control and harassment.

Further, your assertion that your client contributed £222,000 to the overall costs of purchasing and renovating the Property and that I only contributed £202,000 is unsubstantiated and neither are these figures agreed. It is my position that we have contributed equally to the overall costs of purchasing the Property and the Mortgage. Any redecoration/renovation or other costs that your client has incurred that are unmatched by me have been without my consent, such as the removal of the second chimney which was entirely unnecessary.

In response to your client's letter before action proposal, I am not opposed to selling the Property forthwith, however, the subsections of the proposal are not agreed in full. Firstly, I am not agreeable to your client's usual workman undertaking remedial work to ensure the Property is saleable. Secondly, in accordance with District Judge Davies' proposition within the Family Law Act proceedings, I do not agree that I should be solely responsible for the bills and utilities at the Property. I am in the process of obtaining court transcripts. Finally, I am not agreeable to subsection f(iv) given that your client has not made any additional contributions to the Mortgage other than those agreed between your client and I nor has he made any additional contributions to bills. In fact, your client still owes me 4 months' worth of bills from my previously rented property.

Settlement – without prejudice

As you are aware, as your client and I own the Property jointly and hold the Property on trust for ourselves as tenants in common in equal shares, we both have an equal share in the Property. If it was our intention that your client was to receive more than his equal share as alleged, which for avoidance of doubt is not agreed, this would have been reflected in the Property transfer at the time or by way of an agreement, but it is not. In the absence of either, the legal position is that I am entitled to 50% share in the Property.

Nevertheless, in consideration of your client's proposal and in line with the requirements of PDPAC, I wish to make a constructive effort to make a counterproposal to bring a conclusion to this issue in the parties' best interests to avoid the time and costs of litigation. In this regard, on a strictly without prejudice save as to costs basis I put forward a counterproposal as follows:

I have obtained three valuations for the Property, copies of which are enclosed. These are as follows:

1. On 6 January 2025 by Ellis & Co at £810,000 without essential building works and at £887,500 with building works carried out
2. On 7 January 2025 by Kinleigh Folkard & Hayward at £800,000 without essential building works and at £900,000 with building works carried out
3. On 9 January 2025 by Oyster Properties at £825,000 without essential building works and at £850,000 with building works carried out

The current valuation of the Property based on an average of the three valuations is £811,666.67 and should the essential building works be carried out the value is expected to be around £879,166.67. I do not accept your client's case that the Property is worth anything like £903,000 in its current state.

There is an outstanding mortgage of £508,234.92 and an ERC of £7,580.75 as at 6 January 2025 leaving equity of approximately £295,851 or £363,351 with essential building works carried out should the Property be sold forthwith plus the cost of sale calculated at 3% of the purchase price.

In light of the above, I give your client two options:

Option 1 – the Property is sold forthwith, and the following provisions shall apply:

- a. the Property shall be sold forthwith for the best price achievable;
- b. the parties to agree the estate agent within fourteen days. Your client to propose three options, I shall select one of the three proposed, the joint letter of instructions to be prepared by your client and agreed with me;
- c. the parties to agree the worksman to undertake remedial work to ensure the Property is saleable within fourteen days. I shall propose three options together with their quotes and your client to select one of the three proposed – the scheme of the works to be set out by prior written agreement between the parties;

-
- d. I shall maintain the Property to a viewable standard and to agree not to stymie the sale;
 - e. the parties to continue to discharge the monthly mortgage repayments and household bills equally;
 - f. the parties to agree the conveyancing solicitor within fourteen days. I shall propose three options together with their quotes and your client to select one of the three proposed;
 - g. the gross proceeds of sale shall be applied in the following order:
 - i. to discharge the Mortgage;
 - ii. in payment of any early redemption or redemption administration charges in relation to the Mortgage;
 - iii. in payments of the solicitors' conveyancing costs and disbursements in connection with the sale;
 - iv. in payment of the estate agent's charges;
 - v. in payment to your client for any redecoration/renovation or other costs that your client incurs in order to prepare the Property for sale that are unmatched by me;
 - vi. in payment of the balance as to 50% to me (plus 50% of any early redemption or redemption administration charged in relation to the Mortgage) and 50% to your client (minus 50% of any early redemption or redemption administration charged in relation to the Mortgage);
 - h. upon compliance by the parties with paragraphs a – g above, the parties claims under section 14 of the Trust of Land & Appointment of Trustees Ac 1996 shall be dismissed relating to the Property and in respect of any other property, chattels or liabilities owned by either party in any jurisdiction; and
 - i. no order for costs.

With this option, I propose that should your client want the Property to be sold forthwith rather than waiting for the Mortgage fixed-term agreement to come to an end on 31 March 2026, he shall be solely responsible for any early redemption or redemption administration charges.

Option 2 – the Property is sold once the Mortgage fixed-term agreement comes to an end, and the following provisions shall apply:

- a. the Property shall be sold immediately after the Mortgage fixed-term agreement comes to an end on 31 March 2026 for the best price achievable;

-
- b. the parties to agree the estate agent six months prior. Your client to propose three options, I shall select one of the three proposed, the joint letter of instructions to be prepared by your client and agreed with me;
 - c. the parties to agree the worksman to undertake remedial work to ensure the Property is saleable within fourteen days. I shall propose three options together with their quotes and your client to select one of the three proposed – the scheme of the works to be set out by prior written agreement between the parties;
 - d. I shall maintain the Property to a viewable standard and to agree not to stymie the sale;
 - e. the parties to continue to discharge the monthly mortgage repayments and household bills equally;
 - f. the parties to agree the conveyancing solicitor six months prior. I shall propose three options together with their quotes and your client to select one of the three proposed;
 - g. the gross proceeds of sale shall be applied in the following order:
 - i. to discharge the Mortgage;
 - ii. in payments of the solicitors' conveyancing costs and disbursements in connection with the sale;
 - iii. in payment of the estate agent's charges;
 - iv. in payment to your client for any redecoration/renovation or other costs that your client incurs in order to prepare the Property for sale that are unmatched by me;
 - v. in payment of the balance as to 50% to me and 50% to your client;
 - h. upon compliance by the parties with paragraphs a – g above, the parties claims under section 14 of the Trust of Land & Appointment of Trustees Ac 1996 shall be dismissed relating to the Property and in respect of any other property, chattels or liabilities owned by either party in any jurisdiction; and
 - i. no order for costs.

With both options, each party will retain the home contents currently in their possession but excluding the couch which shall be returned to your client upon sale of the Property. All the rest of the chattels/furniture was paid for by me and shall therefore be retained by me. Further, given my current and ongoing financial position, I do not envision being

able to make any upfront payments with respect to any redecoration/renovations or other costs associated with preparing the Property for sale. For avoidance of doubt and sake of transparency, your client will need to cover all upfront costs, and he will then be reimbursed accordingly upon sale of the Property.

If either option is agreed by your client, an initial draft deed of separation shall be drawn up by you recording the terms of settlement herein for my consideration so as to be binding on the parties and your client's application pursuant to section 14 of the Trust of Land and the Appointment of Trustees Act 1996 shall be withdrawn forthwith.

Action required

I invite your client to accept either of the above proposals within 21 days of the date of this letter. Please note this offer is open for acceptance for a period of 21 days from the date hereof and shall lapse at 4pm on 11 March 2025 after which it will be withdrawn.

However, I reserve the right to bring the contents of this letter to the attention of the court on the question of costs.

The above proposals enable the parties to reach an agreement imminently and avoids lengthy, costly and stressful litigation. However, if for any reason the above is not agreed, in line with PDPAC, I am prepared to consider alternative dispute resolution but only those appropriate for domestic abuse victims, for example, shuttle mediation, to enable us to conclude matters. As above, I had no choice but to deinstall my former solicitors because I simply do not have the funds for continued representation, and I am aware that alternative dispute resolution is a more cost-effective way of resolving matters if we are unable to reach an agreement via yourselves.

I understand that your client's bail conditions have been amended recently prohibiting him from contacting me directly or indirectly. However, please note that I have spoken to the detective in charge, Mr Jonty Proudfoot, and he has consented to sending and receiving correspondence on my behalf in matters relating to the Property. Mr Proudfoot's email address is Jonty.Proudfoot@met.police.uk and I would be grateful if you could please send your response to this letter to him directly. For avoidance of doubt, please do not send more than one response to this letter to Mr Proudfoot as it is not necessary nor is it appropriate in the circumstances I have mentioned above.

I kindly ask that before drafting your response that you remain conscious of your tone throughout as your previous correspondence has caused me much emotional suffering and in turn has had an adverse effect on the effectiveness of negotiations and I am keen to resolve matters promptly and outside of court.

I look forward to receiving your response.

Yours sincerely



As I was at home with my family, trying to recover from the distress caused by Ms Walker's ongoing harassment and constant legal and financial threats, I only became aware of her court application — a CPR Part 8 Claim Form — on 24 February, after having sent the without prejudice letter on 19 February



Irene Sara Spalletti
92 Ollerton Road
Arnos Grove
London
N11 2LA

HM Courts & Tribunals Service
The County Court at Edmonton
59 Fore Street
London
N18 2TN

DX 136686 EDMONTON 3

T 0300 123 5577
F _____

www.gov.uk

Your ref:

11 February 2025

Dear Sir/Madam

Re: Case Number: M00ED350 Alexander Michael Luke Wolf Walker v Irene Sara Spalletti

Please see enclosed a copy of the claim form and acknowledgement of service to be completed by 28 February 2025.

Please note that from 26th of September 2022 this court will no longer take direct calls in relation to family or civil matters. Instead, you will need to dial 0300 123 5577, which will connect you to our contact centre in the HMCTS National Business Centres, where your call will be handled by a colleague from the customer contact team trained on the family or civil process. This is a change in practice and familiarity for you however, it enables this court to focus on delivery of frontline services and processing of administrative work. We ask that you support us to deliver this by using the contact centre for your queries.

Our call agents are trained on family or civil process and able to answer process questions or provide you with an update on your case but are unable to provide legal advice. A handoff procedure to relay queries to courts is in place, should your enquiry or call need to be dealt with by the court. The contact centre is open 8.30AM to 5PM, Monday to Friday, except Bank holidays and takes calls for 34 courts across the country.

Yours sincerely,

Mr. M Alam
Back Office Section
Edmonton County Court

L_BLANK

THE JUDGE'S DECISION WAS AS FOLLOWS:

**Her client remains responsible for half of all property-related costs,
therefore she cannot ask for occupation rent**



Claim Form (CPR Part 8)

In the COUNTY COURT SITTING AT EDMONTON	
Claim no.	M 0 0 E D 3 5 0
Fee Account no.	PBA0084440
Help with Fees - Ref no. (if applicable)	H W F - -

Claimant

ALEXANDER MICHAEL LUKE WOLF WALKER
205 QUERMERFORD
CALNE, WILTSHIRE
SN11 8JY
TELEPHONE: 07725 698210
EMAIL: AMLWWALKER@GMAIL.COM



Defendant(s)

IRENE SARA SPALLETTI
92 OLLERTON ROAD,
ARNOS GROVE,
LONDON
N11 2LA

EMAIL: IRENE.SPALLETTI@GMAIL.COM

Does your claim include any issues under the Human Rights Act 1998? Yes No

Details of claim (see also overleaf)

The Claimant seeks the following:

- An order for sale, pursuant to s14(2)(a) of the Trusts of Land and Appointment of Trustees Act 1996 ('the Act') in respect of 92 Ollerton Road, Amos Grove, London N11 2LA registered in the parties' joint names at the Land Registry with title number MX46610 ('the property'). Such order to be by an agreed date and, in default, immediate.
- Such builders/contractors as may be agreed in writing to undertake any necessary remedial/renovation works forthwith to ensure the property is saleable with such works to be only undertaken with prior written agreement. No works to be undertaken without prior written consent and in so far as any costs are incurred by one party unilaterally, the other party shall not be liable for those costs.
- Pending sale, the parties each continue to pay 50% of the mortgage repayments (including interest) each month. In default, a full account shall be taken from their respective shares in the net proceeds of sale.
- All necessary and consequential accounts including occupation rent, equitable accounting for mortgage repayments and reimbursement for remedial/renovation works.
- The net proceeds of sale, after redemption of the mortgage, estate agent fees and conveyancing solicitor costs/disbursements, to be divided in accordance with the parties equal beneficial interests after all necessary and consequential accounts (as above).
- The Claimant's costs of and relating to this claim.
- Such further or other orders as may be just.

Defendant's
name and
address

IRENE SARA SPALLETTI
92 OLLERTON ROAD,
ARNOS GROVE,
LONDON
N11 2LA

£	
Court fee	365
Legal representative's costs	
Issue date	06 FEB 2025

For further details of the courts www.gov.uk/find-court-tribunal.
When corresponding with the Court, please address forms or letters to the Manager and always quote the claim number.

Claim no.

Details of claim (continued)

The Claimant respectfully asks the court to arrange for court service of the sealed application on the Defendant, given that the Claimant's bail conditions (as they stand) prevent him from affecting service himself or through solicitors because of the Claimant's refusal to nominate a third party with whom the Claimant can communicate.

C/O: SARAH WALKER
HUGHES FOWLER CARRUTHERS
ACADEMY COURT, 94 CHANCERY LANE
LONDON, WC2A 1DT

TEL: 0207 4218383
EMAIL: S.WALKER@HFCLAW.COM

Claimant's or claimant's legal representative's address to which documents should be sent if different from overleaf. If you are prepared to accept service by DX, fax or e-mail, please add details.

Statement of Truth

I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

- I believe** that the facts stated in these particulars of claim are true.
- The Claimant believes** that the facts stated in these particulars of claim are true. **I am authorised** by the claimant to sign this statement.

Signature



Alexander Walker (Feb 4, 2025 19:11 GMT)

- Claimant
- Litigation friend (where claimant is a child or a Protected Party)
- Claimant's legal representative (as defined by CPR 2.3(1))

Date

Day	Month	Year
04	02	2025

Full name

ALEXANDER MICHAEL LUKE WOLF WALKER

Name of claimant's legal representative's firm

HUGHES FOWLER CARRUTHERS

If signing on behalf of firm or company give position or office held

Find out how HM Courts and Tribunals Service uses personal information you give them when you fill in a form: <https://www.gov.uk/government/organisations/hm-courts-and-tribunals-service/about/personal-information-charter>

Acknowledgment of Service (Part 8 claim)

You should read the 'notes for defendant' attached to the claim form which will tell you how to complete this form, and when and where to send it.

In the COUNTY COURT SITTING AT EDMONTON	
Claim No.	M00ED350
Claimant (including ref)	Alexander Michael Luke Wolf Walker
Defendant	Irene Sara Spalletti

Tick and complete sections A - E as appropriate.

In all cases you must complete sections F and G

Section A

I do not intend to contest this claim

Give details of any order, direction, etc. you are seeking from the court.

Section B

I intend to contest this claim

- I do not agree to the order for sale under TOLATA (Trust of Land and Appointment of Trustees Act 1996) as requested by the claimant.
- The Family Law Act proceedings have already resulted in court orders related to the property, which must be considered before any further action is taken.
- I only agreed to remain in the property on the basis that mortgage costs and bills were shared equally, which was confirmed by two separate judges in previous orders.
- Despite this, the claimant down payments towards the property have exceeded £5,000.
- The claimant is acting unreasonably by forcing this claim despite previous agreements and court orders already in place.
- The claimant ignored correspondence from my former solicitors and proceeded to make a court application unnecessarily and unreasonably.
- I was registered as at risk of homelessness with Enfield Council until the judge's order. Forcing a sale would put me in an even more vulnerable position.
- The property has lost value since purchase, and a forced sale at a loss is not in the interests of either party. This contradicts financial fairness and requires proper assessment.

Section C

I intend to dispute the court's jurisdiction

(Please note, any application must be filed within 14 days of the date on which you file this acknowledgment of service)

The court office at

is open between 10 am and 4 pm Monday to Friday. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number.
N210 Acknowledgment of Service (CPR Part 8) (3.01)

Printed on behalf of The Court Service

Section D

I object to the claimant issuing under this procedure

- This claim involves substantial disputes of fact, particularly regarding financial arrangements and prior agreements, which should not be handled under the streamlined Part 8 procedure.
- The property's loss in value requires a full financial assessment, which cannot be done under the simplified Part 8 process.
- This claim also involves serious allegations of domestic abuse and coercion, which require proper judicial examination. A MEREC referral has been made today by a domestic abuse charity due to the claimant's ongoing actions.
- As per Paragraph 8 (Settlement and ADR) of the Practice Direction on Pre-Action Conduct and Protocols (PDPAC) contained within the Civil Procedure Rules, litigation should be used only as a last resort. The claimant's approach disregards this fundamental principle.
- The police, local council, court, and domestic abuse charities are actively involved, reinforcing that this matter requires a full fact-finding hearing rather than the streamlined Part 8 process. A thorough review is needed to assess financial contributions, the impact of the non-molestation order and bail conditions, and whether the claimant's conduct constitutes an abuse of process.
- Unprofessional tactics have been used in an attempt to intimidate me and gain an unfair advantage, disregarding the claimant's history of abuse and the current bail conditions and non-molestation order in place for my protection. This is a clear breach of Paragraph 4 (Proportionality) of the PDPAC.

Section E

I intend to rely on written evidence

My written evidence:

- is filed with this form
 will be filed within 14 days as agreed with the other party(ies). A copy of the written agreement is attached to this form

Section F

Full name of defendant filing this acknowledgment

Irene Sara Spalletti

Section G**Signed**

(To be signed by you or by your solicitor or litigation friend)

*(I believe)(The defendant believes) that the facts stated in this form are true. *I am duly authorised by the defendant to sign this statement

*delete as appropriate

Position or office held
(if signing on behalf of firm or company)

Date

28.02.2025

Give an address to which notices about this case can be sent to you

92 Ollerton Road

Postcode N11 2LA

Tel. no. 07412 604 767

if applicable

Ref. no.	
fax no.	
DX no.	
e-mail	irene.spalletti@gmail.com



HM Courts & Tribunals Service

Reference (office use only)

EX160

Apply for help with fees

If you have little or no savings and are on certain benefits or have a low income, you may not have to pay a court or tribunal fee, or you may get some money off.

www.gov.uk/get-help-with-court-fees

What you will need

Before you continue, make sure you have:

- your National Insurance number (NI) or
- your Home Office reference number – you may have a Home Office reference number if you are subject to immigration control
- the court or tribunal form number
- your case number, claim number or notice to pay – if you have one

You'll also need details of your:

- income, including wages
- savings and investments
- partner's income, savings and investments - If you have a partner, you will need their NI, date of birth and details of their income, savings and investments

The information you provide needs to be accurate as it will act as evidence for your application and will allow us to check the information with other government departments. We'll contact you if we need to see proof of this information.

A legal representative or litigation friend can apply on your behalf. They must complete the application with your details.

Guidance on how to apply for help with fees (EX160A) can be found online at

<https://www.gov.uk/government/publications/apply-for-help-with-court-and-tribunal-fees>

1. Your personal details (the applicant)

First and middle names

Irene Sara

Last name

Spalletti

Address

First line of address

92 Ollerton Road

Second line of address

Town or city

London

County (optional)

Postcode

N	1	1		2	L	A
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Email address (optional)

irene.spalletti@gmail.com

Date of birth

Day Month Year

1	1	0	6	1	9	8	6
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National Insurance number

S	N	9	5	3	2	2	6	C
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National Insurance

number: If the applicant is under 16 they may not have a number.

Home Office reference no. (if applicable)

--	--	--	--	--	--	--	--	--	--	--	--	--

Home Office: You may have a Home Office reference number and not a National Insurance number.

I'm unable to provide a National Insurance or Home Office reference number because:

- 2.** What is your relationship status?

Single. **Go to question 4**

Married or living with someone. **Go to question 3**

Select 'Single' if:

You are living alone and relying on your own income with or without dependent children, **or**

you are permanently separated and may be in the process of applying for a divorce, dissolution or annulment and you are not living with a new partner, **or**
you have a partner, but they have a conflicting interest in the case you are bringing

- 3.** Your partner's details

First and middle names

Last name

Date of birth

Day Month Year

<input type="text"/>						
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National Insurance number

<input type="text"/>							
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- 4.** Have you already paid the court or tribunal fee?

No

Yes, the fee was paid on

Day Month Year

<input type="text"/>						
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Select 'Married or living with someone' if:

You are married or in a civil partnership **or**

you are living together as if you are married or in a civil partnership or you have to live apart. See guidance notes EX160A <https://www.gov.uk/government/publications/apply-for-help-with-court-and-tribunal-fees>

Partner's details: We may use the personal information of you and your partner (if you have one) to contact other government departments to validate the information you've provided. This will reduce the likelihood of you having to provide further evidence before a decision can be made.

Refunds: You can apply for a refund for a fee paid in the last 3 months.

If you're applying for a refund, answer questions 8 to 13 about your circumstances at the time you paid the fee.

5. What is the form number of your court or tribunal form?

Form number Name of form

CPR

Part 8

Form number: You will find the form number at the bottom of the first page of a paper form.

If you do not have a form, describe the fee you are applying for help with.

PBA0084440

6. Do you have a case, claim, appeal or 'notice to pay' number?

No

Yes, the case, claim, appeal or 'notice to pay' number is

M00ED350

Case, claim, appeal or 'notice to pay' number:
Find this number on letters from the court or tribunal.

7. Are you paying a fee for a probate case?

No

Yes, the name of the person who has died is

Date of death

Day Month Year

--	--	--	--	--	--	--

Probate: These cases are usually about the property and belongings of someone who has died.

8. How much do you and your partner, if you have one, have in savings and investments?

Less than £4,250. **Go to question 10**

Between £4,250 and £15,999. **Go to question 9**

£16,000 or more. **Go to question 10**

Savings: Include all savings and investments, such as ISAs or value of second homes you own.

If you have £16,000 or more then you won't be able to get help with your fees. See guidance notes EX160A
<https://www.gov.uk/government/publications/apply-for-help-with-court-and-tribunal-fees>

9. Are you or your partner, if you have one, 66 or over?

No. How much do you and your partner, if you have one, have in savings and investments?

£ 0

Yes

10. Do you receive any of the benefits listed below?

- Income-based Jobseeker's Allowance – not contribution-based JSA
- Income-related Employment and Support Allowance – not contribution based ESA
- Income Support
- Universal Credit (and you're earning less than £6,000 a year)
- Pension Credit (guarantee credit) – not savings credit

No

Yes. **Go to question 14**

Benefits: If you're receiving any of these benefits, you're likely to get help with your fees.

We'll contact the Department for Work and Pensions to confirm that you are (or were) getting one of these benefits.

11. Do you or your partner, if you have one, have any children that live with you or you are supporting financially?

No

Yes. Tell us how many children you have in each age range.

0–13 years

14 years and older

Children: A child is a person under 16 years old and up to 19 if in full time education and living with you, or any child receiving regular financial support through a maintenance agreement.

If you answered Yes to question 11, please ensure any Child Benefit, Child Tax Credit or income maintenance agreements for them are included in question 12 and question 13.

- 12.** Tick all the types of income you and your partner, if you have one, have received in the last calendar month.

If your income last month is not representative of what you usually get, you can provide an average income for the last 3 months, if this is lower. If so, tick all income types for that period.

My income	Partner's income	
<input type="checkbox"/>	<input type="checkbox"/>	Wages
<input type="checkbox"/>	<input type="checkbox"/>	Net profits from self employment
<input type="checkbox"/>	<input type="checkbox"/>	Child benefit
<input type="checkbox"/>	<input type="checkbox"/>	Working Tax Credit
<input type="checkbox"/>	<input type="checkbox"/>	Child Tax Credit
<input type="checkbox"/>	<input type="checkbox"/>	Maintenance payments
<input type="checkbox"/>	<input type="checkbox"/>	Contribution-based Jobseekers Allowance (JSA)
<input type="checkbox"/>	<input type="checkbox"/>	Contribution-based Employment and Support Allowance (ESA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Universal Credit
<input type="checkbox"/>	<input type="checkbox"/>	Pensions (state, work, private and Pensions Credit (savings credit))
<input type="checkbox"/>	<input type="checkbox"/>	Rent from anyone living with you
<input type="checkbox"/>	<input type="checkbox"/>	Rent from other properties you own
<input type="checkbox"/>	<input type="checkbox"/>	Cash gifts – include all one off payments
<input type="checkbox"/>	<input type="checkbox"/>	Financial support from others – include all one off payments
<input type="checkbox"/>	<input type="checkbox"/>	Loans
<input type="checkbox"/>	<input type="checkbox"/>	Other income – For example, income from online selling, or from dividend or interest payments.
<input type="checkbox"/>	<input type="checkbox"/>	None of the above

- 13.** What was last calendar month's income for you and your partner, if you have one?

If your income last month is not representative of what you usually get, you can provide an average income for the last 3 months, if this is lower.

£393

The above figure is

- last calendar month's income, or a
 3 month average

Note 12: some benefits **should not be included as income**, such as Carer's Allowance, PIP, Housing Benefit and aspects of working and child tax credit. See guidance notes EX160A <https://www.gov.uk/government/publications/apply-for-help-with-court-and-tribunal-fees>

Note 13: If your income includes wages, tell us the amount before National Insurance and tax are taken off.

14. Declaration and statement of truth

I am the **applicant or litigation friend** completing this form.

I believe that my/the applicant's current financial circumstances mean that I/the applicant may be entitled to help with fees. I declare that the information I have given on this form is correct and complete. I understand that if I have given false information, criminal or civil proceedings may be brought against me. I understand that if I have given false information or I do not provide evidence of the information given in this form if requested, my/this application may be rejected and the full fee will be payable.

I am the **legal representative** completing this form.

The applicant believes that their current financial circumstances mean that they may be entitled to help with fees. The applicant declares that the information they have given on this form is correct and complete. The applicant understands that if they have given false information, criminal or civil proceedings may be brought against them. The applicant understands that if they have given false information or they do not provide evidence of the information given in this form if requested, this application may be rejected and the full fee will be payable.

Signature



Applicant

Litigation friend. **Go to question 15**

Legal representative. **Go to question 15**

Date

Day Month Year

2	8	0	2	2	0	2	5
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IN THE COUNTY COURT AT EDMONTON

STATEMENT OF ALEXANDER WALKER

IN THE TRUSTS OF LAND AND

STATEMENT NO.: I

APPOINTMENT OF TRUSTEES ACT 1996

DATED: 04.02.2025

BETWEEN:

EXHIBIT: AWI

CLAIM NO.: TBC

ALEXANDER MICHAEL LUKE WOLF WALKER

Claimant

and

IRENE SARA SPALLETTI

Defendant

FIRST WITNESS STATEMENT OF
ALEXANDER MICHAEL LUKE WOLF WALKER

1. I, Alexander Michael Luke Wolf Walker, of 92 Ollerton Road, Arnos Grove, London N11 2LA make this statement in support of my claim made pursuant to section 14 of the Trusts of Land and Appointment of Trustees Act 1996. The defendant is my former partner Irene Sara Spalletti ('Irene').
2. I refer in this statement to various documents which are produced to me as **Exhibit AWI**. References to page numbers are to pages within **AWI**, unless stated otherwise.

Brief summary and background

3. I was born on 24 February 1988 and am now aged 36. Irene was born on 11 June 1986 and is now aged 38.
4. I have known Irene for around 8 years. We began a relationship in 2019 and began cohabiting on 1 October 2023 (then in Irene's rental property). We never married and nor did we ever become

Dear Mr Spencer,

There is a great deal to report to the SRA regarding what has been presented to the court in the first statement submitted by Ms Walker's client under the Trusts of Land and Appointment of Trustees Act 1996. This includes the presentation of false and misleading information to the court.

As I am currently working on my defence without legal representation, I will provide you with all relevant information as soon as I have completed my statement in response.

I have also had to request the court hearing transcripts to support my position and provide evidence of what was actually said in court.

Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti
Via DC Jonty Proudfoot

By email: jonty.proudfoot@met.police.uk

10 March 2025

WITHOUT PREJUDICE SAVE AS TO COSTS

Dear Ms Spalletti

You and Alexander Walker – 92 Ollerton Road (the “Property”)

Thank you for your proposal for settlement dated 19 February 2025. I apologise for the delay in responding, as I have only just recently returned from holiday.

There is much in your letter that my client does not agree with, but my client will not run up unnecessary costs responding to every point. Where he has not addressed something in your letter that should not be taken as acceptance by him of a particular point. It is, however, important to him to respond to your accusation that he has attempted to “exert undue pressure” on you by proposing that you buy him out of his share of the house. This is simply not correct; my client made this proposal because he thought you might like to stay in the house, and he thought your parents may have been able to assist you financially (as they have done in the past) to achieve this. This was absolutely not an attempt by him to “secure an advantage by intimidating” you as you state and was in fact intended to be conciliatory. In any event my client only proposed this after you repeatedly failed to engage with him about selling the property and because your mother had suggested to him that you would like to stay in the house.

Since your relationship with my client came to an end in the summer of last year, my client’s primary focus has simply been to finalise the works that need to be carried out so the house can be readied for sale to enable you and my client to each go your separate ways. The unnecessary and misconceived applications made by you under the Family Law Act have been an unwelcome and expensive distraction from this, and it is clear to my client that your applications were entirely motivated by your desire to block the sale of the house. The judge at the hearing on 5 February

2025 dismissed all three of your applications and found that it was not reasonable for you to contest those issues, which resulted in a costs order being made against you. The £1,625 that you have been ordered to pay towards my client's costs will, of course, need to be deducted from your share of the net sale proceeds.

While my client is pleased that you are now facing up to the reality that the Property needs to be sold, he is disappointed that it has taken you so long to respond, which resulted him in incurring the costs of preparing his TOLATA application. My client has never wanted to go to court. It is in fact you who has instigated the two hearings in November 2024 and February 2025. My client had no choice but to prepare his TOLATA application in time for service on you at the hearing on 5 February 2025, given your unreasonable refusal to nominate a third party with whom I could communicate with and affect service. Given your attitude to date, my client also has no confidence that you would have in fact facilitated a sale at all, without the backdrop of these TOLATA proceedings.

My client gave you more than enough time to respond to his letter before claim dated 13 December 2024 (the rules only requiring him to give you two weeks to respond). He reasonably gave you additional time to respond to factor in the Christmas period and he also agreed to extend the timeline for your response to 24 January 2025 (six weeks from his initial letter before action). You blame my client for exacerbating the delays by "continually chasing" your solicitor. I sent a total of three substantive letters to Southgate Solicitors, all of which were less than two pages long. It is inconceivable that my client was largely responsible for the "demise" of the funds you had on account with them as you assert.

If you had not taken such an unreasonable approach, then my client would not have had to incur the costs of his TOLATA application. You will therefore need to make a contribution towards the costs he has incurred in relation to this. My client would, of course, be entitled to seek all of his costs from you (which currently total circa £7,500), but in order to be constructive and pragmatic he is not pursuing the full costs of these from you, although he reserves the right to do so should matters proceed to court. You should note that my client is also entitled to seek occupation rent following his exclusion from the property since 2 September 2024, but again in the interests of reaching an agreement he is not pursuing this, but he reserves the right to do so if you are unable to reach an agreement now.

My client does not agree for the sale of the Property to be delayed until after the fixed term mortgage comes to an end. My client cannot afford to pay the interest on the mortgage if it switches to the variable rate (of around 8%) and so it needs to be marketed for sale now. It would also result in a much larger monthly mortgage payment for you, which he expects is also unaffordable for you. My client is naturally concerned about your ongoing failure to contribute your 50% share of the monthly mortgage payments, and he has no confidence at all that you will make the payments on time, if at all. Once again, you have not paid your share of this month's mortgage which fell due on 2 March 2025 and have provided no explanation at all for why this is unpaid. You must reimburse my client for this and the other outstanding amounts due to him as a consequence of your failure to meet your share of the mortgage in full forthwith.

Following the numbering of "Option 1" of your proposal, my client's response is as follows:

-
- a. The Property shall be sold forthwith for the best price achievable (although the Property will need to be marketed for sale once the necessary renovations/works have been completed) – ***Agreed but with the below addition:***

If you cannot agree on the price, then you will be guided by the estate agent the identify of whom you will agree upon in accordance with (b) below.

- b. You and my client shall agree the identity of the estate agent within 14 days of an agreement being reached. My client will propose three options, and you shall select one of the three proposed, the joint letter of instruction to be prepared by my client and agreed with you – ***Agreed but with the below addition***

Additionally, in the event that the selected agent does not achieve an offer for purchase within three months of the property being marketed for sale, there shall be an option for the estate agent to be replaced. In this scenario, my client will again propose three options and you shall select one.

- c. The parties shall agree the identity of the workman to undertake remedial work to ensure the Property is saleable within 14 days of an agreement being reached. You shall propose three options together with their quotes and my client shall select one of the three proposed – the scheme of works to be set out by prior written agreement between the parties – ***Not agreed. My client's counter proposal is as follows:***

- i. My client has already paid the existing workman to fix a hole in the wall and replaster the landing, where the wallpaper has partially been removed. You shall permit the existing workman to complete this work within 14 days;
- ii. You shall permit the existing electrician to complete the works on the electrics within 14 days. He needs to wire in the wall lights (which my client is happy for you to choose provided they cost less than £20 each and you furnish him with receipts) and the sockets in the kitchen so that the electrical certificate can be issued;
- iii. Both you and my client shall obtain two quotes each for the following works to be completed and the workman who provides the cheapest quote shall be instructed. The works that will need to be completed are:
 - 1. Stripping of the wallpaper from the landing and the small office, filling in the wall;
 - 2. Painting of the hall, downstairs toilet, landing, top floor, small office, top floor bathroom, garden office room and stairways in off white or cream (they will also need to complete/cover any patch work);
 - 3. Retiling of the top floor bathroom and fixing/replacing of the top floor toilet cistern;
 - 4. Sealing of the hole in the attic wall which will then need to be plastered and repainted;
 - 5. Clearing of the front and rear garden;
 - 6. Fixing of the window sash in the front bedroom;
 - 7. Door stop moulding to be added to the small office door;
 - 8. Installation of a carpet on the top floor and on the top floor stairs (preferably matching the existing carpet on the top floor).

-
- iv. Insofar as the estate agent advises that any further works need to be undertaken to ready the Property for sale those works shall also be undertaken by the workman instructed to complete the works set out at (1) to (8) above.

My client agrees to make the upfront payments with respect to the abovementioned works provided he is reimbursed in accordance with (g)(iv) below.

- d. You shall maintain the Property to a viewable standard and agree not to stymie the sale – **Agreed – this will need to include the front and rear garden**
- e. You and my client shall discharge the monthly mortgage repayments and household bills equally. – **Not agreed. My client's counter proposal is as follows:**
 - i. You and my client shall continue to pay 50% of the mortgage repayments (including interest) each month. In default, a full account shall be taken from each of your respective shares in the net proceeds of sale.
 - ii. You shall be responsible for paying all of the household bills and you shall indemnify my client against the same. In default, a full account shall be taken from your share of the net proceeds of sale.
- f. You and my client shall agree the identity of the conveyancing solicitor within 14 days of an agreement being reached. You shall propose three options together with their quotes and my client will select one of the three proposed – **Agreed**
- g. The gross proceeds of sale of the Property shall be applied in the following order:
 - i. To discharge the Mortgage – **Agreed**
 - ii. In payment of any early redemption or redemption administration charges in relation to the Mortgage – **Agreed**
 - iii. In payment of the solicitors' conveyancing costs and disbursements in connection with the sale – **Agreed**
 - iv. In payment to my client for any redecoration/renovation or other costs that my client incurs in order to prepare the Property for sale that are unmatched by you – **Agreed**
 - v. In payment of the balance as to 50% to you (plus 50% of any early redemption or redemption administration charges in relation to the mortgage) and 50% to my client (minus 50% of any early redemption or redemption administration charged in relation to the mortgage) – **Not agreed. My client's counter proposal is as follows:**

In addition to the above, before the balance of the proceeds of sale are distributed equally to each of you the following will need to be paid to my client from the proceeds of sale held by the conveyancing solicitor:

- I. £1,625 that you have been ordered to pay towards my client's costs of the Family Law Act proceedings pursuant to paragraph 10 of the order of DDJ Barrett dated 5 February 2025;

-
2. £1,750 which represents your 50% share of the cost of repairing the fireplace and which my client has paid;
 3. Mortgage payments that my client has made above and beyond his notional 50% liability since purchase, which currently amounts to £5,137 plus further accounts for any future missed payments (it was not agreed that my client would pay the first two months' mortgage payments in full in lieu of two months' rent and bills for the flat you resided in prior – my client paid his share of the rent for the two months prior, he only agreed to pay the first two months mortgage upfront while you were waiting for your deposit to be repaid, it was always intended that you would repay him upon receipt of that);
 4. Marketing related costs (to include but not limited to photography costs) that are unmatched by you;
 5. Reimbursement for any utility or other household costs that my client has paid following his exclusion from the property;
 6. £3,750 by way of a contribution towards the costs incurred by my client in relation to his TOLATA claim.

For the avoidance of doubt, there is absolutely no reason why my client should be solely responsible for the early redemption or redemption administration charges, which should be met equally.

- h. Upon compliance by you and my client with paragraphs (a) to (g) above, both of your claims under section 14 of TOLATA 1996 shall be dismissed relating to the Property and in respect of any other property, chattels or liabilities owned by either party in any jurisdiction; ***Agreed on the condition that my client be able to instruct a third party to remove the chattels at a date and time to be agreed (within 14 days of an agreement being reached) from the Property as set out in the schedule to this letter. (Once my client's chattels have been returned to him, you will, of course, be responsible for clearing the house in readiness for completion).***
- i. No order for costs – ***Agreed provided that paragraph (g)(v) is complied with by you.***

I look forward to hearing from you. Please note that should the abovementioned proposal not be agreed within 21 days then this proposal is withdrawn. and my client will be drawing this letter to the attention of the court on the issue of costs.

While writing, my client should also be grateful if you could send the WiFi router back to BT, the bag will be delivered to 92 Ollerton Road for you to put it in.

Yours sincerely



SARAH WALKER

Schedule of Chattels

1. Charles Tyrwhitt navy suit (with orange trim);
2. Light beige linen suit;
3. Sofa that cost around £2,500 (my client is paying for this on a monthly basis – as an alternative my client is content for you to buy the sofa from him for £1,500);
4. Television (which my client paid for – the TV is more valuable than this but as an alternative my client is content for you to buy the TV from him for £850);
5. Samsung sound bar (my client is content for you to buy this from him for £150);
6. Computer monitor and monitor mount that my client lent to you and has not been returned and accompanying cables;
7. Mattress that was/is kept in the front bedroom;
8. Duvet that was/is kept in the front bedroom (my client is content for you to buy the mattress and duvet from him for £150);
9. My client's belongings which are in the office at the end of the garden (including cable, computer keyboards, baskets, collapsible desk);
10. Pictures which belong to my client;
11. Gifts from Robbie Myerson which comprises of a chopping board and a kitchen knife, as well as a beer pump and lid;
12. Kitchen equipment (including large metal bowls, wok, chopping boards, taco press)
13. Tools (including his toolbox, battery powered drill, Makita jigsaw, wired drills, Dewalt drill and drill bits);
14. Samsung sound bar;
15. Speakers and amplifiers;
16. TP link deco WiFi points x3 (one external, one in the sitting room and one in the upstairs office);
17. Network switches x 2;
18. Russian MIG suit and helmet;
19. Network attached HP server (black box);
20. Barbeque;
21. All backgammon boards (my client believes there are four);
22. Orthodontist mouth guard and case.

Subject: RE: Walker v Spalletti Case No: M00ED350 (SPAL13/2) [HFC-HFC.FID176697]

Sandra Joe-Ejim <sandra.joe-ejim@sternberg-reed.co.uk>
to Sarah M Y. Walker, Lizzie Eseku, Bryan Jones ▾

Fri 14 Mar, 10:14

Dear Sarah

We have just been instructed in this matter and have had sight of your WP letter to our client dated 10 March 2025. We are taking our client's instructions on the content of your letter and will revert when we are in a position to do so.

Kind regards

Sandra

From: Sarah M Y. Walker <S.Walker@HFCLAW.COM>
Sent: 14 March 2025 09:44
To: Lizzie Eseku <Lizzie.eseku@sternberg-reed.co.uk>
Cc: Sandra Joe-Ejim <sandra.joe-ejim@sternberg-reed.co.uk>; Bryan Jones <B.Jones@HFCLAW.COM>
Subject: RE: Walker v Spalletti Case No: M00ED350 (SPAL13/2) [HFC-HFC.FID176697]

Dear Sandra and Lizzie

Thank you for your email. Would you be available for a call at all to discuss this case, as I would hope we would be able to find a route to settlement to avoid the cost and stress to our clients of protracted court proceedings.

My telephone number is 07917 853296. I look forward to hearing from you.

Kind regards

Sarah

Sarah M Y. Walker
Senior Associate Solicitor

Hughes Fowler Carruthers
Academy Court
94 Chancery Lane
London WC2A 1DT

Tel: +44 (0)20 7421 8383

Email: S.Walker@HFCLAW.COM

Web: www.hfclaw.com



PRIVY COUNCIL AGENTS

COMPANY REGISTRATION No. 7160275

REGISTERED OFFICE ADDRESS: Academy Court, 94 Chancery Lane, London WC2A 1DT

AUTHORISED AND REGULATED BY THE SOLICITORS REGULATION AUTHORITY (No. 533050)

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Please note that neither Hughes Fowler Carruthers nor the sender accepts any responsibility for any viruses and it is your responsibility to scan the email and the attachments (if any).

No contracts may be concluded on behalf of Hughes Fowler Carruthers by email.

From: Lizzie Eseku <Lizzie.eseku@sternberg-reed.co.uk>

Sent: 13 March 2025 10:29

To: enquiries.edmonton.countycourt@justice.gov.uk

Cc: Sarah M Y. Walker <S.Walker@HFCLAW.COM>; Sandra Joe-Ejim <sandra.joe-ejim@sternberg-reed.co.uk>

Subject: Walker v Spalletti Case No: M00ED350 (SPAL13/2)

Dear Sirs,

Please find attached, by way of filing to the court, the following documents:

- Notice of Acting; and
- Acknowledgement of Service.

Yours faithfully,

Lizzie Eseku
Paralegal



Irene Spalletti <irene.spalletti@gmail.com>

Instructions Regarding Legal Representation

7 messages

Irene Spalletti <irene.spalletti@gmail.com>

To: Sandra Joe-Ejim <sandra.joe-ejim@sternberg-reed.co.uk>, Lizzie Eseku <Lizzie.eseku@sternberg-reed.co.uk>

2 April 2025 at 14:28

Dear Sandra,

I hope you're doing well.

I need to be extremely strict with these instructions due to Ms. Walker's ongoing behavior. My entire family came together to raise £3,000 to pay for Southgate Solicitors, but Ms. Walker consumed over half of this budget within the first week, before my solicitor was even properly instructed. Unfortunately, I've learned this lesson the hard way, and we need to implement every available safeguard to ensure this doesn't happen again.

I do not have £100 to my name, and the profits from the sale of the house are not for me—they go back to my family, who has made significant sacrifices to help me defend myself against this outrageous and unreasonable lawsuit. Despite being a victim of domestic abuse, financial control, and coercive behavior, I am now forced to find funds to defend myself against harassment. This has all come about simply because I refused to compensate my abuser (her client) nearly £150,000.

I am really concerned that Ms. Walker and her firm have violated my rights. By burning through my funds before I even had proper legal representation, they have put me in a position where I cannot effectively defend myself against these false accusations. It feels like an intentional attempt to prevent me from having a fair chance at justice. I'm already in a vulnerable situation, and this kind of behavior undermines my right to a fair process and proper legal defense. And she is now using the same strategy with your law firm.

I would like to confirm that you're still legally representing me, but that I'd like to put the following instructions in place:

1. Please ensure all communication from the other party's solicitor is sent to my nominated email address first: property_92@yahoo.com. I will review everything and forward what needs your response.
2. Please do not respond to or engage in any phone calls or emails from Ms. Walker or her firm without my approval first.
3. I do not consent to being charged for any communication from Ms. Walker's firm that hasn't been sent to my nominated email first, or for phone calls made directly to your firm without my prior agreement.
4. I would also like to be informed each time Ms. Walker breaks these instructions by contacting you directly, and I do not want to be charged for any such communication. I have the right to approve all payments before they're billed to me.
5. Additionally, could you please send me a breakdown of all communications you've received from Ms. Walker's firm, from the first email to today? This should include the dates, formats (email, call, letter), and any responses you've provided.



Sandra Joe-Ejim
to me, Lizzie ▾

Thu 3 Apr, 14:54 (12 days ago)



Dear Irene

Unfortunately, what you are proposing below is not possible, as I have previously explained. It would be best if you deal with the matter directly with Ms Walker. You can then seek legal advice whenever necessary, from law firms who are happy to work this way. I will let Ms Walker and the court know that you are now dealing with matter yourself and provide the email you have stated below for contact. As requested, please see attached communication between Ms Walker and myself, being the only communication I had with her. Please note that I will be on annual leave after tomorrow, so if you need any of your documents returned to you, please let Lizzie know.

Kind regards

Sandra

Sandra Joe-Ejim
Solicitor - Resolution Accredited Specialist



HM Courts & Tribunals Service

EX107

Request for transcription of Court or Tribunal proceedings

Please refer to the Guidance Notes (EX107GN) before completing this form. <https://www.gov.uk/government/publications/order-a-transcript-of-court-or-tribunal-proceedings-form-ex107/guidance-for-requesting-a-transcript>

If completing this form by hand please use BLOCK CAPITAL letters.

Once completed, send this form to the relevant court or tribunal. You can find the address of the court or tribunal at: <https://www.gov.uk/find-court-tribunal>.

Part A: Your details

A1. Your name

IRENE SARA SPALLETTI

A2. Your organisation/company name (if applicable)

A3. Your involvement in the case

- Party
- Party's legal representative
- No involvement
- Party's lay representative
- Other (please specify)

Litigant in person

A4. Your reference (if applicable)

ED24F00300

A5. Your address

First line of address

92 Ollerton Road

Second line of address

Town or city

Enfield

County (optional)

Postcode

N	1	1		2	L	A
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A6. Your DX address (if applicable)

A7. Your phone number

07412604767

A8. Your email address – we will use this address to send you the transcript

irene.spalletti@gmail.com

If you are unable to accept the transcript by email, tick this box.

It will be posted to the address shown above.

A9. Your preferred method of communication

Email

Phone

Post

A12. Is this transcript being paid for at public expense, costs to be shared between parties, or clients public funded certificate?

Yes, attach a copy of the order and state the date of the order

Date of order

Day Month Year

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No

Don't know

A13. Purchase order no. (if available)

--

A14. Is the invoice to be split?

Yes

No

If Yes, please give the names and contact details (Including email addresses, where possible) of all the parties paying and how the invoice will be split between them.

I kindly request that the Court accept my application for the transcript to be provided at public expense, as supported by the annexed Form EX105. I am facing severe financial hardship as a result of ongoing financial control and abuse by the Respondent, which has left me unable to afford legal representation or the cost of transcripts. Should public funding not be possible, I respectfully request that the Respondent be ordered to cover the costs, as the transcripts are necessary to address the repeated misuse and misrepresentation of the hearing by the Respondent and their legal representatives — including the omission of key discussions with the Judge and distortion of the Judge's decisions.

Alexander Michael Luke Wolf Walker
205 Quemerford
Calne
SN11 8JY

a.mlw.walker@googlemail.com
07725698210

A12. Is this transcript being paid for at public expense, costs to be shared between parties, or clients public funded certificate?

Yes, attach a copy of the order and state the date of the order

Date of order

Day Month Year

--	--	--	--	--	--	--	--

No

Don't know

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--

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Alexander Michael Luke Wolf Walker
205 Quemerford
Calne
SN11 8JY

a.mlw.walker@googlemail.com
07725698210

Civil, Family and Tribunals:

- Whole hearing
- Counsels' opening/closing submissions (give details below)
- Evidence (give details below)
- Judgment (give details to indicate if it is the main judgment or on specific points such as costs, permission to appeal, etc.)
- Proceedings after judgment
- Other (give details below)

C4. Do you want a new transcript or a copy of an existing transcript?

- New transcript
- Copy of an existing transcript - number of copies required

C5. Which Service Level Band do you require?

Crime

- Overnight (within 24 hours)
- Within 48 hours
- Within 3 working days
- Within 7 working days
- Within 12 working days

C5. Please note each jurisdiction has its own service bandings.

For more information on Service Level Bands please read the guidance notes -Table B1 and B2.

Civil, Family and Tribunals

- Within 48 hours
- Within 12 working days

C6. Once your chosen transcription company is in receipt of the recording do you require an estimate of cost before they produce the transcript?

- Yes
- No

C7. Is the original audio in Welsh?

Yes, do you need an English Translation?

Yes

No

No

C8. Is this transcript required urgently?

Yes

No

C9. What is your reason for requesting this transcript?

The Respondent and their legal representatives have repeatedly misused the content of the hearing on 26.11.2024, omitting key points discussed with the Judge and distorting the Judge's decisions. They have misrepresented previous court orders, including agreements on occupation rent, mortgage repayments, and the recognition of my vulnerable position and financial hardship. They have since made further court applications that disregard those orders and contradict the court's clear instructions. As a Litigant in Person on Universal Credit, I cannot afford legal representation or to properly respond without an accurate record of the hearing. I am applying for help with costs via Form EX105.

C9. Please provide a general reason why the transcript is being requested. If the transcript is required for a future hearing and the date has been fixed please give details of the hearing for which it is required and the date of that hearing.

C10. Was this a

Telephone hearing

The name of the Service Provider is

The billing number is

Skype Hearing

Cloud Video Platform (CVP) Hearing

Fully Video Hearing (FVH)

Other (please supply details)

held in person at Family Court in Edmonton

None of the above

C7. Is the original audio in Welsh?

Yes, do you need an English Translation?

Yes

No

No

C8. Is this transcript required urgently?

Yes

No

C9. What is your reason for requesting this transcript?

I need the transcript to clarify the record of what was said during the hearing on 05.02.2025. The transcript is essential as the other party has been making false accusations to mislead the Court, which is affecting the proceedings. As a Litigant in Person, I cannot challenge these misrepresentations without an accurate record of the hearing. I am applying for help with costs through Form EX105, as I am currently on Universal Credit and unable to afford the cost of the transcript.

C9. Please provide a general reason why the transcript is being requested. If the transcript is required for a future hearing and the date has been fixed please give details of the hearing for which it is required and the date of that hearing.

C10. Was this a

Telephone hearing

The name of the Service Provider is

The billing number is

Skype Hearing

Cloud Video Platform (CVP) Hearing

Fully Video Hearing (FVH)

Other (please supply details)

held in person at Family Court in Edmonton

None of the above

Request that the costs of transcripts be paid at public expense

- Part 52 Civil Procedure Rules (CPR 52.14) applies.
- This form should be fully completed and returned to the court **together with a copy of your appeal notice**.
- Wherever possible you should provide documentary proof of the information you provide. Failure to do so may delay your application.
- This form does not apply to Employment Tribunals. Use form EX107.

About the case

Case/Claim number or
Appeal number

ED24F00300

Date of order you are
appealing/intend to appeal
and name of judge who made
the order

Date
26.11.2024

Name of judge
District Judge Davies

What part of the proceedings
do you want to be
transcribed?

- Judgment only
 Evidence only
 Entire proceedings

If you have ticked Evidence
or Entire proceedings, please
give reasons for your request.

The Respondent and their legal representatives have repeatedly misused the content of the hearing on 26.11.2024, omitting key points discussed with the Judge and distorting the Judge's decisions. They have misrepresented court orders, including agreements on occupation rent, mortgage repayments, and the recognition of my vulnerable position and financial hardship. They have since made further court applications that disregard those orders and contradict the court's clear instructions. As a Litigant in Person on Universal Credit, I cannot afford legal representation or to properly respond without an accurate record of the hearing.

Have you obtained any
estimate of the costs of
providing a transcript from the
transcribers?

Yes No

If Yes, please provide a copy
of the estimate Copy enclosed

Request that the costs of transcripts be paid at public expense

- Part 52 Civil Procedure Rules (CPR 52.14) applies.
- This form should be fully completed and returned to the court **together with a copy of your appeal notice**.
- Wherever possible you should provide documentary proof of the information you provide. Failure to do so may delay your application.
- This form does not apply to Employment Tribunals. Use form EX107.

About the case

Case/Claim number or
Appeal number

ED24F00300

Date of order you are
appealing/intend to appeal
and name of judge who made
the order

Date
05.02.2025

Name of judge
Deputy District Judge Barrett

What part of the proceedings
do you want to be
transcribed?

- Judgment only
 Evidence only
 Entire proceedings

If you have ticked Evidence
or Entire proceedings, please
give reasons for your request.

The Respondent and their legal representatives have repeatedly misused and misrepresented the content of the hearing on 05.02.2025, omitting key discussions with the Judge and distorting the Judge's decisions. They have misrepresented existing court orders, including those related to occupation rent and household bills. Furthermore, my own application was dismissed during this hearing, with the Judge stating that a fact-finding hearing could not be requested in Family Court — a position I understand to be incorrect. I require the transcript to clarify the record and support any necessary steps to challenge these issues.

Have you obtained any
estimate of the costs of
providing a transcript from the
transcribers?

Yes No

If Yes, please provide a copy
of the estimate Copy enclosed

About you

Mr Mrs Miss Ms
 Other _____

Last name/family name
Please use BLOCK LETTERS

SPALLETTI

First name
Please use BLOCK LETTERS

IRENE SARA

Address
Please include the postcode

92 OLLERTON ROAD
N11 2LA

Contact telephone number

07412604767

Relationship status

Single
 Married/Civil Partnership
 Other _____

Dependants

The people who you look after financially

Give the number of children aged:

Under 11 yrs 16 to 17
 11 to 15 18

Others

State who they are and why you look after them financially

Previous applications

Have you made a previous application for transcripts to be paid at public expense on this or any other matter?

Yes No

If Yes, please provide details including court references

Employment status Employed Unemployed Retired

If employed, please state your occupation

If you are employed, give name and address of your employer*

*You should also supply a copy of your last three wage slips and your P60

Property in which you live In your own property In rented property In lodgings In property that you own jointly with someone else Other
(please explain below)

Do you or your spouse/partner have an interest in any other property?

 Yes No

If Yes, please provide details

About your finances**Your savings**

Give total amount for each type of savings you and your partner have.

If you do not have one of the types of savings shown, put 'NIL'.

Bank account (Current)	£0.00	Premium Bonds	£0.00
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Bank account (Deposit)	£0.00	Stocks or shares (or both)	£0.00
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Building Society Account	(1) £0.00	National Savings Investments	£0.00
--------------------------	-----------	------------------------------	-------

(2) £0.00	Other saving (Give details)
-----------	-----------------------------

	£0.00
--	-------

	£0.00
--	-------

Your usual income

Give the amount you receive each month for each type of income.

If you do not have one of the types of income shown, put 'NIL'.

Add up the amounts and put the sum in the 'Total income each month' box.

Your usual take-home pay	£0.00 a month	Child Benefit	£0.00 a month
Your partner's usual take-home pay	£0.00 a month	Other benefit or income which is	
Income from other people who live with you	£0.00 a month	Universal Credit	£393.00 a month
Pension(s)			
(1) State	£0.00 a month		a month
(2) Private or Occupational	£0.00 a month		a month
		Total income each month	£393.00

Your usual expenses

Give the amount you pay each month for each type of expense.

If you do not have one of the types of expense shown, put 'NIL'.

Add up the amounts and put the sum in the 'Total expenses each month' box.

Rent or Mortgage	£1,214.00 a month	Child care	£0.00 a month
Council Tax	£128.00 a month	Travelling expenses	£0.00 a month
Food and household essentials	£200.00 a month	Water and Sewerage charges	£58.00 a month
Maintenance and Child Support	£0.00 a month	Court fines	
Electricity	£100.00 a month	Outstanding debts	
Gas, coal or oil	£200.00 a month	Clothing	£0.00 a month
Telephone	£60.00 a month	Other expenses which are	
TV rent and licence	£33.00 a month	pets	£300.00 a month
		car	£100.00 a month
			a month
		Total expenses each month	£2,393.00 a month

Do you have any debts?

Yes No

If Yes, give name and address of creditor and approximate amount outstanding

Name	Address	Amount
Alexander Walker The respondent	205 Quemerford Calne SN11 8JY	£1,625 due to Court proceedings

Family & friends		I rely on their financial support to pay bills/mortgage

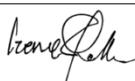
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Declaration

I declare that the information I have given is true to the best of my knowledge and belief and I understand that:

- I will be asked to provide documents as evidence to support my statements;
- my request will not proceed if I do not provide the evidence;
- my request will be refused if I have not disclosed any relevant facts in this form.

Signature



Name (please print)

IRENE SARA SPALLETTI

Date

1 3 . 0 4 . 2 5

For Court use only

Application granted as requested

Signed



Application granted in these terms:

Judge



Transcript of evidence only

Date



Transcript of judgment only

Application refused

Ms Sarah Walker
Hughes Fowler Carruthers
Academy Court
94 Chancery Lane
London
WC2A 1DT

Your Ref: BJ.SW.bs.WAL023

04 April 2025

WITHOUT PREJUDICE SAVE AS TO COSTS

Dear Ms Walker

Re: 92 Ollerton Road, London, N11 2LA

I apologise for the delay. I had instructed my solicitor over two weeks ago; however, she only informed me today that she would not be taking my case. Going forward, I request that all communication from you be limited to one response per letter sent from me, and that it be directed to this email address:
property_92@yahoo.com.

Ms. Walker, I had previously requested in December that you fact-check your statements before making certain accusations, and I would appreciate it if you could begin doing so.

"There is much in your letter that my client does not agree with, but my client will not run up unnecessary costs responding to every point. Where he has not addressed something in your letter that should not be taken as acceptance by him of a particular point. It is, however, important to him to respond to your accusation that he has attempted to "exert undue pressure" on you by proposing that you buy him out of his share of the house. This is simply not correct; my client made this proposal because he thought you might like to stay in the house, and he thought your parents may have been able to assist you financially (as they have done in the past) to achieve this. This was absolutely not an attempt by him to "secure an advantage by intimidating" you as you state and was in fact intended to be conciliatory. In any event my client only proposed this after you repeatedly failed to engage with him about selling the property and because your mother had suggested to him that you would like to stay in the house."

Your client's proposal that I buy him out was not only absurd but had already been rejected as early as July 2024.

- i. Your client was fully aware that my financial situation does not allow me to buy him out, nor would I be able to take over the mortgage on an income of £400 per month in Universal Credit payments.
- ii. The proposed overinflated house valuation of £903,000, sourced from the internet without formal valuation, is wholly inconsistent with paragraph 4 (Proportionality) of the Practice Direction on Pre-Action Conduct and Protocols (PDPAC).
- iii. Your client's additional demand for £15,000 in compensation. Given that your client is currently facing criminal allegations for domestic abuse, coercive control, financial abuse, and harassment, it is entirely unreasonable for him to claim additional financial compensation

This offer was never a viable option, and your client's insistence on reintroducing it is both coercive and an attempt to exert undue pressure on me. This has already been explained in the [WP Letter, 19 February 2025, \(p.03\)](#).

Your client's demand that "All furniture and chattels must be divided equally by value" despite having no claim to any of the furniture, as well as compensation requests in relation to assets that do not

belong to him confirms that your client's original demand was nothing more than an attempt to inflate his financial claim and exert further pressure on me as he initially insisted that the entire contents of the 133-square-meter, three-story house be divided equally. Your client's own recent Schedule of Chattels₂ contradicts this, proving that he was never entitled to claim compensation for the furniture as he owns none, as documented in my [1st statement_Exhibits 040-059, 25 October 2024, \(p.60\)](#). Your client's own statements and actions unequivocally demonstrate he never genuinely intended to build a home or a future together in this property and that his primary motivation was financial gain, not the establishment of a shared household.

"Since your relationship with my client came to an end in the summer of last year, my client's primary focus has simply been to finalise the works that need to be carried out so the house can be readied for sale to enable you and my client to each go your separate ways."

- i. My [1st statement_Exhibits 060-066, 25 October 2024, \(pp.03-17\)](#), included a detailed breakdown of essential works to prepare the property for sale, as multiple builder's quotes.
- ii. Since then, neither your client nor your firm has engaged in any discussions regarding the renovations until now, 10 March 2025—nearly five months later
- iii. On 11 December 2024, I contacted Mr. Jones to seek clarification on Mr. Walker's intentions regarding these necessary works clearly demonstrating my eagerness to proceed.

"Dear Mr. Jones, I would like to understand what Alex's intentions are when it comes to house renovations; we have essential house works that need to be done urgently, such as painting, carpets and flooring, totalling around £10,000. There are also extra non-essential jobs - such as bathroom renovations, top floor and window replacement - all quotes for these jobs are in my last exhibit folder." – sent on 11 December 2024 15:39.

- iv. On 13 December, instead of responding constructively, your firm ignored the renovation issue entirely and, rather than engaging with the matter, proceeded with a TOLATA application — a move that was both premature and unreasonable, as the property could not have been marketed for sale in its then-current condition as mentioned in my [1st statement, 25 October 2024, \(p.43\)](#).
- v. It is therefore entirely disingenuous for you to attempt to place blame on me for delays caused solely by your client's failure to act. The inaction from your side has been the primary cause of delay, and the failure to engage with necessary renovation discussions has obstructed the sale process rather than facilitated it. I was actively attempting to prepare the property for sale, including getting quotes for the building work and getting valuations from various estate agents. This further calls into question whether your client's primary intention was ever to sell the property in a fair and reasonable manner, or whether his application was strategically designed to exert financial pressure and harassment upon me.
- vi. Had your client responded in good faith at the time, the essential works would now be completed, and the property could be ready for sale.
- vii. Rather than continually requesting compensation for your client, we must urgently address the building works in order to proceed with the sale of the property. It is now April and, regrettably, no progress has been made.

Despite repeatedly accusing me of being financially motivated, the reality is this. The only financial reimbursement I have requested is £900, solely related to the costs of printing 400 pages of documented abuse I have endured. Meanwhile, your client has made excessive and baseless financial demands exceeding £150,000, which include:

- Over-inflating the property value
- Threats of legal fees
- Unjustified demands for compensation
- Attempts to force an early sale under unfavorable conditions.

Your client's actions reflect a clear pattern of financial coercion, designed to pressure me into accepting an unfair settlement.

"The unnecessary and misconceived applications made by you under the Family Law Act have been an unwelcome and expensive distraction from this, and it is clear to my client that your applications were entirely motivated by your desire to block the sale of the house."

- i. My application for a Family Law Act order was made following your client's arrest, and the police's decision to prosecute him. You may refer to the application as unnecessary because your client lost the case, but the application was never about the property—it was about my safety. The court granted the orders based on the clear risk of harm I faced, and it was not about financial or property disputes. Your lack of ethics is deeply concerning. If you are claiming that a victim of domestic abuse making an application to the court for a protective order is unnecessary, it becomes increasingly difficult for me to find a resolution with you.
- ii. The court specifically granted me permission to remain in the property until 25 October 2025, alone, acknowledging the abuse I have suffered. As part of that ruling, the court ordered that your client remains responsible for covering half of the property-related costs, including the mortgage and bills.
- iii. We are in the process of obtaining the court hearing transcripts. Both your barrister and your client, who were present at both hearings, are fully aware of the court's findings and the consequences. It is in your best interest to stop refusing to pay these bills, as two judges have clearly ruled otherwise.
- iv. Non-molestation and occupation orders are most typically handled without legal representation. The decision for your client to be represented by a barrister @ £550/hr was entirely your firm's choice, and I bear no responsibility for the legal costs arising from that decision.
- v. At the second hearing on 5 February, the judge did not dismiss my application based on merit, but rather due to legal technicalities, such as procedural limitations in the family court. I could not have known about these limitations, as I was not legally represented. However, your client's representative was fully aware of this and of the fact that his client didn't need a barrister for this court hearing.
- vi. Additionally, I am pleased that the court approved only a reimbursement of £1,625 against your client's claim of £7,386, as the judge's ruling clearly demonstrates that the inflated costs claimed were unsubstantiated.

"The Property needs to be sold, he is disappointed that it has taken you so long to respond, which resulted in him incurring the costs of preparing his TOLATA application. My client has never wanted to go to court. It is in fact you who has instigated the two hearings in November 2024 and February 2025."

I am finding it increasingly difficult to communicate with you, as it seems that the substance of my letters is being ignored. I understand that you may find it challenging to fully comprehend my situation and this case altogether as you apparently specialise in high value corporate law. Despite the challenges, I made every effort to respond within your deadlines. However, I have not received any

meaningful response, and my solicitor's communication has been disregarded.

"My client had no choice but to prepare his TOLATA application in time for service to you at the hearing on 5 February 2025, given your unreasonable refusal to nominate a third party with whom I could communicate with and affect service."

Please refrain from providing misleading statements. On 23 January 2025, you indicated that you were in the process of submitting the TOLATA application. The change in the bail conditions, which prohibited any direct or indirect contact, was not implemented until February 3rd. These changes in bail conditions were only put in place because you decided mediation was no longer an option. The alteration was made for safeguarding purposes, a factor that seems to be alien to you in this case.

"You will therefore need to make a contribution towards the costs he has incurred in relation to this. My client would, of course, be entitled to seek all of his costs from you (which currently total circa £7,500), but in order to be constructive and pragmatic he is not pursuing the full costs of these from you, although he reserves the right to do so should matters proceed to court. You should note that my client is also entitled to seek occupation rent following his exclusion from the property since 2 September 2024"

- i. The two offers your client has made are entirely unreasonable, and I have dismissed them outright. My solicitor's attempts to communicate have been completely disregarded, and your actions have been in direct violation of settlement and Alternative Dispute Resolution (ADR) pre-action conduct and protocols.
- ii. You are entirely responsible for covering the costs associated with the TOLATA application. I will not be contributing in any way to those costs, I do not accept liability for the legal fees you are claiming, especially considering the failure to adhere to the required pre-action protocols.
- iii. In line with the Pre-Action Protocol for Domestic Abuse Cases, I reserve the right to pursue alternative dispute resolution methods, such as shuttle mediation, which is more appropriate given the nature of this case and my status as a domestic abuse victim.
- iv. I would like to remind you that I can remain in the property, on my own, until October 25th, as per the court order and that your client's demand for occupation rent is entirely invalid. I have only agreed to remain in the property under the specific conditions set by the judge, which clearly state that I am not required to pay more than half of the mortgage and half of the bills. Given this, any demand for occupation rent is not in line with the court's orders.

"Following the numbering of "Option 1" of your proposal, my client's response is as follows"

It is truly surprising that your client has chosen to reject my reasonable offer, especially considering that he is not in a position of greater leverage in this matter. in accordance with the judge's ruling. It is time your client begins to hold himself accountable for this situation and acts accordingly.

Option 1 is only valid if your client agrees to cover the early redemption fee in full. As it is your client who wishes to terminate the contract, he is therefore liable for all costs associated with its early termination.

- a. I will not agree to sell the property for less than the amount I have invested. I will not incur a financial loss as a result of being a victim of domestic abuse perpetrated by your client. If your client insists on selling the property below its investment value due to his own urgency—despite being the reason the property had to be put on the market in the first place—he must cover the shortfall to ensure I do not suffer a loss.
- b. Your client is not entitled to unilaterally propose three options in this matter. I would appreciate a valid explanation as to why your client continues to insist on controlling both the estate agents and the builders. I must reiterate that, as a victim of domestic abuse with

protective orders in place, I reserve the right—on safeguarding grounds—to deny access to any individual sent by your client to this property.

- c. This matter has already been addressed and agreed upon by the judge, and I have already clarified my position on this issue multiple times.
 - i. Mr Walker's workmen will be permitted access to the property for one day only (a maximum of eight hours) to complete the necessary works. No further access will be granted beyond this period. Despite Mr Walker's arrest, I exercised considerable patience by allowing this individual access to my property for two months. Nonetheless, he repeatedly failed to attend, often disappearing for weeks at a time after receiving payment. I would suggest that Mr Walker seek reimbursement directly from the builder.
 - ii. I have no objections with the electrician as previously discussed.
 - iii. Had you reviewed my statement dated 25th October, you would understand that this is not a task for one person. I have already provided multiple quotes to your client and have spent considerable time contacting companies and builders since your client's arrest. The quotes are prepared, and I will not invest any further time in this matter. Additionally, I will not permit access to the property for anyone sent by Mr. Walker due to safety concerns.
- 2. Your client will bear responsibility for any building work required to fix the damage caused by his workmen in removing the chimney and repainting the front room.
- 4. This includes sealing the attic wall
- 5. Mr. Walker will be solely responsible for the costs related to the front and back garden, as my neighbor and I have already done the majority of the work to date. This is further compounded by the fact that, during our time in the property, Mr. Walker spent his time watching TV and smoking weed, while abusively dictating my cleaning duties.
- 7. Mr. Walker will be solely responsible for the office door that he damaged during yet another episode of abusive behavior.
- 8. There is no carpet on the top floor to be matched with, as suggested.
- d. Throughout the relationship, I acted as Mr Walker's personal gardener and cleaner. If he now requires garden maintenance, he is free to hire a gardener, as was agreed upon in June—an agreement your client has yet to honour.
- e. In accordance with the orders of two judges, Mr. Walker is responsible for the household bills. I will not be covering his costs, particularly as he has been prohibited from entering the property due to his criminal offences and the abuse he has inflicted upon me.
- g. The figures you have provided are difficult to reconcile. You claim that your client cannot afford to pay the early redemption fee, yet you have stated that he has incurred £10,126 for the first hearing, despite only 0.1 hours being charged for communications sent to me, suggesting at least 38 emails at £380–395/hr have been accounted for in a separate invoice. Additionally, you claim £7,386 for the second hearing and another £7,500 for the TOLATA application. However, you are asserting that your client cannot afford the early redemption fee, which is a fraction of these costs. This disparity highlights your client's unwillingness to engage in mediation regarding the property. Further evidence of this is his readiness to pay £7,500 for a TOLATA application, which is the same amount required for the early redemption fee. It is evident that your client has clearly preferred pursuing court action over resolving the matter

through more straightforward and economical means.

2. Regarding the chimney costs, this claim is entirely false. I will not contribute to such absurdities. I have made it clear to your client multiple times that I disagreed with the work, but he proceeded without my consent. No one in their right mind would agree to unnecessary house renovations at a point where the abuse had become unbearable, in fact making me end the relationship a couple of weeks after.
3. **'it was not agreed that my client would pay the first two months' mortgage payments in full in lieu of two months' rent and bills for the flat you resided in prior – my client paid his share of the rent for the two months prior, he only agreed to pay the first two months mortgage upfront while you were waiting for your deposit to be repaid, it was always intended that you would repay him upon receipt of that'.**
 - i. Mr. Walker owes £1,708 in rent and £446.60 in bills from the previous property, so he will not be reimbursed for the first two months of work.
 - ii. The deposit you referred to was used to purchase a dishwasher, washing machine, and dryer. Your client has effectively taken advantage of me by refusing to reimburse me for half of these costs, based on his belief that any items deemed sellable in the event of our breakup are not subject to reimbursement. As such, your client has unlawfully appropriated my deposit money.
 - iii. As it stands, Mr. Walker has only contributed to four months of household bills for our mortgaged property since moving in February 2024, with down payments exceeding £5,500.
5. As per two judges' orders, Mr. Walker is responsible for household bills..
6. I will not contribute towards TOLATA costs, as your client has violated the Pre-Action Protocols (PDAPC).

Mr. Walker may retrieve his personal belongings; however, as I have contributed to the cost of the couch, it will only be removed on my moving-out date, not any earlier. The television was not paid for by your client but by the home insurance, to which your client failed to contribute. If your client wishes to share in the profits from the sale of the LG TV, he will need to reimburse me £523 (half the cost of the home insurance).

Mr. Walker disconnected the internet without prior warning, despite providing two months' notice to BT. I had to hire engineers to reinstall the internet, and as I am unsure of what they did with the router, I am unable to return it. Had Mr. Walker informed us of his decision to disconnect the internet in January, I could have facilitated the return of the router.

It is imperative that we begin addressing the necessary work on the house in order to prepare it for sale, rather than continue to deal with your client's unreasonable demands for compensation. If we could focus our communication on this matter, which is of urgent importance, it would be far more productive for your client.

I repeat: Had you reviewed my statement dated 25th October, you would understand that this is not a task for one person. I have already provided multiple quotes to your client and have spent considerable time contacting companies and builders since your client's arrest. The quotes are prepared, and I will not invest any further time in this matter. Additionally, I will not permit access to the property for anyone sent by Mr. Walker due to safety concerns.

To break down the issues and move forward, I suggest we begin by agreeing on the following:

1. The paint job
2. Bringing in the electrician to complete the work
3. Laying carpet on the first floor
4. Sanding and varnishing the wooden floor on the ground floor and staircase
5. Agreeing on flooring for the top floor (the most economical option between carpet or wood)

I look forward to receiving a response from you that addresses the renovations so that we can begin booking builders to complete these tasks as soon as possible, enabling us to put the house on the market. This matter should have already been dealt with following my email to Mr. Jones dated 13th December. Good builders are often booked months in advance, and there is likely to be additional waiting time now. I trust we can focus on this issue rather than continuing with further compensation requests directed at a victim of domestic abuse caused by your client.

Thank you,
Irene Spalletti