

Exhibit ref.

1st Statement *of the* Defendant  
Miss Irene Sara Spalletti

Case ref: M00ED350

IN THE COUNTY COURT AT EDMONTON

IN THE TRUSTS OF LAND AND  
APPOINTMENT OF TRUSTEES ACT 1996

BETWEEN:

Mr Alexander Michael Luke Wolf Walker

Claimant

– and –

Miss Irene Sara Spalletti

Defendant

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Attempts to agree sale

*Exhibited in response to para. 48  
of the Claimant's 1st Statement*

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Despite this, on 15 January 2025, my solicitors received a long letter direct from Irene. Amongst other things, it continues to accuse my solicitors of harassment and coercion. Irene also states that she only instructed her solicitors three days before the deadline (10 January 2025) which explains why her solicitors were not then ready to respond. Whilst it appears that Irene agrees the principle that necessary renovations should take place before selling the property as soon as possible (or else me buying her out): (...)



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## Molly Claridge

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**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

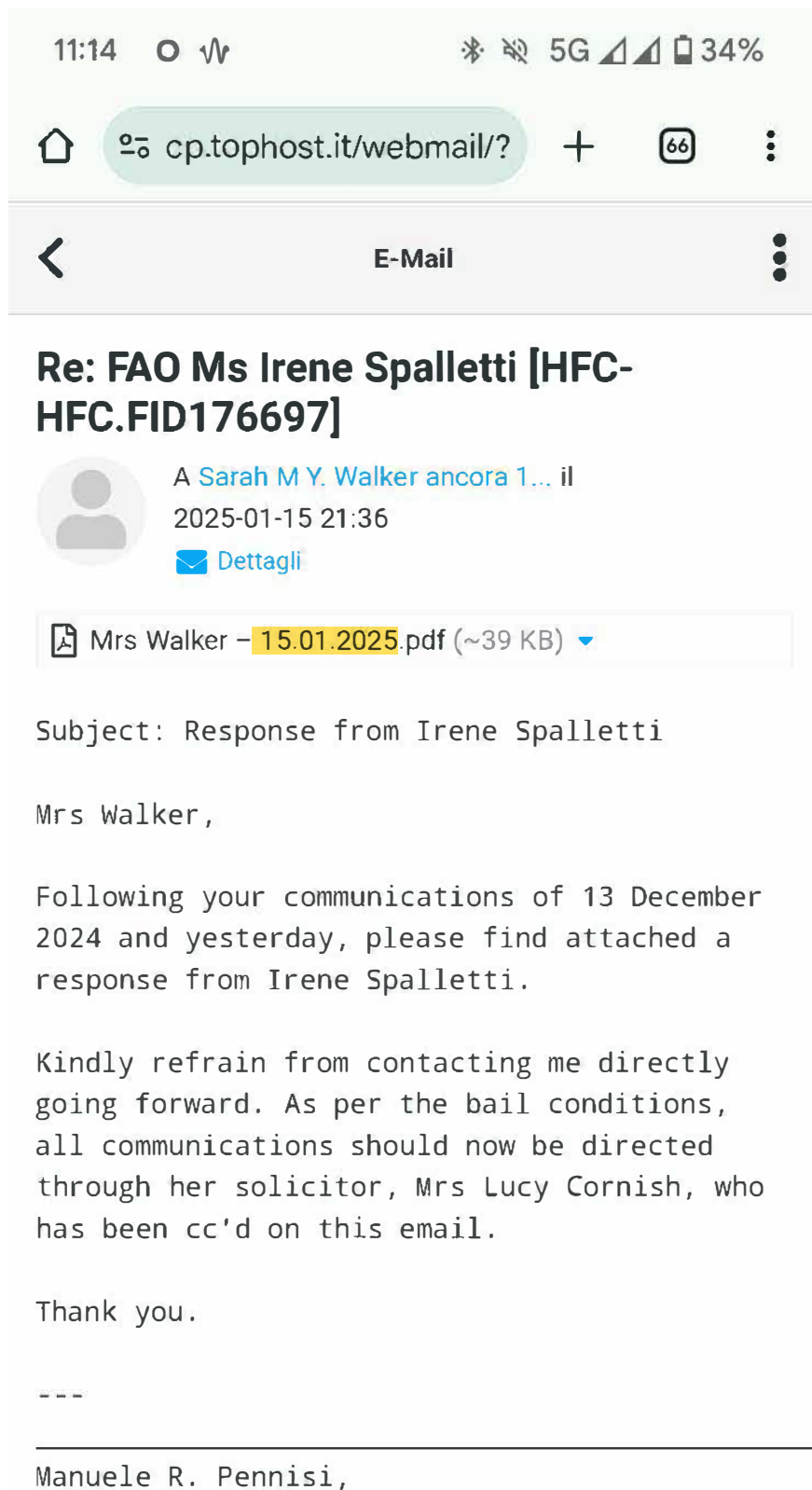
**Sarah M Y. Walker**  
Senior Associate Solicitor

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**FAO: Mrs Sarah Walker**  
Hughes Fowler Carruthers  
By email: [s.walker@hfclaw.com](mailto:s.walker@hfclaw.com)

Your Ref: BJ.SW.bs.WAL023

**CC: Mrs Lucy Cornish**  
By email: [lc@southgate.co.uk](mailto: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.

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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.

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**(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,

A handwritten signature in black ink, appearing to read 'Irene Spalletti', with a stylized flourish at the end.

Irene Sara Spalletti