

# **SECTION D**

## **Investigations and Regulatory Matters**

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**D1 – Ongoing Criminal Investigation against the Claimant**

incl. (but not limited to) allegations of controlling/coercive behaviour,  
harassment, and financial abuse.

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## Further evidence

6 messages

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

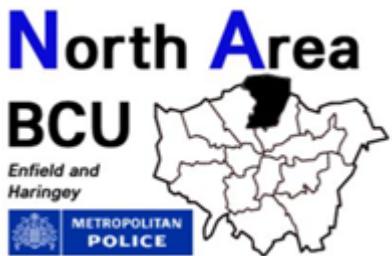
2 September 2024 at 13:42

Good afternoon Irene –

As discussed earlier, I have sent another link. Please upload any further messages you have from Alexander regarding this controlling and coercive behaviour.

Best regards

Jon



### TDC Jon Proudfoot

Metropolitan Police Service

North Area BCU (*Enfield & Haringey*)

YD Wood Green Police Station

[www.met.police.uk](http://www.met.police.uk) [Jonty.Proudfoot@met.police.uk](mailto:Jonty.Proudfoot@met.police.uk)

  Enfield  Haringey

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

2 September 2024 at 13:48

Hello officer of detective (?) Jon

Absolutely I will sit down and put everything together now. Please can you add to the conditions not to contact my parents either? He's constantly texting my mother, she tried to be the mediator in this situation but even she has given up on reasoning with him. He also forbids them to come visit me in the house and claims he would get rid of the couch if she comes so that she has nowhere to sit on.

Thank you,  
Iren

[Quoted text hidden]

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

2 September 2024 at 14:10

Absolutely – what is your mother's name please?

Will make sure that's included if bail is authorised.

Thanks

Jon

[Quoted text hidden]  
[Quoted text hidden]

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

2 September 2024 at 14:17

You are so kind Jon. I am so grateful for all your help.

Her details are as follows:  
Laura Guerrera Spalletti - DOB: 25.05.1958

Can you please add her details as my next of kin if anything happens to me please? My parents live in Europe but they will make their way immediately if necessary. Her number is: +352 612 26 17 80

I am currently collecting evidence for you...

Thanks,  
Iren  
[Quoted text hidden]

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

2 September 2024 at 15:57

 March - April.zip

Hi DC Jon,

It's taking a while to put everything together. But I have attached messages and recordings for two dates (2 March & 7 April 2024) so the first ones of the series, when the worst began.

Thank you,  
Iren  
[Quoted text hidden]

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

2 September 2024 at 16:13

Please can you send me a few more links to send evidence?



Irene Spalletti <irene.spalletti@gmail.com>

## ALL my evidence for case 01/790699/24

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

5 September 2024 at 00:30

Good evening Iren –

Thank you for collating this and I really appreciate your updates.

I apologise that I haven't been able to give you a call yet regarding this – I've had an extremely busy couple of days.

I assure you that I haven't forgotten about your call or previous emails – I am in for 9am tomorrow and whilst I still have a lot of enquiries to perform, alongside a training course, I'll try my best to respond to these as well.

Until then, as discussed previously, please phone the police immediately should you receive contact from Mr. Walker and police will send urgent assistance.

I look forward to discussing everything with you properly and providing you with the information you have rightfully requested.

Best regards

Jon



**TDC Jon Proudfoot**

Metropolitan Police Service

North Area BCU (*Enfield & Haringey*)

YD Wood Green Police Station

[www.met.police.uk](http://www.met.police.uk) [Jonty.Proudfoot@met.police.uk](mailto:Jonty.Proudfoot@met.police.uk)

Enfield Haringey

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Irene Spalletti <irene.spalletti@gmail.com>

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## Request for contact and case update

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Jonty.Proudfoot@met.police.uk <Jonty.Proudfoot@met.police.uk>  
To: irene.spalletti@gmail.com  
Cc: Sam.R.Dumbleton@met.police.uk

19 September 2024 at 12:04

Good morning Iren,

I have tried to call you twice this morning but was unable to get through.

I wanted to manage expectations regarding this investigation and help you to understand how the investigative process works. As I'm sure you can understand, the Met is lumbered with an incredibly high workload and as such we have a large number of investigations that we deal with at any one time. In order to ensure that we are giving each of these investigations the time that they deserve, it is important for us to prioritise our actions effectively. I can assure you that I intend to give your investigation as much time as it needs, and that I have no personal connection which may affect the impartiality of this investigation.

We currently have a few outstanding enquiries which mean that it will be a while before we are able to put this investigation to the Crown Prosecution Service. For starters, we need to obtain downloads from Alex's phone. The purpose of this is to obtain evidential contact logs between yourself and Alex, which will assist us in potentially gathering further evidence in relation to this controlling and coercive behaviour. Unfortunately, phone downloads often take a long time to complete, due to the volume of content that needs analysis and the number of phones that the Met is analysing at any one time. For this reason, I don't believe this investigation will be ready to put to the CPS for at least a month; and potentially longer. As a result of this, there is a broader time-frame for further investigative enquiries. I can assure you that I will be taking a further victim statement in the future on top of the one you provided to police on the day they attended.

The main priority for me is to ensure that you have no further contact with, nor reason to contact, Alex. As mentioned within one of my emails yesterday, I was hoping to meet with you tomorrow and also facilitate this property return. The reason why I am looking to get this sorted as soon as possible is to ensure that he has no further effect on your wellbeing. As I'm sure you can imagine, property disputes can spiral into legal action and sorting this out now would potentially save you a lot of stress and hassle. I had not specifically cleared my schedule to prioritise this collection, and had instead factored it into a day of enquiries as I aim to be in the area for CCTV collection.

Unfortunately, we do not have arrest reports to provide. I made sure to phone you whilst Alex was in custody and explained the conditions attached to his bail after his release, and further called you to speak about this on 04/09/2024 alongside further questions that you had regarding the investigative process and referrals to supporting agencies. I am willing to answer any further questions that you have regarding this, and I have referred you to the London Victim and Witness Service. I am also willing to provide you with confirmation that an investigation is undergoing should you require this; but, as I'm sure you can understand, I am unable to provide full details of the investigation due to the fact that I am duty-bound to investigate these offences impartially. I can neither provide these details to the suspect, and will let you know when I am in the position where I can put this investigation to the CPS. I am still currently unaware of the contents of the alleged referral made to the HMRC but once I have been made aware I will contact you with further information.

Here is a link to the Code of Practise for Victims of Crime: <https://www.gov.uk/government/publications/the-code-of-practice-for-victims-of-crime>

I have also attached a document containing supporting agencies that you can contact for further support with regards to your mental health. Should you need any advice regarding this please let me know.

I have CC'd in my Sergeant to monitor this conversation considering your dissatisfaction with the way this investigation has progressed so far.

Best regards

Jon

[Quoted text hidden]

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 **form-61p-support-agencies-v-2.pdf**  
272K



Irene Spalletti <irene.spalletti@gmail.com>

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## Breach of bail

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

27 November 2024 at 14:21

Good afternoon Iren –

Apologies – I've not been available to perform this interview today as I've been on (yet another) period of training. Tomorrow is the only day I'm in office this week so if there's any time you are available to come in between 1000hrs and 1800hrs, that would be ideal for me.

I'm in the process of seeking a bail extension regarding this case as well, considering the volume of information provided. Apologies that I haven't yet gotten this wrapped up, but should tomorrow not work, I'll likely be able to take this statement next week as well, if this extension is authorised. Please be assured that I'm giving your case my full attention – I'm looking to get this to the CPS within the next two weeks.

I'm glad to hear that you've received the outcome that you wanted for court – that must be a considerable weight off your shoulders!

Best regards

Jon

**From:** Irene Spalletti <irene.spalletti@gmail.com>  
**Sent:** 26 November 2024 11:12  
**To:** Proudfoot Jon - NA-CU <Jonty.Proudfoot@met.police.uk>  
**Subject:** Re: Breach of bail

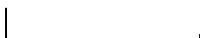
I won the case!

On Tue, 26 Nov 2024, 02:27 Irene Spalletti, <irene.spalletti@gmail.com> wrote:

Hi detective,

I can't sleep, I am extremely anxious about tomorrow and in tears after your email. Does this mean it's all delayed? I was counting down the hours to the 27th...  
Is there anything, anything at all you can tell me to give me some hope?

I can do Thursday but I have a few commitments on that day, any chance of you being available on Wednesday instead? Can this be done in person?



## WITNESS STATEMENT

**Criminal Procedure Rules, r 16. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B**

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Statement of: Irene SPALLETTI

Age if under 18: over 18 (*if over 18 insert 'over 18'*) Occupation: Unemployed

This statement (consisting of 6 page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

Witness Signature: ..... Date:

I am the above named person.

This statement refers to my relationship with my ex-partner Alexander WALKER, who I will refer to as Alex, and how he has been controlling, abusive, violent and aggressive since the day we moved in together.

Alex and I have known each other since 2013. We initially entered into a relationship in 2021 and broke up in 2022 before entering into a relationship again in March 2023. He moved in with me on the 6<sup>th</sup> of October 2023, before we bought a house together in February 2024. I broke up with Alex on 16<sup>th</sup> of July 2024.

The house that Alex and I bought together is at 92 OLLERTON ROAD, N112LA. It's a terraced house on a residential road, close to the north circular. The house is made up of three floors, the ground floor, first floor and second floor.

The ground floor is comprised of a narrow corridor as you walk into the house. Immediately as you walk in, the stairs to the first floor are on the right. To the left is another passage, leading to the rest of the ground floor. Under the stairs is a small bathroom, and on the left is an open plan kitchen and living room with glass windows looking into the garden, a dining table on the left opposite the kitchen island, and a couch opposite the front door.

After you walk up the stairs, my office is on the left and there is a little bathroom on the right. There is another room on the front wall on the left which we used to sleep in on a mattress whilst the electrician was rewiring the house, and another bedroom on the front wall front and on the right, which is now where I sleep.

On the third floor is the loft, and a small bathroom on the right hand side, as you walk up the stairs.

On the 30th December, Alex and I had lunch with Manuele, my closest friend, and planned to drive to Calne afterwards. At the end of the lunch, the respondent began to shame me by insulting me in public and screaming at me after I had said: "How nice of Manuele to invite us to Sicily this summer?" By this point he had told me three times to: "do the world a favour and go kill myself."

Witness Signature: .....

Signature Witnessed by Signature:.....

Page 1 of 6

Continuation of Statement of:

On our way home to collect the car, I told him that I wasn't feeling well and needed 20 minutes of rest before the two-and-a-half-hour drive ahead. He denied me the rest, saying it would be disrespectful to his mother to arrive late. I explained that my fibromyalgia and rheumatoid arthritis were flaring up and that I was exhausted from all the Christmas celebrations. I tried to make him understand that if I didn't rest, instead of being late, we might never make it as the risk was that I might have fallen asleep at the wheel. Despite my explanation, he continuously denied me rest in various ways: he forbade me from sitting down and resting, then ordered me not to sit. He said: "You are not allowed to sit; as soon as we get home, you need to take your bag and drive us to Mum's". He had begun using the word "allow" and dictating what I was allowed and not allowed to do, and insisting that his mother disliked last-minute changes in plans. He then insulted me, accusing me of being selfish for asking for a short rest. He claimed that I only did what was beneficial to me, lacked empathy, and called me a "selfish cunt".

We had no plans in Calne; the three of us were going to stay home and watch TV. There was no urgency to rush, especially since we had just spent 10 days with her and were about to spend another 10. His mother, who had been fully aware of her son's violent behaviour since the 15th of December, also held me responsible for ruining New Year's and the entire relationship. I exhibit this recording as ISS/14.

The 2nd of March, which was the first morning in our new home, was one of the worst days of my life. The moment Alex woke up, after realising that he had to do me a favour because I couldn't drive to my old flat due to my scooter accident, he completely lost control. He opened his eyes shouting and began accusing me of constantly "breaking his balls", and being perpetually unhappy, demanding, or angry. I was barely awake, I was smiling and had only said "good morning". It was our first morning in our new home, and I was happy. I started recording this after I had told him: "Please stop shouting and stop gaslighting me" as he had said that I was shouting at him, when I didn't even say a word. It was the first time, among many, that I recorded him. After I started recording he continued to shout at me about the fact I called him a gaslighter, and I told him to stop shouting. He told me to "fuck off" and kept shouting at me, saying "I hate you to the core," and "you've done fuck all, you couldn't give a shit". He accused me of instigating fights, of being manipulative, of being the gaslighter, repeatedly said I was a horrible person and that he hated me. I exhibit this recording as ISS/04.

On the 23rd of March 2024, I drove up to the Cotswolds to an AirBnB that Alex's friends, Baptiste, Claire, Nick, Anna, Robbie and Ziba, were staying at in Lechdale. Before I got there I had a couple of glasses of wine, because I was socially anxious. When I arrived at the Airbnb we did a quiz and went to the pub, and I had a couple of cocktails. Alex had a couple of drinks at the pub but was not that drunk. When we returned from the pub around 22:00, everyone went to bed, including us. I sat at the edge of the bed and turned on the TV, lowering the volume to level 4. Alex came up from behind me, pushed me so hard that I fell off the bed, and began shouting that I was disrespecting his friends and only thinking of myself— accusations that he has made a number of times. I was frozen and did not react. He had never been physical with me before. I messaged his best friend, Robbie Myerson, to report Alex's behaviour and ask for help.

Witness Signature: .....

Signature Witnessed by Signature:.....

Continuation of Statement of:

Alex went straight to sleep as if nothing had happened. I decided to leave five minutes later. I packed my bag, woke him up, and told him I was driving home. He then grabbed me, threw me onto the bed pinned me down, and used his body weight to restrain me; blocking my shoulders with both hands. He demanded that I stay and not ruin the weekend for him and his friends. He threatened that if I did not comply, he would not only prevent my parents—who were driving from Luxembourg to visit us and see the new home for the first time—from coming to our house but also make their visit so miserable and unpleasant that they would never want to return. He further threatened to make false allegations about me to them. The next day I stayed in bed shocked and traumatised by the respondent's physical violence, instead of participating in the group's activities.

On the 10th April, I noticed a broken mug on the kitchen floor and that the cats had played with the toilet rolls. I remember it vividly because, despite knowing the stress I was under with work and how obsessively hard I was working, Alex made no effort to help with household tasks. He had left the broken mug on the floor and refused to clean up or pick up the toilet roll. It would have taken him only two minutes, but instead, he would be either in bed or on the couch, watching Netflix and smoking weed. When Alex came home from work, I started recording on my phone as soon as I heard him coming through the front door. He walked in shouting that I was: "doing fuck all", that the mess on the floor was my fault, and denying that he had broken the mug or that it had even been there the day before. He accused me of being selfish and claimed that I only did things that were fun or beneficial to myself.

Alex expected me to adhere to traditional gender roles within the house. He also claimed that he was financially supporting me by paying my mortgage and rent, which was entirely false; my family was helping with those expenses, and I had my sources of income from freelance work. Whenever I wasn't working, he labelled me as a burden, contrarily, when I was working, he became even angrier because I was spending less time cleaning and tidying up after him. In order to escape the shouting and continue working, I headed upstairs to my office, where I sat against the door to block him, as there was no lock. He followed me, pushed the door while I was sitting on the floor with my back against the other side of the door, causing damage, and tried to force his way into my space while shouting and threatening me. I was terrified and feared for my life.

He then threatened to open the door and let the cats loose if I didn't clean up. He also told me to "grow the fuck up and learn when you're responsible for your actions," and threatened my cats by saying that if they "shit, piss or tear a single thing up, I'm leaving the back door open," letting the cats loose on the north circular road, despite that the cats were house cats at the time and did not go outside. I recorded Alex shouting at me and exhibit this recording as ISS/07.

On the 7<sup>th</sup> of April 2024 I was walking with Alex in Myddleton Road Market and we were walking towards The Prince pub. Alex started shouting at me as we were walking through the park, and was shouting at me about directions, as I was navigating us and took us the wrong way. During this he called me a "cunt," and I started recording because of this. Whilst Alex was shouting at me, he was telling me how to walk, and telling me to walk with "a bit of life," and referred to my walk as a "zombie walk." He continued to shout at me until we got to the pub. I exhibit this recording as ISS/05.

Witness Signature: .....

Signature Witnessed by Signature:.....

Continuation of Statement of:

On the 8<sup>th</sup> of April 2024 I was in the house with Alex. I can't remember exactly why he shouted at me or exactly what had happened before, but Alex called me a "bitch" and told me that I was making "bitchy comments." Alex then said to me "if you want to talk, we'll do it my way." I recorded him shouting at me and I exhibit this recording as ISS/08.

Alex used to see parcels that were arriving to the address in my name, and would make snappy comments like "another one," "how much did you pay for that," and "you could be paying me," despite the fact that I didn't owe him any money. My financial independence was severely restricted, even though it was my money. Alex constantly monitored and tried to impose regulations on how I could spend it. He made comments about even small purchases, like £3 items from Vinted, and I had to hide low-cost parcels from him to avoid being shouted at. On the 26<sup>th</sup> of June 2024, at around 8:57pm, he was arguing with me over purchases within the house, and argued with me about the fact that I had spent money on dresses on Vinted. Later on, he asked me to turn on the light, and I think I misunderstood him. After this he said "do you know what a demand is," and told me "I made a grave error ever meeting you." I recorded this interaction and exhibit it as ISS/12.

On the 21<sup>st</sup> of June 2024, I was with Alex in Greece on holiday. We were in the car, and Alex became angry because I interrupted him. He went off on one in the car, and when we got back to the house, I started recording. Alex shouted at me with regard to my ADHD, and said the words "everything's fucking ADHD, no, it's you." He continued to berate me regarding an interruption that I made previously. I exhibit this recording as ISS/13.

At 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. 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. On the 3rd July, 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, Alex lay on the couch, watching Netflix and smoking a lot of weed. Not once did he offer to help. Despite everything I was doing, he 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".

Alex then leaned over me and, with an ironic laugh, said, "Let's see what you've done today—three lines? Oh well done!" I exhibit this recording as ISS/09.

By managing my time and observing all the hard work I was doing around the house, he 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. I found it unbelievable that he thought it was appropriate to disrespect me by claiming I was doing "fuck all".

Witness Signature: .....

Signature Witnessed by Signature:.....

Continuation of Statement of:

On the 6<sup>th</sup> of July 2024 I was downstairs in the property with Alex, in the kitchen area. I had a TV in my old house, and Alex wanted to buy a bigger one. I said that it wasn't necessary because the one that I had was big enough, and he bought the TV on his own. He asked me whether I wanted to buy half of the TV, which I didn't want to do. He shouted at me and said "I'm just asking a question, you can drop your fucking attitude," and "can you put some effort in." I recorded him shouting at me and exhibit this as ISS/11.

On the morning of the 9<sup>th</sup> of July 2024 I put 500GBP in the joint account for the bills. In the evening he went out of the house and took 100GBP out of the joint account. He had messaged me previously regarding purchasing cocaine and weed, and I thought he was taking 50GBP out of this account to buy cocaine for myself and 50GBP for him to buy weed. When he returned after going out, he had bought weed with this 100GBP. As a result of this, I removed 400GBP from the bank account, which was the remainder of the money I had put in.

Later in the day, on the 9<sup>th</sup> of July, Alex came back home and he was drunk. He started arguing with me because I was using a wooden box as an ashtray, and the wooden box is normally used for drinking sake. After this he has continued to talk at me, and when talking about my cats he said that he "will threaten their lives to you." I exhibit this recording as ISS/10.

The next morning, the 10th of July, Alex 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.

He 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".

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.

While I was still not reacting, I had asked Alex 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 laughing while 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.

At that point, the electrician that was standing outside after hearing everything knocked at the door, called Alex 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. I exhibit the recording of this incident as ISS/02.

On the 6<sup>th</sup> of August 2024 Alex shouted at me regarding toilet paper in the house. He had come downstairs and seen a roll of toilet paper next to me, and asked whether it was his toilet roll, to which I responded that it was my toilet roll, because Alex constantly finished or took everything for himself, disregarding other people's needs. After this he went off on one for a long time. He was shouting that

Witness Signature: .....

Signature Witnessed by Signature:.....

Continuation of Statement of:

I was selfish, saying things like “why did you choose that.” I can’t remember whether I said anything back to him. Alex grabbed the toilet paper off the floor, saying “this is the toilet paper from upstairs,” and I grabbed the toilet paper back saying “that’s mine.” He started shouting at me to pay for take-out that we had gotten the night before, and continued shouting. During this argument he told me “go fuck yourself, get your toys out and fuck yourself,” and called me a “horrible, horrible woman.” I exhibit this recording as ISS/03.

On the 1<sup>st</sup> of September 2024, at around 10 or 10:30pm, I started recording as soon as Alex came through the front door. I was sitting on the couch in the living room. He stared shouting at me because I had moved the duvet that I owned off our bed into my room. He came into the living room and started shouting at me, wondering where the duvet was. Whilst he was shouting at me he called me a “fucking bitch” and then said that he had “told HMRC that I have committed benefit fraud for this year and last year.” I have not committed benefit fraud, but I think Alex was referring to one time where I didn’t inform Universal Credit that I was leaving the country to see my parents. I am happy to provide bank statements regarding this allegation. He continued to shout at me and told me to “fucking have some respect.” He then accused me of damaging the cord attached to the window and causing “300 quids worth of damage,” which I do not recall damaging. I exhibit this recording as ISS/06.

I called the police at around 11:30pm as I was terrified of Alex, and my Mum was in the house and I wanted to make sure that she would be safe, considering what was happening. When the police arrived, I spoke to the police, and I told them that I had heard noises upstairs and that Alex was hitting and banging things. The officer told me to check upstairs and see whether anything was broken, so I went upstairs to the top floor and saw that a lamp, which belongs to me, was broken on the floor. I’m not sure whether Alex damaged the lamp whilst he was hitting and banging things upstairs, but Alex had not told me that he had broken this lamp previously.

Throughout our relationship, Alex has been verbally abusive, and at times physical by throwing objects at me mainly my phone and my laptop, controlling and constantly threatening me mainly with my cats or my mother. Towards the end of our relationship, after we moved into the house together, Alex was shouting at me and arguing with me almost daily. He has called me words like “cunt,” “bitch,” and “cow.” When we were in Greece, in Summer 2023, he told me to “do the world a favour and go kill yourself.” He said this again at around Christmas, 2023. He would only ever say these things to me and would never say them in front of other people. These words made me feel shocked and played on my mental health, especially as when I was younger, I did try and commit suicide.

Alex also told me on one occasion that he was putting a lock on the door of the room that I was staying in, without my permission, and told me that I would not be getting access to it. He did not put the lock on this door.

Witness Signature: .....

Signature Witnessed by Signature:.....

Page 6 of 6



Irene Spalletti <irene.spalletti@gmail.com>

## Proof of bail conditions

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

21 March 2025 at 17:57

Good afternoon Iren,

Apologies for the late response to your three emails sent to over the course of last week. I have now had time to review your concerns. Please see the points below for which I do hope address these.

In relation to the first email dated Saturday 15th March, these are the reasons why police are not considering contact from Alex's solicitor as harassment.

The reasons are as follows:

1. When parties make a TOLATA claim, I believe that solicitors need to show that they have made appropriate attempts to engage in sale of the property prior to the forced sale of the property.
2. Alex owns half of the property, he is entitled to seek sale of his share of the property and thereby seek forced sale via TOLATA.
3. In order to facilitate this sale Alex's solicitor has sent you contact which we deem reasonable to ensure the fair sale of his asset. Having reviewed this contact alongside my Detective Sergeant we do not believe it to be unreasonable, and we believe appropriate attempts have been made in order to facilitate the sale of this property. We do not understand the contents of any of these letters to constitute an offence and believe that solicitor contact was lawful considering the circumstances.
4. The offence Section 1 Protection from Harassment Act 1997 states (1) "A person must not pursue a course of conduct (a) which amounts to harassment of another, and (b) which he knows or ought to know amounts to harassment of the other," and states that (3) Subsection (1) does not apply to a course of conduct if the person who pursued it shows... (c) that in the particular circumstances the pursuit of the course of conduct was reasonable.

We believe the content of these messages to be civil and believe that Mrs. Walker's course of conduct with regard to communication sent is reasonable.

5. Upon reviewing the documents sent to yourself, we believe the communication to be an attempt to allow you to engage in the sale of the house prior to incurring any legal fees that may arise in court, alongside demonstrating to a court that attempts have been made to engage in a civil resolution for sale of the house prior to a court application.

In relation to your second email dated Sunday 16th March:

6. I have attached the photos that I have received of the office door. These have been added to the case file.

In relation to the third email dated Thursday 21st March:

7. The bail conditions have not been varied since their amendment on 23/10/2024 to allow for contact via a nominated third party.

8. WALKER's criminal solicitor was informed on 03/02/2025 at 1536hrs via email that you did not wish to nominate a third party any longer, following our conversation at 1446hrs, and therefore at this stage contact from the solicitors could not be established within the bail conditions.

Today, 21/03/2025, I have discussed this case at length with my Detective Sergeant on Tuesday 18th March. As the case has been returned by CPS with further enquiries, including a further Level 2 download of Alex WALKER's phone, which can often take a while to be completed, and we wouldn't be able to get it completed within the current bail period. As it stands, we don't believe it's proportionate to extend Alex's bail further for these enquiries to be completed, which would be contrary to ECHR Article 5 - Right to Liberty. This is because we believe the current safeguarding measures are appropriate. These include:

- Non-molestation order obtained.
- Tier 2 Location Based Comment placed on your address on our systems, which outline the circumstances and allow for immediate attendance should officers receive a call from your address.
- In considering further safeguarding for you, I can also authorise a TecSafe app to be installed to your mobile phone, which will allow for police to see your location and allow for immediate attendance should you call from the app without the need to speak to officers on the phone.

Owing to these current safeguarding measures we do not believe a further bail extension to be necessary. As such we are planning to change the bail to a Release Under Investigation (RUI). This means that Alex is still under investigation but bail conditions are no longer present.

I have discussed this with Alex's criminal solicitor Bethan Cowlam. Alex is aware that you do not want direct contact with him and does not wish to have any direct contact himself. I understand that you have since nominated a new solicitor; contact will be established via this avenue from this point.

My Detective Sergeant is currently on annual leave but will return on the 25th of March 2025.

I am happy to find a time that best suits all parties to go over the above considerations in person.

Best regards

T/DC Proudfoot

[Quoted text hidden]

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 [evidence.com\\_evidence\\_package\\_1\\_of\\_1\\_created\\_2025-03-21T17\\_55\\_58Z.zip](#)  
4571K

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**D2 – Data Breach – ICO Complaint**

ICO complaint regarding alleged data breach by Claimant's solicitor.

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## Thank you

Thank you for submitting your complaint. You'll get an automated response soon confirming we've received it.

We understand issues related to your personal information can cause distress and difficulty and will action your complaint as soon as possible. We understand your data protection concern might only be one part of a much bigger problem or experience, we have put together a list of other organisations who might also be able to support you at this time.

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One of our case officers will look into your complaint.

The case officer will:

- weigh up the facts of what's happened, fairly and impartially;
- ask you and the organisation for further information, if they think they need it; and
- tell you the outcome.

If there's been a breach of the law, we will usually provide advice so the organisation can put things right and improve their data protection practices.

If the organisation has done the right thing but not explained their decision or actions to you clearly, we might tell them to communicate with you again.

You can [find more information about the complaints process](#), potential outcomes and what to do if you are unhappy with how we handle your complaint.

**Communication**

We will contact you about your complaint via email or phone. Please [contact us](#) to let us know if you need us to communicate with you in a specific or alternative way. We will do whatever we can to support your needs.

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# 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](mailto: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](mailto:hello@southgate.co.uk) w: [www.southgate.co.uk](http://www.southgate.co.uk)

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Irene Spalletti <irene.spalletti@gmail.com>

---

## Request to appeal has been granted

2 messages

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

11 January 2025 at 15:03

Dear detective Proudfoot,

Just to update you, the judge has granted my request for a new hearing. I have attached all the paperwork regarding the matter in case you can add it to my file.

Thank you so much,  
Iren

---

### 4 attachments



**judge\_decision.jpeg**  
118K

**ED24F00300\_FL403.pdf**  
258K

**ED24F00300\_FP2.pdf**  
506K

**ED24F00300 – Irene Sara Spalletti – 2nd statement.pdf**  
850K

---

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

12 January 2025 at 18:06

Dear detective,

Apologies for following up on my previous email.

I have instructed a solicitor for the property matter but I can't afford her to send more than a few emails.

Can we change the bail conditions or could you let Mrs. Walker not to contact the third party anymore nor myself or the solicitor for anything that's family matter related. Would she have any issues with returning to court for the occupation order that can't be dealt with any of us. You've agreed on them communicating with us for property financial matters, please can we make sure this is enforced?

Every email Mrs. Walker sends to my solicitor (including threats) I am the one getting charged and my financial situation is more than disastrous currently.



Irene Spalletti <irene.spalletti@gmail.com>

---

**Can you please give me a call?**

4 messages

---

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

13 January 2025 at 11:36

Morning detective,

I need to respond to the solicitor regarding the bail conditions. As I am charged £30 per email I will be waiting to hear back from you. She would like a copy of the bail conditions.

The solicitor has only been instructed for property related matters, as there is a new hearing Mrs. Walker is likely to send me new threats shortly and I will be charged for any email she will send her.

Actually, are you free to give me a quick call?

Thanks,

---

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

14 January 2025 at 19:18

Has the Sergeant decided the charges? Has the file been sent to the CPS yet? If so do you reckon we will hear back before the 5th February? It would be great for my case if we did have any updates before the hearing...

[Quoted text hidden]

---

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

15 January 2025 at 14:15

Detective sorry for all the emails but we need to resolve Mrs. Walker situation.

My solicitor wrote to her on Monday (as per Alex's dictated deadline) to tell her she's just been instructed and that she will follow up.

48hrs later Mrs. Walker is already chasing, and asking for things to be done immediately. Please, I do not want her to contact my friend anymore, can I have some protection from her communication please?

Please can you let me know when we can discuss the bail conditions?

[Quoted text hidden]

---

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

15 January 2025 at 16:39

Good afternoon Iren –

## **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

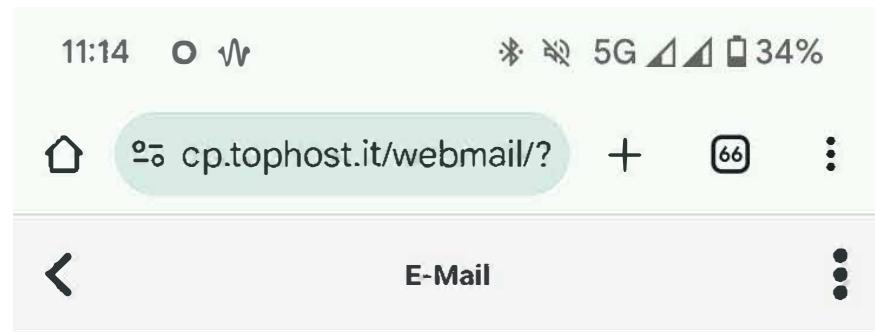
**Sarah M Y. Walker**  
Senior Associate Solicitor

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](http://www.hfclaw.com)



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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](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.

---

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.

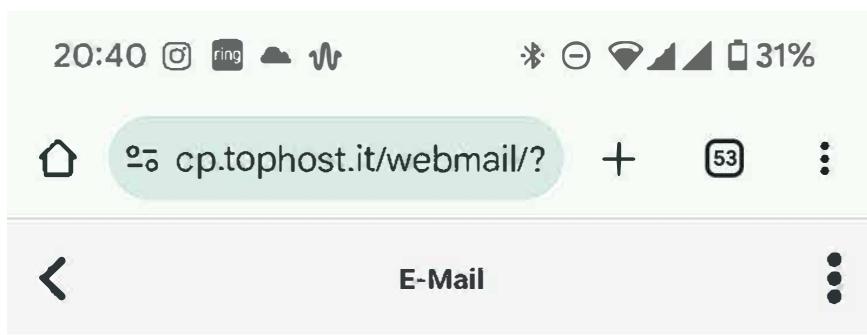
Until you are prepared to act responsibly, engage constructively, and uphold basic standards of professionalism, I see no value in engaging in further discussions with you; I will instruct my solicitor to disregard any communications from you that are redundant, already addressed in my initial statement,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

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

Yours sincerely,



Irene Sara Spalletti



## FAO Ms Irene Spalletti [HFC-HFC.FID176697]



Da Alessia Davi il 2025-02-03 14:15

Dettagli Testo semplice

Dear Mr Pennisi

Please find the bundle for the hearing on Wednesday 5 February 2025 through the following link, which I ask that you pass on to Ms Spalletti:

<https://acrobat.adobe.com/id/urn:aaid:sc:EU:5b01e3e6-2593-40bd-a34e-ba5589399184>

The same has been filed with the court.

Please do let me know if there are any issues accessing it.

Yours sincerely

Alessia Davi

**Alessia Davi**

Paralegal

Hughes Fowler Carruthers  
Academy Court

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](mailto: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.

## Alessia Davi

---

**From:** Lucy Cornish <lc@southgate.co.uk>  
**Sent:** 21 January 2025 18:26  
**To:** Sarah M Y. Walker  
**Cc:** Bryan Jones  
**Subject:** RE: Alexander Walker - call back [HFC-HFC.FID176697]

Dear Sarah,

Thank you for your letter of yesterday's date and link to all correspondence relating to 92 Ollerton Road.

Please note I do not envision us being in the position to provide you with a full response by your proposed deadline of 4pm Friday 24 January.

I am in the process of considering papers and taking instructions and will revert in due course.

On a separate note, and to confirm, I am not instructed by Ms Spalletti with regards to any FLA proceedings.

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](http://www.southgate.co.uk)

**Please note I do not work Wednesdays.**

**Please also note I am on annual leave Friday 24 January.**

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---

**From:** Sarah M Y. Walker <S.Walker@HFCLAW.COM>  
**Sent:** 21 January 2025 17:30  
**To:** Lucy Cornish <lc@southgate.co.uk>  
**Cc:** Bryan Jones <B.Jones@HFCLAW.COM>  
**Subject:** Alexander Walker - call back [HFC-HFC.FID176697]

Dear Lucy

**Irene Spalletti and Alexander Walker**



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

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**Please note I do not work Wednesdays.**

**Please also note I am on annual leave Friday 24 January.**

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----- Forwarded message -----

From: "Sarah M Y. Walker" <S.Walker@hfclaw.com>  
To: Lucy Cornish <lc@southgate.co.uk>  
Cc: Bryan Jones <B.Jones@hfclaw.com>  
Bcc:  
Date: Thu, 23 Jan 2025 18:18:51 +0000  
Subject: Urgent - Irene Spalletti and Alexander Walker [HFC-HFC.FID176697]

Dear Lucy

I attach two letters. The first is addressed to you as it relates to 92 Ollerton Road. The second is addressed to Ms Spalletti directly as it relates to the Family Law Act proceedings, and I understand that you are only instructed in relation to matters arising from our clients' jointly held property. I am however sending it to you to forward onto her, as my client's bail conditions prevent me from emailing her directly. I should be grateful if you could confirm by return that my correspondence has been passed onto Ms Spalletti.

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](http://www.hfclaw.com)

Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti  
Via Lucy Cornish of Southgate Solicitors  
Third Floor, Crown House  
47 Chase Side  
London. N14 5PB

By email: [lc@southgate.co.uk](mailto:lc@southgate.co.uk)

23 January 2025

Dear Ms Spalletti

**Irene Spalletti and Alexander Walker – Family Law Act Proceedings**

I write in relation to the two applications that you have made under the Family Law Act 1996: (a) for reimbursement of printing costs; and (b) to vary the order made by District Judge Davies on 26 November 2024.

I will not waste costs addressing your application for reimbursement of printing costs, other than to say that this is obviously an absurd and wholly disproportionate application and a waste of the court's limited time and resources.

We only received notice of the applications and the hearing listed for 10am on 5 February 2025 on 21 January 2025 through the court (i.e. just over two weeks before the hearing). Neither my client nor his Counsel are in London on that date, and I have therefore made the enclosed application for the hearing to be heard remotely by video link.

My client is naturally astonished that you are seeking to vary the order which was made with your express consent at the hearing on 26 November 2024, less than two months ago. He is also shocked by the incorrect assertions made in your application, much of which he has already addressed in his witness statement dated 21 November 2024 and which he will address more fully in the position statement that will be filed in advance of the hearing. He responds only to the most egregious of your allegations as follows:

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)

Directors: Frances Hughes • Pauline Fowler • Alex Carruthers  
Mark Harper • Renato Labi • Caroline Park  
Bryan Jones • Kate Brett

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- 
1. **You have not been misled during the proceedings** – I understand that the order arising from the hearing on 26 November 2024 was drafted by the judge after they had explained to you (at length) the purpose and meaning of the order that was being made.
  2. **There has been no abuse** – My client has not communicated with you directly since September 2024 when you called the police, and he was arrested. None of the communications that he has sent indirectly to you through solicitors' correspondence are in any way "harassing" or "coercive" as you assert. I understand that you have shown my communications to the police, and they have confirmed that they do not consider my letters to amount to harassment.
  3. **You will not face homelessness if you are forced to leave 92 Ollerton Road** – My client does not require you to leave 92 Ollerton Road until the property has been sold. At that stage you will be in receipt of your share of the net proceeds of sale of circa £200,000, which is more than enough to appropriately rehouse. It is, in fact, my client who is currently homeless and is living between his mother's house and on the sofa of a friend.
  4. **My client did not steal your savings** – Your assertion that my client stole your savings is completely false. You have provided no evidence of this, and it is not an allegation that you have made to the police.
  5. **My client has repeatedly made proposals in relation to the renovation of the property** – You complain in your application that "*Mr Walker is consistently avoiding his financial responsibilities related to the property, including his refusal to contribute to the costs associated with maintaining the house*". My client has repeatedly made proposals in relation to paying for renovations to ready the house for sale, which you have failed to engage with. It is in fact you who have consistently avoided your financial responsibilities associated with the property by failing to pay your full share of the mortgage in November 2024 and January 2025, leaving my client to meet the shortfall.
  6. **My client has not breached a court order or his bail conditions** – In your application you refer to "*Mr Walker's repeated non-compliance with both judicial and police orders*". This is false. My client has not breached any orders and has, in fact, voluntarily offered non-molestation undertakings and has agreed to a non-molestation order being made with his consent. My client has not breached his bail conditions.

Your accusations of "harassment" appear to centre around the fact that my client has previously put you on notice that he would be seeking an order that you pay his legal costs. This is not harassment. My client is of course, obliged to put you on notice that he would be seeking his costs, and, in the face of your unreasonable and unacceptable litigation conduct, he is of course entitled to seek these.

My client has not communicated with you directly since September 2024. While there was absolutely no necessity for my client to agree, in order to bring the proceedings to an end my client agreed that an order be made that he: (a) not use or threaten any violence towards you; (b) not threaten or intimidate you; and (c) not go to or enter 92 Ollerton Road (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 you). My client is also the subject of ongoing bail conditions, which as you well know prevents him from communicating with you or attending the property.

---

There is absolutely no reason for you to seek to vary the order which was made with your express consent on 26 November 2024, and which offers you protections far and above what is necessary. My client can only conclude that your application is entirely financially motivated because you are unwilling to move out of the house and because you expect my client to pay for you to live there, despite him having no obligation at all to do so. For example, in your application you complain about the cost of heating a three-floor house. An easy solution to this would be for the property to be sold forthwith so that you can move into more affordable housing, as my client has repeatedly proposed.

My client invites you to withdraw your applications so that the cost and the stress of the hearing on 5 February 2025 can be avoided. Once again, my client is forced to put you on notice, that if you do not withdraw your applications, he will have no choice but to seek an application that you meet his legal costs arising from the preparation for and attendance at this unnecessary hearing on 5 February 2025.

Yours sincerely



**SARAH WALKER**

Enc.

Date: Wed, 29 Jan 2025 11:13:02 +0000  
Subject: RE: URGENT - ED24F00300 - Spalletti v Walker - Judgment on FL403 and Proof of Service [HFC-HFC.FID176695]

Dear Mr Cornwall

Please find attached a certificate of service.

We have also included Ms Lucy Cornish in this email. She represents the applicant in a related matter and was served the FL403 to pass onto her client.

We hope this will satisfy the court.

We thank you in advanced for your continued assistance.

Yours sincerely

**Hughes Fowler Carruthers**

**Alessia Davi**  
Paralegal

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

Tel: +44 (0)20 7421 8383  
Email: [a.davi@hfclaw.com](mailto:a.davi@hfclaw.com)  
Web: [www.hfclaw.com](http://www.hfclaw.com)



**Subject: RE: URGENT - ED24F00300 - Spalletti v Walker - Judgment on FL403 and Proof of Service [HFC-HFC.FID176695]**

? Alessia Davi <a.davi@hfclaw.com>  
to Edmonton County, Enquiries, Sarah M Y. Walker, Bryan Jones, Lucy Cornish ▾

Wed 29 Jan, 11:13

Dear Mr Cornwall

Please find attached a certificate of service.

We have also included Ms Lucy Cornish in this email. She represents the applicant in a related matter and was served the FL403 to pass onto her client.

We hope this will satisfy the court.

We thank you in advanced for your continued assistance.

Yours sincerely

**Hughes Fowler Carruthers**

**Alessia Davi**  
Paralegal

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

Tel: +44 (0)20 7421 8383  
Email: [a.davi@hfclaw.com](mailto:a.davi@hfclaw.com)  
Web: [www.hfclaw.com](http://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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**From:** Edmonton County, Enquiries <[enquiries.edmonton.countycourt@justice.gov.uk](mailto:enquiries.edmonton.countycourt@justice.gov.uk)>  
**Sent:** Wednesday, January 29, 2025 10:26 AM  
**To:** Alessia Davi <[a.davi@hfclaw.com](mailto:a.davi@hfclaw.com)>  
**Cc:** Sarah M Y. Walker <[S.Walker@HFCLAW.COM](mailto:S.Walker@HFCLAW.COM)>; Bryan Jones <[B.Jones@HFCLAW.COM](mailto:B.Jones@HFCLAW.COM)>  
**Subject:** RE: URGENT - ED24F00300 - Spalletti v Walker - Judgment on FL403 and Proof of Service [HFC-HFC.FID176695]

Dear Sirs,

Thank you for your email with attachments.

I am afraid that your proof of service is not sufficient.

I attach a copy of our letter requiring a certificate of service.

Kind regards,

**Mr. M. Cornwall**

**Administration Officer**

Family Section | HMCTS | Edmonton County Court, 59 Fore Street, Upper Edmonton, London, N18 2TN

## Subject: Irene Spalletti and Alexander Walker [HFC-HFC.FID176697]

Sarah M Y. Walker <S.Walker@hfclaw.com>  
to Lucy Cornish, Bryan Jones ▾

Thu 30 Jan, 17:38

Dear Lucy

In advance of the hearing on 5 February, I attach a draft court bundle index for Ms Spalletti's review. Since I cannot communicate with her directly I should be grateful if you could pass this onto her and ask her to provide me with any comments by no later than 10am on Monday, otherwise I will arrange for it to be lodged as drafted.

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](mailto:S.Walker@HFCLAW.COM)  
Web: [www.hfclaw.com](http://www.hfclaw.com)



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W Draft Court Bundle  
Index for Hearing on  
2025.02.05(3720503.1).

31 KB



From: "Sarah M Y. Walker" <S.Walker@hfclaw.com>  
To: Lucy Cornish <lc@southgate.co.uk>  
Cc: Bryan Jones <B.Jones@hfclaw.com>  
Bcc:  
Date: Thu, 30 Jan 2025 17:38:12 +0000  
Subject: Irene Spalletti and Alexander Walker [HFC-HFC.FID176697]

Dear Lucy

In advance of the hearing on 5 February, I attach a draft court bundle index for Ms Spalletti's review. Since I cannot communicate with her directly I should be grateful if you could pass this onto her and ask her to provide me with any comments by no later than 10am on Monday, otherwise I will arrange for it to be lodged as drafted.

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](http://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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No contracts may be concluded on behalf of Hughes Fowler Carruthers by email.

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](mailto: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**



Irene Spalletti <irene.spalletti@gmail.com>

---

## ED24F00300 – Irene Sara Spalletti/Mr. Walker – Hearing 5.02.2025

2 messages

---

Irene Spalletti <irene.spalletti@gmail.com> 3 February 2025 at 11:24  
To: B.Jones@hfclaw.com  
Cc: Jonty.Proudfoot@met.police.uk, "s.walker@hfclaw.com" <s.walker@hfclaw.com>, a.davi@hfclaw.com, "Edmonton County, Enquiries" <enquiries.edmonton.countycourt@justice.gov.uk>

Dear Sir/Madam,

I am writing in response to the other party's communication to the court.

Please note that the information provided by Mrs. Davi is incorrect—I am **not** legally represented.

I was pressured by Mrs. Walker to instruct a solicitor, Mrs. Cornish, for **property matters only**; however, she has now been disinstructed.

Despite being fully aware of this, Mrs. Walker continues to disregard this fact, repeatedly contacting Mrs. Cornish—almost daily—and sending her documentation related to family matters. Both I and the detective overseeing the bail conditions have instructed her to stop, yet she persists in ignoring these instructions.

I appreciate the court's attention to this matter.

Warmest regards,

Irene Sara Spalletti

---

Irene Spalletti <irene.spalletti@gmail.com> 4 February 2025 at 09:08  
To: B.Jones@hfclaw.com  
Cc: Jonty.Proudfoot@met.police.uk, "s.walker@hfclaw.com" <s.walker@hfclaw.com>, a.davi@hfclaw.com

Mrs Walker,

You have been asked multiple times not to contact Mr Pennisi anymore. Please, can you stop ignoring instructions?

Thanks,  
Iren



Irene Spalletti <irene.spalletti@gmail.com>

---

## Your email to the ICO - Case Reference IC-363865-Z4Z2

1 message

**icocasework** <icocasework@ico.org.uk>  
To: Irene Sara Spalletti <irene.spalletti@gmail.com>

10 April 2025 at 13:42

10 April 2025

### **Case Reference: IC-363865-Z4Z2**

Dear Ms Spalletti,

Thank you for your request of 9 April, in which you ask for an update on your case about Hughes Fowler Carruthers.

There is currently a very high demand for our services. At the moment, we are allocating cases that came in to us around 9 December 2024. As we received your complaint on 10 February 2025, we expect to be able to start looking into the matters you have raised in about eight to ten weeks' time, at the earliest.

In order to be fair to all our customers we have to deal with concerns strictly in date order of receipt. Whilst we understand the matters you have raised are of real importance to you, we are unable to bring your case forward at this time.

We will be in touch with you again once your case has been allocated to a case officer.

If you have any further questions, please contact our Helpline on 0303 123 1113 or visit our website at [www.ico.org.uk](http://www.ico.org.uk).

Yours sincerely

Information Commissioner's Office  
Public Advice and Data Protection Complaints Service  
Group 5

For information about what we do with personal data see our [privacy notice](#).

----- Original Message -----

External: This email originated outside the ICO.  
Dear Sir/Madam,

I hope this email reaches you well.

I wanted to check on my complaint regarding the solicitor Ms Walker dated 10 February 2025.

Has this been looked into yet?

Many thanks,  
Irene Spalletti

---

**D3 – SRA Regulatory Complaint – Claimant’s Solicitor**

Ongoing Assessment into the conduct of the Claimant’s Solicitor

---



Irene Sara Spalletti  
92 Ollerton Road N11 2LA, London  
irene.spalletti@gmail.com  
07412 604 767

To: Solicitors Regulation Authority (SRA)  
By email: report@sra.org.uk

10 February 2025

### **Formal Complaint Against Ms Sarah May Yi Walker of Hughes Fowler Carruthers**

**Dear SRA Complaints Team,**

I am writing to formally file a complaint against Ms. Sarah May Yi Walker, Senior Associate at Hughes Fowler Carruthers, who represents my ex-partner, Mr. Walker, in an ongoing family and property dispute. Ms. Walker's actions have caused significant emotional, financial, and psychological harm, undermined legal proceedings, and exacerbated the abuse I have suffered.

I respectfully request that the content of this complaint remains confidential and is not disclosed to Ms. Walker or her firm. While I understand the SRA will investigate independently, I fear disclosure may lead to retaliation.

I request an investigation into whether Ms. Walker's conduct breaches regulatory and ethical standards, including but not limited to:

- Harassment laws
- The Domestic Abuse Act 2021
- Family Procedure Rules
- Equality obligations
- Data protection regulations
- The Human Rights Act 1998

#### **'BACKGROUND**

---

- Property Dispute & Legal Proceedings: My ex-partner and I jointly own a property purchased in February 2024, which has lost £60,000 in value and incurred an additional £60,000 in renovation costs. Essential building works are required before it can be sold.
- Criminal Proceedings & Legal Orders: On 1 September 2024, my ex-partner was arrested and remains on six-month bail with conditions preventing him from returning to the property or contacting me. His case is now with the Crown Prosecution Service (CPS) for controlling and coercive behaviour and domestic abuse charges. I have been granted a Non-Molestation Order with power of arrest, allowing me to remain in the property until 25 October 2025.
- Financial Hardship: Due to my ex-partner's financial control and coercion, I have been left in severe financial distress. He stole over £10,000 from me, and I now survive on £400 per month in Universal Credit.

Credit, relying on family and friends to cover my £1,600 monthly mortgage and heating costs. Meanwhile, Mr. Walker earns £109,560 annually and has over £150,000 in savings and assets. Despite extensive efforts, I remain unrepresented due to financial constraints.

## CONCERNS REGARDING MS. WALKER'S CONDUCT

---

### (1) **Persistent Pressure & Harassment Despite My Unrepresented Status**

Despite knowing I lack legal representation, Ms. Walker has persistently pressured me to agree to unreasonable terms and has aggressively escalated communication. She repeatedly contacted me on:

- November: 5, 8, 11, 12, 14, 18, 20, 21, 22, 25
- December: 13
- January: 10, 13, 15, 17, 20, 21, 22, 23, 27, 30, 31
- February: 3, 4

This excessive and aggressive contact, knowing my financial and legal position, has caused severe distress and demonstrates a clear imbalance of power.

### (2) **Misrepresentation & Dismissal Of Domestic Abuse**

Ms. Walker has minimised the abuse I suffered, despite overwhelming evidence:

- My first statement to the court (supporting my Non-Molestation Order) was nearly 400 pages long, with exhibits and audio files documenting the abuse.
- The police and council are actively involved, leaving no doubt about her client's responsibility for domestic abuse, coercion, and control.
- Ms. Walker has falsely claimed her client is "on bail for breaking a lamp", when in fact he:
  - a. Was arrested on 1 September 2024 and remains on six-month bail.
  - b. Faces criminal charges for coercive control and domestic abuse.
  - c. Is subject to a Non-Molestation Order with power of arrest.

By trivialising the abuse, Ms. Walker undermines the severity of domestic violence and reinforces harmful narratives that discourage victims from seeking justice.

### (3) **Unreasonable Financial Demands & Coercion**

Despite knowing my financial hardship, Ms. Walker issued a Letter Before Action on 13 December 2024, threatening a TOLATA application unless I:

- Paid £213,020 by 31 January 2025, despite no legal basis and my inability to buy out her client.
- Accepted a property overvaluation of £103,000 (£903,000 vs actual £800,000).
- Paid an additional £15,000 in compensation to her client, my abuser.

She then aggressively followed up on multiple dates in January and February, exacerbating pressure and financial distress and despite having put myself into a further £3,000 debts, I had instructed a solicitor over the

Christmas holidays,, but Ms Walker ignored her communication and proceeded regardless with the TOLATA application on the 22nd January and I am now getting threatened of being responsible for all its associated costs.

#### (4) Potential Misrepresentation Of Legal Fees

I request that the SRA investigates whether my ex-partner is genuinely paying the legal fees he is using to threaten me, or if these funds are being returned to him through alternative means.

- Ms. Walker's firm claimed £7,000 in legal costs, but the judge only approved £1,600, raising concerns about the accuracy of these invoices.
- Given my ex-partner's history of financial control, it is highly unlikely he would personally finance such extortionate legal harassment unless he had a way to recover those funds.
- His uncle is a well-established retired family law solicitor, likely connected to Hughes Fowler Carruthers. This raises concerns that he may be receiving undisclosed financial or professional assistance.

I request that the SRA investigates the legitimacy of these legal costs and whether they have been misrepresented or manipulated.

#### REQUEST FOR INVESTIGATION & ACTION

---

Given the serious nature of these concerns, I respectfully request that the SRA:

- Investigates Ms. Walker's professional conduct and whether her actions breach regulatory and ethical standards.
- Reviews whether her legal threats and financial demands constitute misconduct, harassment, or economic abuse.
- Examines the potential misrepresentation of legal fees and whether my ex-partner is receiving undisclosed financial assistance.
- Takes appropriate disciplinary action to prevent solicitors from misusing legal processes to further coercive control, financial abuse, and the re-traumatisation of abuse survivors.

**Supporting Evidence:** I have attached my first statement alongside a calendar showing all the dates I have been contacted by Ms Walker with all her communication.

Advocate confirmed my eligibility for their service confirming my financial situation. In this [link](#) you will find most of my case files shared with the organisation.

Thank you for your time and consideration. I look forward to your response.

Yours sincerely,

Irene Sara Spalletti



Irene Spalletti <irene.spalletti@gmail.com>

---

## RE: To Irene Spalletti (2)SRA Reference RGC/000151100

2 messages

**Dean Spencer** <Dean.Spencer@sra.org.uk>  
To: Irene Spalletti <irene.spalletti@gmail.com>

9 April 2025 at 15:14

Sensitivity: General

Dear Irene Spalletti,

I am currently waiting for correspondence from the firm.

Once I receive it, together with whatever evidence you want me to consider, I will be able to decide if all 3 limbs of our Assessment Threshold Test are met to enable the case to move to the next stage of our process. [SRA | Making decisions to investigate concerns | Solicitors Regulation Authority](#)

If all 3 limbs are not met, the matter will be closed.

I should also point out that not only must there be compelling evidence, but the misconduct complained of must be sufficiently serious that it requires a regulatory outcome in the wider public interest.

I look forward to hearing from you with the documents you want me to read as soon as possible.

Yours sincerely,

Dean Spencer

Dean Spencer

Investigation Officer and Anti Money Laundering Associate  
**Solicitors Regulation Authority/Awdurdod Rheoleiddio Cyfreithwyr**  
[Dean.spencer@sra.org.uk](mailto:Dean.spencer@sra.org.uk)

0121 758 7007

My usual working hours are 8am to 4pm Monday to Friday. However, my working times can vary.

If you receive emails from me at weekends, or outside “normal” business hours, there is no expectation that you should respond other than at your convenience.

---

**From:** Irene Spalletti <[irene.spalletti@gmail.com](mailto:irene.spalletti@gmail.com)>  
**Sent:** 09 April 2025 12:51  
**To:** Dean Spencer <[Dean.Spencer@sra.org.uk](mailto:Dean.Spencer@sra.org.uk)>  
**Subject:** Re: To Irene Spalletti SRA Reference RGC/000151100

---

**\*\*This message originated from outside the SRA- Please treat attachments or links with caution\*\***

Dear Mr. Spencer,



Irene Spalletti <irene.spalletti@gmail.com>

---

**To Irene Spalletti SRA Reference RGC/000151100**

5 messages

**Dean Spencer** <Dean.Spencer@sra.org.uk>  
To: Irene Spalletti <irene.spalletti@gmail.com>

14 April 2025 at 10:37

Sensitivity: General

Dear Irene Spalletti,

I am keen to address your concerns promptly

I therefore welcome receipt of your evidence as soon as possible.

Yours sincerely,

Dean Spencer

Dean Spencer

Investigation Officer and Anti Money Laundering Associate  
**Solicitors Regulation Authority/Awdurdod Rheoleiddio Cyfreithwyr**  
[Dean.spencer@sra.org.uk](mailto:Dean.spencer@sra.org.uk)

0121 758 7007

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If you receive emails from me at weekends, or outside “normal” business hours, there is no expectation that you should respond other than at your convenience.

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**Irene Spalletti** <irene.spalletti@gmail.com>  
To: Dean Spencer <Dean.Spencer@sra.org.uk>

15 April 2025 at 11:16

Good morning Mr. Spencer.

That's fantastic news. I'm making my defense against their TOLATA application. I'll take a break today and put everything together for you and transfer it through the link you've provided.



Irene Spalletti <irene.spalletti@gmail.com>

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## RE: To Irene Spalletti (3) SRA Reference RGC/000151100

2 messages

**Dean Spencer** <Dean.Spencer@sra.org.uk>  
To: Irene Spalletti <irene.spalletti@gmail.com>

17 April 2025 at 15:01

Sensitivity: General

Dear Irene Spalletti,

Thank you for your email.

I will be working this Saturday, so if there is any prospect of having them by Saturday all well and good.  
However, if this cannot be achieved, I can wait until after Easter.

Kind regards,

Yours sincerely,

Dean spencer

Dean Spencer

Investigation Officer and Anti Money Laundering Associate  
**Solicitors Regulation Authority/Awdurdod Rheoleiddio Cyfreithwyr**  
[Dean.spencer@sra.org.uk](mailto:Dean.spencer@sra.org.uk)

0121 758 7007

My usual working hours are 8am to 4pm Monday to Friday. However, my working times can vary.

If you receive emails from me at weekends, or outside “normal” business hours, there is no expectation that you should respond other than at your convenience.

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**From:** Irene Spalletti <[irene.spalletti@gmail.com](mailto:irene.spalletti@gmail.com)>  
**Sent:** 17 April 2025 14:00  
**To:** Dean Spencer <[Dean.Spencer@sra.org.uk](mailto:Dean.Spencer@sra.org.uk)>  
**Subject:** Re: To Irene Spalletti SRA Reference RGC/000151100

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**\*\*This message originated from outside the SRA- Please treat attachments or links with caution\*\***

Dear Mr Spencer,

I'm almost finished putting everything together for you. My apologies for the delay — I have ADHD, and managing around 300 pages of evidence has been a bit overwhelming. I've been working hard to organise everything clearly and logically, and I'm nearly there.



Irene Spalletti <irene.spalletti@gmail.com>

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## To Irene Spalletti. Re HFC Solicitors ("the Firm") SRA Reference RGC/000151100

6 messages

**Dean Spencer** <Dean.Spencer@sra.org.uk>  
To: Irene Spalletti <irene.spalletti@gmail.com>

22 April 2025 at 08:00

Sensitivity: General

Dear Irene,

Unfortunately, the document transfer did not work. I was unable to access any of the documents you copied to the main download.

As I started work at 4am I was obviously not going to call you early on a Saturday morning on a Bank Holiday weekend.

However, I thought it might be helpful to summarise what the firm say about the case. I have set this out in summary.

### Background

The firm's involvement on behalf of Mr Walker was from 10.10.24 to 14.3.25.

On 2 September 2024, the Police were called, and Mr Walker was bailed with conditions. They say he has not returned to the property or communicated with you (save through Solicitors)

On 10.10.24 the firm was instructed to correspond with you about the sale of Ollerton Road ("the property").

On 22 October 2024 you made ex parte applications to the Court. A limited non-molestation order was made.

Undertakings were offered by Mr Walker, but these were refused. Mr Walker suggested a consent order to conclude the matter and reduce costs.

On 13 December 2024, the firm was instructed to send a pre-action letter to you about the property. This sought consent to sell. An indication was given that a TOLATA application would be made. These proceedings are ongoing.

You made two further applications within the Family Law Act proceedings to vary the non-molestation order and for various other costs. The hearing took place on 5 February 2025 at which you made another application for legal costs.

At the hearing DDJ Barrett dismissed all three applications and ordered you to pay the costs incurred of £1,625.00. The court order recited that the court determined that it was not reasonable for the application to contest the issues raised.

### Excessive correspondence

The firm do not consider that the volume of correspondence was excessive given the various applications that you had issued.

Mr Walker was prevented from communicating with you, so therefore all legal communication had to come via the firm. They say that communication had to come via a friend, later the Police and two different firms of Solicitors who were subsequently dis-instructed.

They say that there was correspondence with you about joint expenses. Mr Walker's preferred communication on this topic was with you direct. However, because of the court orders, it was logical that the communications should come via the firm.

However, communication about the case was vital.

## **"Dismissal" of abuse**

The firm say that Mr Walker denied subjecting you to domestic abuse. Those were the firm's instructions.

## **Unreasonable financial demands and coercion**

In cases of this type, it is normal practice for Solicitors to put forward proposals. Such proposals are either agreed or not. Inevitably, any proposals are put forward based on instructions from their client. Some proposals may not appear to be affordable by the receiving party, however, that does not mean to say that the party to whom the proposal is made cannot raise finance from third parties, family, or friends. As I have said, they are merely proposals for settlement. There is nothing coercive about them because the party can either agree to the proposal, reject it, or make a counter proposal. It is simply a starting point.

## **Legal Costs**

Mr Walker incurred legal costs of more than £7000. However, at the hearing the judge made an order that you pay £1,125 for counsel plus £500. As far as the firm is concerned, and in so far as it is relevant, it is Mr Walker who funded his representation in the case and no one else.

I understand that at the hearing on 5 February 2025 at the hearing before DDJ Barrett complaints were made about Ms Walker. A note of the judge's comment reads "*It is not Ms Walker's fault-she is a Solicitor and doing her job. Officers of the court like Ms Walker need to be involved*".

## **DC Proudfoot**

The firm say that in an email dated 3 February 2025 you said, "*Both I and the detective overseeing the bail conditions have instructed [Ms Walker] to stop [contacting your Solicitor], yet she persists in ignoring those instructions*"

On the same day DC Proudfoot provided an email to the court. He wrote, "*I did not specifically instruct this communication to stop and have not instructed Ms Walker at all, nor had communication with her so far. Following this I informed [Mrs Spalletti] via email why Police believe that contact from Ms Walker did not amount to a breach of bail with references to the circumstances as we understand them.*

## **Next Steps**

As I said, these are the firm's general comments.

I now need to access the documents you kindly prepared.

I will contact our IT department for their help.

I did try the other link you provided but such is the level of security we have on our systems this could not be accessed.

I will get back to you as soon as I have spoken to our IT team.

Kind regards,

Dean Spencer

Dean Spencer

Investigation Officer and Anti Money Laundering Associate

**Solicitors Regulation Authority/Awdurdod Rheoleiddio Cyfreithwyr**

**[Dean.spencer@sra.org.uk](mailto:Dean.spencer@sra.org.uk)**

0121 758 7007

To: Dean Spencer  
Solicitors Regulation Authority (SRA)  
By email: dean.spencer@sra.org.uk

18 April 2025

**Impact statement to outline the emotional, financial, and psychological consequences of Ms Sarah Walker's actions**

Dear Mr Spencer,

I believe I have now included everything you may need. I am extremely exhausted, so there may be some errors, for which I apologise in advance. I've done my absolute best to organise the large volume of documents, evidence, and correspondence for your review. If you require any further clarification, additional information, or explanation regarding any part of the file, I will do everything I can to provide it.

I've spent every single day since the proceedings began working on my defence against Ms Walker and her client. I don't wish to overstep, but I feel compelled to communicate just how profoundly Ms Walker's actions—and what I believe to be her abuse of power—have impacted my wellbeing and health. The consequences have been so serious that, at times, I have felt pushed to such extreme despair that I considered ending my life just to make it all stop.

My former partner was arrested on 2nd September 2024 and is still under investigation for various charges including but not limited to controlling and coercive behaviour, domestic abuse, financial control, harassment. Following this, the judge granted me sole occupation of the property for 12 months, up to 25th October 2025, to give me time to recover from the trauma, resume my studies, and rebuild my life with the goal of becoming financially and socially stable again.

Instead, since that arrest, my life has become increasingly unbearable—largely due to Ms Walker's relentless legal pressure and disregard for my situation. I receive £393 per month in Universal Credit, while my outgoings related to the property are nearly £1,800 per month. I could never afford legal representation and have had no choice but to face Ms Walker's actions alone, day after day.

Mr Spencer, this has taken everything out of me. My mental health has severely deteriorated from the constant battle—having to teach myself legal processes, gather and present evidence, and repeatedly defend myself against accusations I knew to be baseless. The emotional toll is unimaginable.

Ms Walker's conduct has, in my view, amounted to a continuation of the same type of coercive control I escaped. For someone who has just found the courage to speak out and begin healing from domestic abuse, the experience of being dragged into this kind of relentless legal pressure should never be allowed to happen. It is retraumatising, unjust, and, I believe, an abuse of her position as an officer of the court.

I do not know whether Ms Walker's withdrawal from the case is connected to any action taken by the SRA. If it is, I struggle to find the words to thank you. I genuinely don't know how much more I could have endured. It is my sincerest hope that she will be held fully accountable for her actions and prevented from ever treating another person—especially a vulnerable survivor of domestic abuse—in this way again. The damage she has caused is not just legal or financial. It's personal. Deep. And long-lasting.

I was granted 12 months to rebuild my life, but that time has been stolen from me by this ongoing legal battle. Instead of healing, I have been forced to relive trauma, defend myself without legal support or resources, and live in a constant state of fear and isolation. I truly don't know if I will ever fully recover from the impact this has had on my mental health, my life, and my future.

My ex-partner took everything—my money, my friends, my peace of mind. I have no family here, no job, and I now depend on family support abroad to pay the mortgage. I am in debt because I was forced to instruct a solicitor, only for Ms Walker to ignore every attempt at communication and proceed directly to court in violation of pre-action protocols. Her strategy left me buried under legal stress. I had no means, no strength, and no guidance to face.

Please don't hesitate to reach out. I'd be more than happy to assist with any gaps or questions you might have and once again, thank you for giving this the serious attention it deserves.

Kind regards,

  
Irene Spalletti

Your ref: RGC/000151100

Irene Sara Spalletti  
92 Ollerton Road N11 2LA, London  
irene.spalletti@gmail.com  
07412 604 767

To: Dean Spencer  
Solicitors Regulation Authority (SRA)  
By email: dean.spencer@sra.org.uk

18 April 2025

### **Formal Complaint Against Ms Sarah May Yi Walker of Hughes Fowler Carruthers**

Dear SRA Complaints Team,

I am writing to formally file a complaint against Ms. Sarah May Yi Walker, Senior Associate at Hughes Fowler Carruthers, who is acting on behalf of my ex-partner, Mr. Walker, in an ongoing family and property dispute. Ms. Walker's actions have caused me significant emotional, financial, and psychological harm, undermined the legal process, and perpetuated the abuse I have suffered.

I respectfully request that the content of this complaint remains confidential and is not disclosed to Ms. Walker or her firm. While I understand that my complaint will be investigated in accordance with SRA procedures, I am concerned that sharing its full details may result in further distress or retaliation. I trust that the SRA will handle this matter with due sensitivity.

I believe her conduct has breached SRA Principles and may violate legal standards, including:

- Harassment laws
- The Domestic Abuse Act 2021
- Family Procedure Rules
- Equality obligations
- Data protection breach
- The Human Rights Act 1998

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### **Background**

- My ex-partner and I jointly own a property purchased in February 2024. Since then, the property has lost £60,000 in value, and we have incurred an additional £60,000 in losses due to renovations and other property-related costs. The property requires essential building works to regain its value before it can be put back on the market.
- On 1 September 2024, my ex-partner was arrested and remains on six-month bail, with conditions preventing him from returning to the property or contacting me directly.
- The case is now with the Crown Prosecution Service (CPS), where my ex-partner faces multiple charges, including controlling and coercive behaviour and domestic abuse.
- I have been granted a Non-Molestation Order for my protection.
- Due to financial hardship, I am currently unrepresented in these proceedings.

## **Financial disparities**

- I am in severe financial distress due to my ex-partner's abuse and coercion. He stole all my savings—over £10,000—leaving me with less than £10 to my name. This is fully detailed in my 320-page statement, supported by extensive evidence.
- I rely on £400 per month in Universal Credit and financial support from family and friends to cover my £1,600 monthly mortgage and heating costs.
- In contrast, Mr Walker earns £109,560 annually and has over £150,000 in savings and assets.

## **Summary of complaint**

Mrs. Walker's actions as Mr. Walker's solicitor have been excessive, aggressive, and harassing. Despite being aware of my vulnerable position as a domestic abuse survivor leaving me with traumas affecting my mental health, she has exploited the power imbalance between Mr. Walker and me.

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## **Coercion & Harassment Despite My Unrepresented Status**

Since my ex-partner's arrest in September 2024, I have relentlessly sought affordable legal representation through legal charities and organisations, with over 188 pages of search efforts, including:

- Phone calls and in-person appointments
- Assistance requests including to RCJ Advice, Support Through Court, FLOWS, the Royal Courts of Justice, Legal Choices, We Are Advocate and The University of Law.

Despite these extensive efforts, I have remained legally unrepresented, a fact Ms Walker has been fully aware of. Despite knowing this, she has:

- Persistently pressured me to agree to unreasonable terms
- Escalated communication aggressively, placing immense pressure on me.

## **Relentless Harassment Through Excessive Communication**

Ms Walker repeatedly contacted me on the following dates:

- November: 5, 8, 11, 12, 14, 18, 20, 21, 22, 25
- December: 13
- January: 10, 13, 15, 17, 20, 21, 22, 23, 27, 30, 31
- February: 3, 4

This aggressive and excessive communication has exacerbated my distress and placed immense pressure on me, fully knowing that:

- I lack legal representation.
- I am a survivor of documented domestic abuse and coercion.
- I have no financial means to respond through a solicitor.

I believe this behaviour violates the SRA's ethical obligations and demonstrates a deliberate abuse of legal power to intimidate an unrepresented and financially vulnerable party.

### **Ms Walker's Disregard for Evidence of Domestic Abuse & Coercion**

#### Ignoring Overwhelming Evidence of Abuse

My first statement to the court, in support of a non-molestation and occupation orders application was nearly 400 pages long, including:

- Extensive exhibits.
- Audio files documenting the abuse.

This evidence, along with the involvement of the police and the council, leaves no doubt as to her client's responsibility for domestic abuse, control, and coercion. Despite being fully aware of this overwhelming evidence, Ms Walker has:

- Dismissed and minimised the abuse I suffered.
- Used her position to protect and enable an abuser.

Her conduct contradicts SRA Principles and legal ethical standards, particularly in cases involving documented domestic abuse survivors.

#### False Claims About Bail Conditions

Ms Walker has falsely claimed that her client is "on bail for breaking a lamp", when in reality:

- He was arrested on 1 September 2024 and remains on six-month bail.
- The case is currently with the Crown Prosecution Service (CPS).
- He faces charges of controlling and coercive behaviour and domestic abuse.
- I have been granted a Non-Molestation Order with power of arrest for my protection, allowing me to remain in the property without her client's interference until 25 October 2025.

By trivialising the abuse I have suffered, Ms Walker is:

- Undermining the severity of domestic violence.
- Perpetuating harmful narratives that enable abusers.
- Acting in a discriminatory and insensitive manner towards victims of domestic abuse.

Her conduct sends a damaging and appalling message—that unless a victim of domestic abuse has £20,000 to fight solicitors in court, they are better off remaining in an abusive relationship.

This is not only legally and ethically unacceptable but also a terrifying and dangerous precedent that the SRA must investigate and address immediately.

## **Specific Incidents of Misconduct**

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### **Persistent Harassment & Coercion**

- On 5 November, immediately after receiving the non-molestation order and hearing date, Ms. Walker imposed arbitrary deadlines for me to sign undertakings.
- She persistently harassed me with repeated communications on multiple dates (8, 11, 12, 14, 18, 20, 21, 22, 25 November).
- She threatened that failure to comply would result in a £10,000 legal bill, despite court guidance that these issues should be addressed at the hearing.

### **Unreasonable Financial Demands & Legal Threats**

Ms. Walker's communications were made in response to my first statement, which means she was obligated to read and consider its contents before issuing further harassing communications. In my first statement (nearly 400 pages, including exhibits and audio files of abuse), I made it absolutely clear that:

- I cannot afford to buy her client out.
- I am struggling to meet basic financial needs.
- I have no access to legal aid or legal support.

Despite this, she proceeded to issue a Letter Before Action on 13 December, threatening a TOLATA application unless I complied by 13 January with one of the following completely unreasonable demands:

- Pay £213,020 by 31 January 2025, despite my well-documented financial hardship and with no legal basis.
- Accept a property overvaluation of £103,000 (£903,000 vs actual £800,000).
- Pay an additional £15,000 in compensation to her client—my abuser.

### **OR:**

- Put the house on the market immediately by 20 January 2025, despite the court order allowing me to be the sole occupier of the property until the 25 October 2025
- Divide furniture/chattels equally, despite extensive evidence that my ex did not contribute to household or furniture costs and actually used it as financial control to manipulate and abuse me.

Ms. Walker then aggressively followed up on multiple dates: 10, 13, 15, 17, 20, 21, 22, 23, 27, 30, 31 January, 3, 4 February, further escalating the pressure.

### **Coercion Through Financial Abuse**

- I am not eligible for legal aid, cannot afford a solicitor, and since my ex-partner's arrest resulting in him never reimbursing me, I have been forced to apply for Universal Credit and survive on £400 per month.

- Despite my clear inability to meet these demands, Ms. Walker coercively forced me into further debt—I had to borrow £3,000 to seek legal representation following her Letter Before Action on 13 December, and calculated this would have been proven extremely difficult due to the Christmas holidays.
- Despite my solicitor confirming on 10 January that they were in the process of being instructed, Ms. Walker continued escalating pressure rather than following standard professional conduct.
- Deliberately consumed my legal budget—She continued to chase my solicitor unnecessarily, ensuring that all my available legal funds were drained before I could even respond to their demands.

### **Intentional Financial Deprivation & Coercive Control**

Despite the fact that I followed their dictated process, Ms. Walker and her client ignored it and proceeded with the TOLATA application anyway. I am now being threatened with liability for all application-related costs, exceeding £25,000.

### **This Is Financial & Coercive Control—A Premeditated Manipulation**

The sole reason I am in this financially crippling situation is because of Ms. Walker's abusive legal tactics and her client's relentless abuse and financial control he is continuously having over me. They deliberately stripped me of all available funds.

- Deliberately deprived me of the ability to access legal representation through economic abuse.
- They are now exploiting this financial vulnerability to take me to court, knowing I have no means to fight back.
- I believe these actions amount to serious misconduct, economic abuse, and coercion, warranting urgent investigation by the SRA. This is not just a legal dispute—it is premeditated manipulation.

### **Data Protection Breach (ICO Complaint Pending)**

Ms. Walker and her firm breached data protection regulations by sending highly sensitive information (including my ex-partner's statement) on 3 February to Mr. Pennisi, despite clear instructions on 15 January that neither he nor I wished to be contacted. Given that police bail conditions were also amended to prohibit this, I have now reported this to the ICO.

### **Human Rights Violations & Psychological Impact**

- My GP has raised concerns about the impact of this harassment on my mental health.
- I have been left feeling suicidal multiple times due to this relentless pressure.
- I have prepared my will and provided all evidence to the detective in charge of my ex's prosecution in case their legal threats push me to act on these thoughts.

This constitutes inhuman or degrading treatment under Article 3 of the Human Rights Act 1998. Additionally, by financially depleting me to the point where I cannot participate in the legal process, I believe she has also violated Article 6 (Right to a Fair Trial).

### **Potential Misrepresentation of Legal Costs**

I also request that the SRA investigates whether my ex-partner is genuinely paying the legal fees he is threatening me with, or whether these funds are being returned to him through alternative means.

During a recent court hearing, Ms Walker and her firm claimed £7,000 in legal costs, but the judge only approved £1,600, raising serious concerns about the accuracy and legitimacy of the invoices provided. Given my ex-partner's history of financial control and coercion, I believe it is necessary to verify whether these legal costs are being falsely inflated or manipulated.

Knowing his character and history of financial coercion, I find it highly unlikely that he would personally finance the extortionate costs of such persistent and aggressive legal harassment. Given his pattern of economic abuse, I strongly suspect that he would not willingly spend his own money on these legal proceedings unless there was a way for him to recover those funds through undisclosed means.

Additionally, his uncle is a well-established retired family law solicitor, who is likely to have connections to Hughes Fowler Carruthers or its network. This raises further concerns about the true source of funding for these legal fees and whether my ex-partner is receiving financial or professional support through informal or undisclosed arrangements.

If my ex-partner is not actually paying these fees or is being reimbursed by Ms Walker's firm, his uncle, or any third party, then these legal threats would amount to further financial abuse and intimidation. I request that the SRA thoroughly investigates this matter to ensure full compliance with ethical billing practices and financial transparency.

#### **Request for Investigation & Action**

Given the serious misconduct, coercion, and possible criminal behaviour, I formally request that the SRA investigates Ms. Walker and her firm for:

- Breach of professional ethics.
- Abuse of legal processes.
- Potential misrepresentation of legal costs
- Human rights violations under the Human Rights Act 1998.

I formally request an urgent investigation into Ms Walker's misconduct, as her actions have caused significant harm and raise serious ethical and legal concerns. I also urge the SRA to take immediate disciplinary action to prevent solicitors from misusing legal processes to further coercive control, financial abuse, and the re-traumatisation of abuse survivors.

Yours sincerely,



Irene Spallitti





Irene Spalletti <irene.spalletti@gmail.com>

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## Documents

1 message

**Dean Spencer** <Dean.Spencer@sra.org.uk>  
To: Irene Spalletti <irene.spalletti@gmail.com>

22 April 2025 at 10:18

I'm using Mimecast to share large files with you. Please see the attached instructions.

---

----- Forwarded message -----

From: dean.spencer@sra.org.uk  
To: irene.spalletti@gmail.com  
Cc:  
Bcc:  
Date: Tue, 22 Apr 2025 10:18:55 +0100  
Subject: You're invited to share large files

## You've been invited to share large files

Send files to Dean Spencer up to a total of 2 GB, before Tue, 06 May 2025 23:59 +0100.

Upload Files

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< > SRA Reference RGC/000151100

SRA Reference RGC/000151100

- RGC/000151100/Ms Sarah Walker/HFC
  - RGC/000151100/Impact statement regarding the conduct of Ms Sarah Walker.pdf
  - RGC/000151100/Ms Sarah Walker/HFC.pdf

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RGC/000151100/Ms Sarah Walker/HFC

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  - RGC/000151100/Ms Sarah Walker/HFC.pdf
- 01. 2024-09-01/Respondent's Arrest (represented by Ms S.Walker)
  - 02. 2024-10-22/NMO & Occupation Order Application
  - 03. 2024-11/Sarah Walker
  - 04. Legal Search
  - 05. 2024-11-26/NMO & Occupation Order Court Hearing
  - 06. 2024-12-13/Letter before Action
  - 07. 2025-01-02/NMO & Occupation Order Application to Vary
  - 08. 2024-12-19/Southgate Solicitors
  - 09. 2025-01-23/CPR Part 8 under Section 14 TOLATA 1996
  - 10. 2025-01-09/Mental Health
  - 11. ICO
  - 12. WP Letters
  - 13. Sarah Walker - ALL (old versions)
- 2025-02-10/SRA - formal letter of complaint .pdf

> 01. 2024-09-01/Respondent's Arrest (represented by Ms S.Walker)

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02. 2024-10-22/NMO & Occupation Order Application

- 01. 2024-09-01/Respondent's Arrest (represented by Ms S.Walker)
- 02. 2024-10-22/NMO & Occupation Order Application
  - 02. 2024-10-20/NMO & Occupation Order Application/NCDV/LIP Information Pack.pdf
  - 02. 2024-10-22/NMO & Occupation Order Application/Court/Application for non-molestation and occupation order (FL401).pdf
  - 02. 2024-10-22/NMO & Occupation Order Application/Court/First Statement of the Applicant with Exhibits.pdf
  - 02. 2024-10-22/NMO & Occupation Order Application/Court/First Statement of the Applicant.pdf
  - 02. 2024-10-25/NMO & Occupation Order Application/Court/Non-molestation order.pdf
- 03. 2024-11/Sarah Walker
- 04. Legal Search
- 05. 2024-11-26/NMO & Occupation Order Court Hearing
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- 10. 2025-01-09/Mental Health
- 11. ICO
- 12. WP Letters
- 13. Sarah Walker - ALL (old versions)

Sarah Walker/Property Matter

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- 01. 2024-09-01/Respondent's Arrest (represented by Ms S.Walker) >
- 02. 2024-10-22/NMO & Occupation Order Application >
- 03. 2024-11/Sarah Walker >**
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- 13. Sarah Walker - ALL (old versions) >
- 2025-02-10/SRA - formal letter of complaint .pdf

Sarah Walker/Property Matter

03. 2024-11/Sarah Walker/Family Law.pdf

2024-11-05/Sarah Walker/Property Matter >

03. 2024-11/Sarah Walker/Property Matter.pdf

04. Legal Search

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Respondent's Bundle

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SRA Standard and Regulations					
Principle 1	When may a breach occur?		¶	Exhs.	Links
<b>The Rule of Law</b>  That the law is of equal application, and this is put into effect by individuals and organisations, including "emanations of the State", and through activities engaging the justice system.	1.1	<b>Failing to act with integrity.</b> This includes making false or misleading statements to the court or engaging in conduct that undermines the integrity of the legal process.		xx	<a href="#">File</a>
	1.2	<b>Failing to disclose relevant evidence.</b> A solicitor helping a client provide a false explanation of where evidence came from or failing to disclose relevant evidence or authorities.		xx	<a href="#">File</a>
	1.3	<b>Making false or misleading statements</b> Making false statements or providing misleading information in court or to clients.	●	xx	<a href="#">File</a>
	1.4	<b>Making applications to the court that serve no useful purpose</b> Making applications solely to delay proceedings or increase costs.	●		<a href="#">File</a>
	1.5	<b>Offensive communications</b> Sending offensive or derogatory communications to clients or opposing solicitors.	●		
	1.6	<b>Inaccurate or misleading publicity</b> Making misleading or inaccurate statements about the firm's services or the prospects of success in a claim.			
<b>Proper Administration of Justice</b>  Should the Principles come into conflict, those which safeguard the wider public interest (such as the rule of law, and public confidence in a trustworthy solicitors' profession and a safe and effective market for regulated legal services) take precedence over an individual client's interests.	1.7	<b>Interference with and abuse of the judicial process.</b> At its most serious, failure to uphold the proper administration of justice may occur if a solicitor seeks to interfere with or intimidate a witness with the intention of causing them to change, or refuse to give, evidence in court proceedings. Similarly, a solicitor who knowingly gives untrue evidence or seeks to facilitate the interference with a jury would undermine the proper administration of justice. A solicitor who seeks to manipulate or abuse the court system would also be failing in their duty to uphold the proper administration of justice.	●	xx	<a href="#">File</a>
	1.8	<b>Misleading the court</b> "...misleading the court is regarded by the court and must be regarded by any disciplinary tribunal as one of the most serious offences that an advocate or litigator can commit. It is not simply a breach of a rule of a game, but a fundamental affront to a rule designed to safeguard the fairness and justice of proceedings. Such conduct will normally attract an exemplary and deterrent sentence. That is in part because our system for the administration of justice relies so heavily upon the integrity of the profession and the full discharge of the profession's duties and in part because the privilege of conducting litigation or appearing in court is granted on terms that the rules are observed not merely in their letter but in their spirit. Indeed, the reputation of the system of the administration of justice in England and Wales and the standing of the profession depends particularly upon the discharge of the duties owed to the court."	●	xx	<a href="#">File</a>
	1.9	Solicitors also have a duty to uphold the constitutional principle of the rule of law and the proper administration of justice.			
	1.10	Not to waste the court's time.			
<b>Failure to comply with the lawful exercise of investigative powers</b>  A solicitor may fail to uphold the proper administration of justice if they fail to comply with powers lawfully exercised by the court or another enforcement authority.	1.11	Failing to comply with a lawfully issued summons to give evidence to a court.		xx	<a href="#">File</a>
	1.12	Failing to provide a specimen of breath where it is lawfully required.		xx	<a href="#">File</a>
	1.13	Failing to produce documents when lawfully sought, under a statutory power, by a regulatory or other authority.		xx	<a href="#">File</a>

SRA Standard and Regulations	
Principle 2	When may a breach occur?
<b>To act in a way that upholds public trust and confidence</b>  The courts have stated that any solicitor who acts with anything less than complete integrity, probity and trustworthiness, must expect severe sanctions.  Public trust and confidence in the solicitors and firms we authorise is at the heart of the legal system. Clients often place their confidence in solicitors during times when they are at their most vulnerable; assuming they will protect their interests, money and assets and personal, often sensitive, information.	<p><b>2.1 Compromising the integrity of the legal system</b> Where we see conduct in a legal professional or firm which would question the trustworthiness and integrity of the profession, or delivery of regulated legal services.</p> <p><b>2.2 Upholding the Rule of Law</b> Solicitors must act in a way that upholds the rule of law and the proper administration of justice. This means respecting legal principles, procedures, and the court system <i>Neither they must assist in conduct intended to deceive or exploit the legal system for financial gain.</i></p> <p><b>2.3 Honesty and Integrity</b> Solicitors must act honestly and with integrity. This includes avoiding any misleading or dishonest actions or practices.</p>
<b>Other misconduct</b>  We will act where other conduct, either inside or outside of practice, would diminish the public's trust if they knew it was done by a solicitor or by someone in an SRA-regulated firm.	<p><b>2.4 Discriminatory Conduct</b> This will include discriminatory conduct or behaviour involving violence or sexual harassment.</p> <p><b>2.5 Behaviour involving violence or harassment</b> This will include discriminatory conduct or behaviour involving violence or sexual harassment.</p>
Offensive Communications	Aggravating Factors
<b>Offensive communications</b>  A solicitor may fail to uphold the proper sending offensive and derogatory e-mails to the opponent's solicitor during litigation. We treat seriously communications that are offensive, derogatory or inappropriate whether in nature, tone or content. <i>It is not necessary for there to be evidence that individuals, or classes of individuals, have viewed or been affected by the communication.</i> Where a communication is made through a regulated person's email, we will start from a presumption that they are the author. Strong evidence will be needed to refute that.	<p><b>2.6</b> The communication was <u>discriminatory</u></p> <p><b>2.7</b> The communication used <u>abusive or threatening language or images, or was likely and/or intended to shock, harass or victimise others.</u></p> <p><b>2.8</b> The communication <u>caused significant harm, distress or offence to clients, third parties or the public or targeted a vulnerable or unrepresented person.</u></p> <p><b>2.9</b> There is a pattern of frequent or a <u>large number of concerning communications.</u></p> <p><b>2.10</b> The communication demonstrates a <u>lack of independence or objectivity in carrying out role, or undermines the rule of law or legal systems.</u></p> <p><b>2.11</b> The person failed to heed a challenge or warning about the nature, tone or content of communication and has failed to correct or remove the communication.</p> <p><b>2.12</b> The communication <u>discloses confidential information, or relates to client matters.</u></p>
<b>Impact of misconduct</b>  We are likely to find a failure to uphold public trust and confidence in cases where the misconduct has impacted a significant number of clients and/or particularly vulnerable opponents.	<p><b>2.13</b> Solicitors might take unfair advantage of a opponent's mental or emotional state, leading them to make decisions that are not in their best interests. This could involve pressuring them to sign documents or making decisions they would not have made if they had been fully informed.</p>

## SRA Standard and Regulations

Principle 2	When may a breach occur?
<p><b><u>Communications with other opposing and litigants in person</u></b></p> <p>It is not uncommon for emails with the other side in relation to a client's matter to be robust, particularly in litigation. However, you should ensure such communications do not cross the line by using inflammatory language or being gratuitously offensive, either to the other side or about their client.</p> <p>Your role is to act in the client's best interests; antagonising the other side is unlikely to achieve this. We expect you to remain objective and not allow the matter to become personal, regardless of the provocation or your client's instructions. You are not your client's 'hired gun' and you may be at risk under Principle 3 if you allow your independence to be compromised by being drawn into using offensive language or making offensive comments in order to meet your client's expectations.</p> <p>It is equally important to remain professional when dealing with an individual who is representing themselves.</p> <p><u>If an issue arises, failure to have proper regard to this warning notice is likely to lead to disciplinary action.</u></p>	<p><b>Warning Notice</b></p> <p>Sending an offensive, threatening or harassing communication may also amount to a criminal offence (eg under section 1 of the Malicious Communications Act 1988, section 127 of the Communications Act 2003 or the Protection from Harassment Act 1997). Depending on the circumstances, committing any of these offences or failing to comply with the Equality Act 2010, could leave you at risk under Principles 2, 5 and 6.</p> <p>In the context of letters, emails, texts or social media, this means ensuring that the communications you send to others or post online do not contain statements which are derogatory, harassing, hurtful, puerile, plainly inappropriate or perceived to be threatening, causing the recipient alarm and distress.</p> <p>We treat any communications which are offensive seriously, whether on the grounds of any of the 'protected characteristics' under the Equality Act 2010 or otherwise.</p> <p>We will impose serious sanctions where the communication involves aggravating features:</p> <ol style="list-style-type: none"><li>1. they demonstrate dishonesty, discrimination, harassment or abuse, are targeted at or take advantage of vulnerable individuals, or</li><li>2. they demonstrate a lack of integrity or independence or undermine the rule of law.</li></ol>

SRA Standard and Regulations					
Principle 3	When may a breach occur?		¶	Exhs.	Links
<b>Acting with Independence</b>  Solicitors must act with independence, both as individuals and as firms. This means being free from undue influence from clients, employers, or other parties.  A solicitor should not allow their interests or the interests of others to influence their judgment or actions in a way that negatively impacts their client's best interests or undermines public trust.  'A solicitor is independent of his client and having regard to his wider responsibilities and the need to maintain the profession's reputation, [they] must and should on occasion be prepared to say to [their] client 'What you seek to do may be legal but I am not prepared to help you to do it'" (In the matter of Paul Francis Simms, SDT, 2002).	3.1	<u>Independent Advice</u>  Solicitors must act with professional independence and avoid being influenced by personal relationships or financial interests, offer advice that is independent, impartial, and free from any internal, external, or personal interests. This includes ensuring that advice is not influenced by the solicitor's own biases or the interests of others.			<a href="#">File</a>
	3.2	<u>Helping other people to act improperly</u>  A solicitor helping a client provide a false explanation of where evidence came from or failing to disclose relevant evidence or authorities Nor must assist in conduct intended to deceive or exploit the legal system for financial gain.			<a href="#">File</a>
	3.3	<u>Avoiding Conflicts of Interest</u>  Solicitors must avoid conflicts of interest, both actual and potential, and ensure that they act in the best interests of their clients. This includes managing any potential conflicts that may arise when acting for multiple clients or when there are competing interests.			
	3.4	<u>Maintaining Competence</u>  Solicitors must maintain their competence to carry out their role and keep their professional knowledge and skills up to date. This includes keeping abreast of changes in the law and legal practice.			

SRA Standard and Regulations		
Principle 4	When may a breach occur?	Test
<p><b>Acting with Honesty</b></p> <p>We will still take action where the conduct is sufficiently serious and morally culpable as to call into question whether they meet the high personal standards expected from a member of the solicitors' profession.</p>	<p>4.1      <b>Misleading a court, tribunal, a regulator</b>            Lawyers must be truthful in all dealings, including with clients, the court, and other parties.</p>	<p><u>What was the individual's genuine knowledge or belief as to the facts at the time?</u> <input checked="" type="checkbox"/>  <i>To ascertain what the individual genuinely knew or believed at the time. Evidence suggesting a motive, for example that the conduct led to financial gain or concealed an error, may carry significant weight</i></p> <p><u>Was their conduct dishonest?</u> <input checked="" type="checkbox"/>  <i>In view of their knowledge or belief at the time, was their conduct dishonest by the standards of ordinary decent people? While a person's state of mind is relevant, they cannot escape a finding of dishonesty based on a warped personal belief they were honest</i></p>
	<p>4.2      <b>Helping other people to act improperly</b>            A solicitor helping a client provide a false explanation of where evidence came from or failing to disclose relevant evidence or authorities.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<p>4.3      <b>Honesty and Integrity</b>            Solicitors must act honestly and with integrity. This includes avoiding any misleading or dishonest actions or practices.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<p>4.4      <b>Making false or misleading statements</b>            Making false statements or providing misleading information in court, to clients or others..</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

SRA Standard and Regulations				
Principle 5	When may a breach occur?	¶	Exhs.	Links
<b>Acting with Integrity</b>  This goes beyond honesty and encompasses fairness, impartiality, and a commitment to acting in a way that upholds the integrity of the legal profession.  The courts have stated that any solicitor who acts with anything less than complete integrity, probity and trustworthiness, must expect severe sanctions.  There have also been cases where letters of claim included a threat to reveal publicly embarrassing information if the opponent fails to settle or an unjustified threat of liability for significant costs. Such an approach could amount to a failure to act with integrity.  We will take action where the conduct is sufficiently serious and morally culpable as to call into question whether they meet the high personal standards expected from a member of the solicitors' profession.	<p><b>5.1 Wilful or reckless disregard of standards, rules, legal requirements or ethics</b> Where there has been a wilful or reckless disregard of standards, rules, legal requirements or ethics, including an indifference to what the applicable provisions are or to the impacts or consequences of a breach.</p> <p><b>5.2 Taking unfair advantage of third parties</b> Where the regulated firm or individual has taken unfair advantage of clients or third parties or has helped or allowed others to do so.</p> <p><b>5.3 Wilfully or recklessly causing harm or distress to another</b> Where the regulated firm or individual has knowingly or recklessly caused prejudice, harm or distress to another.</p> <p><b>5.4 Honesty and Integrity</b> Solicitors must act honestly and with integrity. This includes avoiding any misleading or dishonest actions or practices.</p> <p><b>5.5 Making false representations on behalf of the client</b> Making false or misleading statements to the court. Knowing that a client is providing false or misleading information but not taking steps to prevent it.</p> <p><b>5.6 Unjustified threat of liability for significant costs</b></p> <p><b>5.7 Engaging in bullying, harassment and unfair discrimination</b> Typically involves an abuse of trust (stemming from a position of seniority or authority), a lack of respect, or simply taking unfair advantage of others.</p>			
<b>Principle 6</b>  <b>Acting in a way that encourages equality, diversity, and inclusion</b>  We expect you to carry out your role in a way that encourages equality of opportunity and respect for diversity. We expect you to be inclusive in your approach to everything you do. You must comply with the law. Solicitors and firms must comply with the Equality Act 2010 and other relevant legislation to ensure they are not discriminating or engaging in unlawful practices. Principle 6 specifically addresses the need to foster an environment where everyone is treated fairly and with respect, regardless of their age, <b>disability</b> , gender reassignment, race, religion or belief, sex, or sexual orientation and treating clients and others fairly and with respect.	<p><b>6.1 Duty for disabled people under the Equality Act 2010.</b> It is important to provide information, guidance and support on disability, mental health and wellbeing to ensure they are not discriminating or engaging in unlawful practices and to provide reasonable adjustments for disabled people.</p> <p><b>6.2 Duty to treat people fairly and with dignity and respect</b> You are responsible for upholding the reputation of the profession in your professional and personal life and for treating people fairly and with dignity and respect, to be fair and inclusive in your interactions with people you meet and deal with through the course of your work. You are responsible for making sure your personal views are not imposed on and do not have a negative impact on others. This includes expressing extreme personal, moral opinions.</p> <p><b>6.3 Discrimination, harassment and victimisation</b> You are required to have a complaints procedure in place and to make sure complaints - including those of discrimination, harassment and victimisation - are dealt with promptly, fairly, openly and effectively.</p> <p><b>6.4 Duties towards who may face disadvantage due to their socio-economic background</b> Your approach to EDI should include everyone, including those who may face disadvantage because of their socio-economic background or their caring responsibilities.</p> <p><b>6.5 Provide support to those with disabilities or mental health xxx</b> It is important to provide information, guidance and support on disability, mental health and wellbeing.</p>	<p>xx</p> <p>xx</p> <p>xx</p> <p>xx</p> <p>xx</p>	<p><a href="#">File</a></p> <p><a href="#">File</a></p> <p><a href="#">File</a></p> <p><a href="#">File</a></p>	

SRA Standard and Regulations	
Principle 7	When may a breach occur?
<p><b>You must act in the best interests of each client</b></p> <p>Solicitors must act in a manner that furthers the client's interests and avoids putting them at risk of conflict. This includes considering the client's specific needs, circumstances, and goals. Solicitors cannot act if there is a conflict of interest or a significant risk of conflict.</p> <p>This one isn't my battle to fight for so I will not provide evidence on the matter, despite that I believe she has also breached Principle 7.</p>	<p>7.1</p> <p><b>Acting in a way that is not in the client's best interest</b></p> <p>Failing to advise a client of all available options or potential consequences</p>
	<p>7.2</p> <p><b>Taking actions that put the client's interests at risk</b></p> <p>Entering into arrangements that could lead to conflicts of interest without proper disclosure to clients.</p>

SRA Standard and Regulations					
Conduct in Disputes	When may a breach occur?			¶	Exhs.
<b>Conduct in disputes</b>  Misuse of the legal system, and the bringing or threatening of proceedings, in order to discourage public criticism or action. .	D.1.1	<b>Abusive litigation tactics</b> Making excessive or meritless claims, aggressive and intimidating threats		xx	
	D.1.2	Otherwise acting in a way which fails to meet the wider public interest principles.		xx	
	D.1.3	<b>Making allegations without merit</b> This involves solicitors bringing claims with insufficient investigation of their merits or of the underlying legal background. Solicitors bringing claims may be reckless as to the merits of the case - or actively uninterested in the merits - and aim to pressure on an opponent to settle the case outside of court.  There have also been cases where letters of claim included a threat to reveal publicly embarrassing information if the opponent fails to settle or an unjustified threat of liability for significant costs. Such an approach could amount to a failure to act with integrity.		xx	
	D.1.4	Threatening to issue proceedings, or to defend a claim in such cases, can also result in solicitors failing to act in the best interests of their clients. Or where their clients are encouraged to proceed with litigation where there is little legal merit in doing so. This might arise because of a conflict with the solicitor's own interest in generating fee income. Or where a solicitor wants to pursue the litigation notwithstanding the lack of merit in order to keep a longstanding client 'happy', and fails to act with sufficient independence.			
	D.1.5	Improper tactics such as these can also be seen in some group actions. In some cases, actions have been instigated in circumstances where the law firm carefully selects the lead case. However little has been done to check the validity of other claims made by individuals approached by the firm or by introducers. This is not in the interests of clients and can lead to a perceived risk of higher costs and damages, creating undue and inappropriate pressure on defendants to settle out of court.			
<b>Pursuing litigation for improper purposes</b>  This involves the threat of litigation or the making of counterclaims and defence arguments for reasons that are not connected to resolving genuine disputes or advancing legal rights.	D.1.6	The rule of law and our legal system provides that there is a right to legal advice and representation for all. However, proceedings must be pursued properly and that means making sure that duties to a client do not override wider public interest obligations and duties to the court.		xx	
	D.1.7	When exercising your reporting duties, your decision to report - or threatening to - must not be improperly used for tactical reasons to attempt to influence another party's behaviour or the progress of the litigation. If you do this, you run the risk that you will be in breach of your obligations and subject to investigation by us.		xx	
<b>Taking unfair advantage</b>  Paragraph 1.2 of our Code of Conduct for Solicitors says that 'you must not abuse your position by taking unfair advantage of clients or others'.  In advancing a client's interests, solicitors must be careful not to take unfair advantage of an opponent or other third parties such as witnesses.  Special care is needed when dealing with or corresponding with an opponent who is unrepresented or vulnerable. Solicitors must make sure that such opponents are not taken advantage of, for example, by being given artificially short or wholly unnecessary deadlines to reply to correspondence.  Further, duties to the court and proper administration of justice may require solicitors to take steps to assist the court and litigant in person which may not have been required with a represented opponent.	D.1.8	Threatening litigation where there is no proper legal basis for a claim.	●	xx	<a href="#">File</a>
	D.1.9	Making exaggerated claims of adverse consequences including alleging liability for costs that are not legally recoverable.	●	xx	<a href="#">File</a>
	D.1.10	Sending excessively legalistic letters with the aim of intimidating particularly unrepresented or lay parties.			
	D.1.11	Sending letters in abusive, intimidating or aggressive tone or language.			

SRA Standard and Regulations					
Conduct in Disputes		When may a breach occur?		Exhs.	Links
<b>Misleading the court</b>  Paragraph 1.4 of the Code of Conduct for Solicitors sets out the requirement not to mislead the court, the client or others.  Solicitors who are complicit with their client in misleading the court, or who do so themselves, risk serious consequences. The courts have made it very clear that they regard this as 'one of the most serious offences that an advocate or litigator can commit'.	D.1.12	Knowingly helping a criminal client to create a false alibi.	●	xx	<a href="#">File</a>
	D.1.13	Attempting to convince expert witnesses to alter their reports for the benefit of a solicitor's client.	●	xx	<a href="#">File</a>
	D.1.14	Knowing that a client has obtained information for use in their case by illegal means (such as by phone hacking or improper surveillance methods) but helping the client to provide a false explanation of where the evidence came from.	●	xx	<a href="#">File</a>
	D.1.15	Failing to disclose relevant evidence or authorities.	●		<a href="#">File</a>
	D.1.16	Making false or misleading statements.	●		
	D.1.17	Making applications to the court (for example, solely to delay proceedings and increase costs) which serve no useful purpose in upholding the rule of law or the proper administration of justice.	●		
	D.1.18	Solicitors are responsible for the strategy of their client's case, they cannot abrogate their responsibility to the court and to regulatory principles and codes, on the basis that they are acting on their client's instructions alone.	●	xx	<a href="#">File</a>
<b>Conducting excessive or aggressive litigation</b>  This kind of conduct, whether in litigation or pre-action advice, can create disproportionate costs, cause distress and anxiety for the subjected parties and damage public trust and confidence in the profession. The conduct of cases that occupy court time to the detriment of others. Such cases can involve disproportionate valuations of the claim, unduly wide-ranging allegations of impropriety and inappropriate volumes of correspondence	D.1.19	Solicitors are not routinely obliged to challenge their own client's case, they do have a duty to interrogate and engage properly with the legal and evidential merits. They must not advance arguments that they do not consider to be properly arguable and they must have regard to the rule of law and the proper administration of justice.	●	xx	<a href="#">File</a>
	D.1.20	Taking on or defending weak cases without making the potential costs, risks and merits clear to the client, may mean solicitors fail to act in their client's best interests. They may also be breaching other regulatory principles.			

SRA Standard and Regulations						
Vulnerable People	Obligations			¶	Exhs.	Links
<b>Vulnerable People</b>  You can encounter vulnerable people in any area of law but you are more likely to encounter them if you practise in some areas, such as sexual offences. Adapting your advocacy to the needs of vulnerable people is important because it helps them to participate effectively in proceedings.  When you engage with vulnerable people as part of your advocacy practice you need to:	V.1	Identify if your client or witness is vulnerable as early as possible		xx	<a href="#">File</a>	
	V.2	Meet your regulatory and legal obligations in relation to vulnerable people.		xx	<a href="#">File</a>	
	V.3	Adapt your own services to the needs of your vulnerable client or witness.		xx	<a href="#">File</a>	
	V.4	Help the court identify and implement appropriate measures and adjustments for your vulnerable client or witness.			<a href="#">File</a>	
	V.5	Tailor the planning and delivery of your questioning to the needs of vulnerable people, who may be on the other side				
<b>What is Vulnerability</b>  You can encounter vulnerable people in Someone is vulnerable if they are at a higher risk of harm because they face barriers to participating effectively in court proceedings. People can be vulnerable because of:	V.6	Permanent or long-term vulnerabilities including deafness, learning difficulties and age-related conditions. Not speaking English as a first language and having low literacy levels can also be long-term vulnerabilities.		xx	<a href="#">File</a>	
	V.7	Fluctuating vulnerabilities, including physical and mental health conditions which affect people in different ways at different times. Someone's living conditions may also fluctuate and make them vulnerable.		xx	<a href="#">File</a>	
	V.8	Short-term vulnerabilities, including sudden changes in circumstances such as a bereavement, divorce or arrest which require the use of your services.		xx	<a href="#">File</a>	
	V.9	Experiences such as domestic abuse or neglect.			<a href="#">File</a>	
It is important to remember that						
	V.10	Individuals may not realise or accept they are vulnerable or be comfortable with the term.		xx	<a href="#">File</a>	
	V.11	People may be reluctant to disclose a vulnerability.		xx	<a href="#">File</a>	
	V.12	People can be at their most vulnerable when they need advocacy services.		xx	<a href="#">File</a>	
	V.13	Vulnerability is not limited to the definition of 'vulnerable adult' from The Care Act 2014 (an adult who is experiencing, or at risk of abuse or neglect and because of their care needs is unable to protect themselves).			<a href="#">File</a>	
Identifying Vulnerability						
You should identify if your client or witness is vulnerable as soon as possible so that you have enough time to identify and meet their needs	V.14	A personal characteristic, such as a health condition		xx	<a href="#">File</a>	
	V.15	A situation such as a bereavement		xx	<a href="#">File</a>	
You may not have enough information about your client or witness, or enough experience of dealing with vulnerable people, to identify vulnerability on your own. Where this is the case, you should consider if you can access additional information from individuals or agencies that are connected to your client or witness. For example	V.16	Carer or support worker, social worker in a family law case, healthcare professional, police in a criminal case, charity which represents the interests of people with particular conditions		xx	<a href="#">File</a>	
If you are considering sharing information with third parties about your client or witness remember your obligations under the Data Protection Act 2018, including the need for consent	V.17	Seeking advice from an expert witness such as a psychologist or psychiatrist if there is uncertainty about the existence, type or impact of a person's vulnerability		xx	<a href="#">File</a>	
	V.18	Seeking an assessment of communication needs by an intermediary if there are communication issues which would diminish the quality of someone's evidence or ability to participate in proceedings		xx	<a href="#">File</a>	

SRA Standard and Regulations					
Vulnerable People	What if your vulnerable client lacks capacity?			¶	Exhs.
<b>Vulnerable People</b>  If you suspect that your client lacks capacity to give instructions or litigate, then it is critical that an assessment of capacity is completed. If you are communicating with a client who lacks capacity through a litigation friend, you should not incorrectly exclude your client from the case. Or assume they have no role or say in the process.	V.19	The Law Society's guidance on working with clients who may lack mental capacity is in line with the requirements of the Mental Capacity Act 2005.		xx	<a href="#">File</a>
	V.20	Its other guidance on meeting the needs of vulnerable clients also includes information about the role of agents, litigation friends and court appointed deputies.		xx	<a href="#">File</a>

SRA Assessment of Character and Suitability Rules					
Type of Behaviour	Rule	Conduct and Behaviour and Assessment	¶	Exhs.	Links
<b><u>Integrity and independence</u></b>  The SRA has evidence reflecting on the honesty and integrity of a person you are related to, affiliated with, or act together with where the SRA has reason to believe that the person may have an influence over the way in which you will exercise your authorised role.	4	You have behaved in a way which is <u>dishonest</u> ;			<a href="#">File</a>
		You have behaved in a way which is <u>violent</u> ;			
		You have behaved in a way which is <u>threatening or harassing</u> ;			
		You have behaved in a <u>way where there is evidence of discrimination twds others</u> ;			
		You have <u>misused your position to obtain pecuniary advantage</u> .			
		You have <u>misused your position of trust in relation to vulnerable people</u> .			
<b><u>Assessment Offences</u></b>	4	You have committed and/or have been adjudged by an education establishment to have committed a deliberate assessment offence, which amounts to plagiarism or cheating, in order to gain an advantage for you or others.	●		<a href="#">File</a>
<b><u>Financial conduct/events</u></b>	4	Dishonesty in relation to the management of your finances.	●		<a href="#">File</a>
<b><u>Aggravating factors</u></b>  This kind of conduct, whether in litigation or pre-action advice, can create disproportionate costs, cause distress and anxiety for the subjected parties and damage public trust and confidence in the profession. The conduct of cases that occupy court time to the detriment of others. Such cases can involve disproportionate valuations of the claim, unduly wide-ranging allegations of impropriety and inappropriate volumes of correspondence.	5	No evidence of successful rehabilitation.			<a href="#">File</a>
		No evidence of steps taken to remedy conduct.			
		No (or little) evidence of remorse.			
		Repeated behaviour, or a pattern of behaviour.			
		You were in a position of trust.	●		
		You held a senior position.			
		Vulnerability of those impacted by the behaviour.			
		Behaviour likely to harm public confidence in the profession.			

SRA Standard and Regulations				
Code of Conduct		When may a breach occur?	Exhs.	Links
1	<b>Maintaining and acting fairly.</b>	C.1.1	You do not unfairly discriminate by allowing your personal views to affect your professional relationships and the way in which you provide your services.	<a href="#">File</a>
		C.1.2	You do not abuse your position by taking unfair advantage of clients or others.	<a href="#">File</a>
		C.1.3	You perform all undertakings given by you, and do so within an agreed timescale or if no timescale has been agreed then within a reasonable amount of time.	<a href="#">File</a>
		C.1.4	You do not mislead or attempt to mislead your clients, the court or others, either by your own acts or omissions or allowing or being complicit in the acts or omissions of others (including your client).	<a href="#">File</a>
		C.1.5	You treat colleagues (others?) fairly and with respect. You do not bully or harass them or discriminate unfairly against them. If you are a manager you challenge behaviour that does not meet this standard.	
2	<b>Dispute resolutions and proceedings before courts, tribunals and inquiries.</b>	C.2.1	You do not misuse or tamper with evidence or attempt to do so.	
		C.2.2	You do not seek to influence the substance of evidence, including generating false evidence or persuading witnesses to change their evidence.	
		C.2.4	You only make assertions or put forward statements, representations or submissions to the court or others which are properly arguable.	
		C.2.6	You do not waste the court's time	
3	<b>Service and Competence</b>	C.3.2	You ensure that the service you provide to clients is competent	<a href="#">File</a>
		C.3.3	You maintain your competence to carry out your role and keep your professional knowledge and skills up to date	<a href="#">File</a>
		C.3.4	You consider and take account of your client's attributes, needs and circumstances.	<a href="#">File</a>
5	<b>Referrals and Introductions</b>	C.5.1.D	You do not receive payments relating to a referral or make payments to an introducer in respect of clients who are the subject of criminal proceedings	
		C.5.1.E	Any client referred by an introducer has not been acquired in a way which would breach the SRA's regulatory arrangements if the person acquiring the client were regulated by the SRA	
6	<b>Conflict, confidentiality and disclosure</b>	C.6.1	You do not act if there is an own interest conflict or a significant risk of such a conflict	<a href="#">File</a>
		C.6.2	You do not act in relation to a matter or particular aspect of it if you have a conflict of interest or a significant risk of such a conflict in relation to that matter or aspect of it	<a href="#">File</a>
7	<b>Cooperation and Accountability</b>	C.7.9	You do not subject any person to detrimental treatment for making or proposing to make a report or providing or proposing to provide information based on a reasonably held belief under paragraph 7.7 or 7.8 above, or paragraph 3.9, 3.10, 9.1(d) or (e) or 9.2(b) or (c) of the SRA Code of Conduct for Firms, irrespective of whether the SRA or another approved regulator subsequently investigates or takes any action in relation to the facts or matters in question.	
8	<b>Service to a Public</b>	C.8.1	You identify who you are acting for in relation to any matter.	<a href="#">File</a>
		C.8.2	You ensure that, as appropriate in the circumstances, you either establish and maintain, or participate in, a procedure for handling complaints in relation to the legal services you provide	<a href="#">File</a>
		C.8.8	You ensure that any publicity in relation to your practice is accurate and not misleading, including that relating to your charges and the circumstances in which interest is payable by or to clients	<a href="#">File</a>
		C.8.9	You do not make unsolicited approaches to members of the public	

<u>Allegation of breach of</u>	<u>Allegation [x] of (...)</u>					
Principle 1	Aggravating factors	Exh Ref.	Evidence in Support	p.	¶	Date
<u>Failing to act with integrity</u>	Lorem Ipsum	1.1.1	<u>Personal Statement</u>	x	●	xx.xx.24
		1.1.2	<u>Document/Email/Complaint in which Ms Walker (...) <a href="#">cross ref.</a></u>	x	●	xx.xx.24
		1.1.3	<u>Document/Email/Complaint in</u>	x	●	xx.xx.24
		1.1.4	<u>Document/Email/Complaint in</u>	x	●	xx.xx.24
		1.1.5	<u>Document/Email/Complaint in</u>	x	●	xx.xx.24
		1.1.6	<u>Document/Email/Complaint in</u>	x	●	xx.xx.24
<u>Failing to disclose relevant evidence</u>	Lorem Ipsum	1.2.1	<u>Personal Statement</u>	x		
		1.2.2	<u>Document/Email/Complaint in which Ms Walker (...) <a href="#">cross ref.</a></u>	x		
		1.2.3	<u>Document/Email/Complaint in</u>	x		
		1.2.4	<u>Document/Email/Complaint in</u>	x		
		1.2.5	<u>Document/Email/Complaint in</u>			
		1.2.6	<u>Document/Email/Complaint in</u>			

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**D4 – Sample of Defendant's extended Legal Search**

Documented efforts to secure legal counsel, incl. a sample of the extended legal search, highlighting financial hardship and proactive steps taken.

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RGC/000151100/MS SARAH WALKER  
REPEATEDLY CLAIMED THAT I WAS DELIBERATELY CAUSING DELAYS.

HOWEVER, THE FOLLOWING IS JUST A SAMPLE OF MY RELENTLESS SEARCH  
FOR AFFORDABLE LEGAL SUPPORT AND REPRESENTATION.





Irene Spalletti <irene.spalletti@gmail.com>

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## Your Civil Legal Advice reference number

2 messages

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**Check if you can get legal aid** <check.if.you.can.get.legal.aid@notifications.service.gov.uk> 6 November 2024 at 18:08  
Reply-To: CLA\_no\_reply@digital.justice.gov.uk  
To: irene.spalletti@gmail.com

**GOV.UK**

Dear Irene Spalletti,

Your reference number is 7V-8466-4764.

Your details have been submitted to Civil Legal Advice (CLA) and we will call you back.

An operator will try to call you back on 07412604767 during your chosen time (Thursday, 07 November at 13:00 – 13:30).

We will not leave a message when we call.

If you miss the call or you need advice urgently, you can call us on 0345 345 4345. Please quote your reference number when you call.

[Take a short survey. Help improve the service.](#)

This is an automated email. Please do not reply to this email address.

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**Check if you can get legal aid** <check.if.you.can.get.legal.aid@notifications.service.gov.uk> 6 November 2024 at 18:08  
Reply-To: CLA\_no\_reply@digital.justice.gov.uk  
To: irene.spalletti@gmail.com

**GOV.UK**

Your reference number is 7V-8466-4764.



Irene Spalletti <irene.spalletti@gmail.com>

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## Auto Reply

1 message

HousingAdviceService <HousingAdviceService@enfield.gov.uk>  
To: Irene Spalletti <irene.spalletti@gmail.com>

6 November 2024 at 16:50

Thank you for your email.

We will contact you by telephone if a number had been given or respond to your email within the next 5 working days.

Homeless Prevention Team

Housing Advisory Service

LONDON BOROUGH OF ENFIELD

Please Note:

If you wish to request a review of your homeless decision or of the suitability of accommodation the Council has offered to you, you must email your request to [housingreviews@enfield.gov.uk](mailto:housingreviews@enfield.gov.uk) stating clearly in the subject heading the nature of the request.

Requests for a review sent to any other email address will not be processed.

If you have been provided with accommodation pending enquires into your homeless application, you are not entitled to a statutory review under section 202 of The Housing Act 1996.



[Follow us on Facebook](#)

[Twitter](#)

[www.enfield.gov.uk](http://www.enfield.gov.uk)

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Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

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This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

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## Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).



Irene Spalletti <irene.spalletti@gmail.com>

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## Re: Registered: FLOWS Contact form for self referral: new submission

1 message

Flows (RCJ) <flows@rcjadvice.org.uk>  
To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

15 November 2024 at 17:11

Hi,

Thank you for reaching out to the FLOWS team.

Please find below instructions on how to *provisionally* book a telephone appointment with one of our legal advisors.

### **HOW TO SELF-BOOK BOOK A TELEPHONE APPOINTMENT**

You can book a telephone appointment on line by clicking on the following link:  
<https://app.10to8.com/book/rcj-advice-bureau/59087> .

Please note you are only allowed to book 1 appointment and cannot book multiple appointments at a time. If you request more than one appointment it will not be authorised.

*Please note, that your appointment is not confirmed until we have completed our internal processes and confirmed your booking on 10 to 8. You will be notified once this has been done.*

### **CourtNav**

Alternatively, if you feel that you need to make an application for a non-molestation and/or occupation order you can self-register onto our CourtNav tool. You can find this here:  
<https://injunction.courtnav.org.uk/register> .

Upon completing your CourtNav application your application will then be sent to a legal advisor. Depending on your individual circumstances, this could be to a legal aid firm or a member of the CourtNav team. All CourtNav applications will be checked by a Legal Adviser, who will then advise you on the best course of action which may not necessarily be an application to the court. If you have any further questions, please email them to: [courtnav@rcjadvice.org.uk](mailto:courtnav@rcjadvice.org.uk)

You may wish to visit our website; SupportNav which can be useful in assisting you with matters moving forward. SupportNav is designed to offer help with other issues (such as property, finances, children) caused by abuse but that would not be addressed through protective injunctions. The link is here: <https://supportnav.org.uk>.

We do hope you find this information useful. If you feel that you are at risk of immediate harm, then please contact the Police as a matter of urgency by calling 999.

Many thanks

The FLOWS Team



Irene Spalletti <irene.spalletti@gmail.com>

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## Re: New submission from Family Triage Form

1 message

Family Triage (RCJ) <FamilyTriage@rcjadvice.org.uk>  
To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

19 November 2024 at 13:41

Dear Irene

Thank you for contacting us. If you do not have a solicitor advising you and are not eligible for legal aid, you can **provisionally self-book a telephone appointment with one of our volunteer Solicitors**. All appointments will be for approximately 30 minutes and our Solicitors will be able to advise you on the procedural aspects of your case. They cannot represent at court, write letters on your behalf, complete forms/statements or advise on the merits of a case.

**Please note, that your appointment is not confirmed until we have completed our internal processes and confirmed your booking on 10 to 8. You will be notified once this has been done.**

### **HOW TO SELF-BOOK BOOK A TELEPHONE APPOINTMENT**

You can book a telephone appointment on line by clicking on the following link:

<https://10to8.com/book/rcj-advice-bureau/194674/>

**Please note you are only allowed to book 1 appointment and cannot book multiple appointments. If you request more than one appointment it will not be authorised.**

If you are having difficulty using the online booking system you can send an e-mail to: [familytriage@rcjadvice.org.uk](mailto:familytriage@rcjadvice.org.uk).

Kind regards,

Family Triage Team

RCJ Advice Family Legal Services



[www.rcjadvice.org.uk](http://www.rcjadvice.org.uk)

This email is from RCJ Advice-Citizens Advice & Law Centre which is the operating name of the RCJ & Islington Citizens Advice Bureaux, Charity Registration 1050358, Company Limited by Guarantee Registration 03110908. Our registered office address is c/o Bridgehouse Company Secretaries Limited, Suite 2.06, Bridge House, 181 Queen Victoria Street, London, EC4V 4EG. We are authorised and regulated by the Financial Conduct Authority. Information in this message and any attachments are confidential and may be legally privileged. This message is solely for the person or persons to whom it is addressed and no one else. If you are not the intended recipient you should not disseminate, distribute or copy this e-mail to anyone without our



Irene Spalletti <irene.spalletti@gmail.com>

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## Thanks for your time!

1 message

**Support Through Court** <notifications@calendly.com>  
Reply-To: londonrecruitment@supportthroughcourt.org  
To: irene.spalletti@gmail.com

20 November 2024 at 12:34

Thanks for attending your appointment with us.

In order to improve our services, **it would really help us if you fill in** this feedback form: [Feedback Form \(Page 1 of 4\) \(office.com\)](#)

We are a charity and rely on donations, if you would like to donate, you can do it through this link: [Support Through Court](#)  
You could also donate by sending the following text:  
SUPPORTCFC to 70085

**Please don't hesitate to contact us if you have any additional comments or questions.**

Thanks,  
The London Team  
Support Through Court

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[Unsubscribe from notifications about this event](#)



Irene Spalletti <irene.spalletti@gmail.com>

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## New Appointment with RCJ Advice

1 message

**RCJ Advice** <reply@comms.10to8.com>  
To: irene.spalletti@gmail.com

19 November 2024 at 09:49



# RCJ Advice

[See Booking Page](#)

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## New Appointment

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Dear Irene,

This is a confirmation of your appointment with RCJ Advice.

Thursday  
**21**  
November 2024

Appointment  
Adviser  
10:00 GMT (+0000) - 10:45 GMT (+0000) -  
Online / Phone

[Reply, Change or Cancel](#)

[Click to view all your bookings](#)

[+ Add to Outlook](#)

[+ Add to Office 365](#)

[+ Add To Google](#)

[+Add To Yahoo](#)

You have received this message because you are a customer of RCJ Advice, who uses [Sign In Scheduling](#) to manage their appointments and associated communications. By responding to this message, you agree to the [terms of use](#) and [privacy policy](#). If you do not wish to be contacted by RCJ Advice, or if you believe this message has been sent in error, please contact RCJ Advice. Message-id: 71347969

---

[invite.ics](#)  
1K



Irene Spalletti <irene.spalletti@gmail.com>

## Confirmed: Face to face appointment @ Royal Courts of Justice with London Support Through Court on Thursday, November 21, 2024

1 message

Calendly <no-reply@calendly.com>  
Reply-To: no-reply@calendly.com  
To: irene.spalletti@gmail.com

20 November 2024 at 11:10

Dear Irene Spalletti,

Thank you for contacting us. Your appointment details are:

Thursday, November 21, 2024

**10:30am (UK, Ireland, Lisbon Time) for 1 hour only**

Due to high demand, we are unable to keep your appointment if you are more than 15 minutes late. You may be asked to book another appointment or to wait until a volunteer becomes available. Please arrive 5 minutes before your appointment time.

**Location:** Thomas More building, Ground floor. Royal Courts of Justice Strand London WC2A 2LL

**What to Bring :** Please make sure to bring any court or other documents relevant to your case. Ensure you have also completed our [About You form](#) before your first appointment.

**Cancellations or Changes:** Please see the bottom of this email for links to cancel or reschedule. Further questions can be emailed to: [londoncivil@supportthroughcourt.org](mailto:londoncivil@supportthroughcourt.org)

We are a charity that relies on donations as it costs us £35 to help each client. If you are able to, please [make a donation here](#). Our service is always available free of charge.

Best wishes,

London Civil Team

Support Through Court

This event should automatically show up on your calendar. If needed, you can still add it manually:



Irene Spalletti <irene.spalletti@gmail.com>

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## Your matter

1 message

Flows (RCJ) <flows@rcjadvice.org.uk>  
To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

21 November 2024 at 11:07

Dear Irene,

We can explain what is *likely* to happen at the return hearing, and give you a general overview of what to expect, explaining what some of the outcomes may be.

At your on notice hearing, the judge will reconsider the application and consider whether to grant any orders you have applied for, and will likely ask you and the Respondent questions about your relationship and allegations of abuse. The judge is also likely to question further details in relation to your occupation order, such as finances of both you and the Respondent and alternate living accommodations.

• There are three outcomes likely following this hearing:

1. The Respondent may not object to the order but may request that the Court put on record that no findings of fact have been made against him. This means he would accept any orders but request it is clear that nothing you allege has been proven.

2. The Respondent (or judge) may offer what are called ‘Undertakings’ instead of an order. Undertakings can mimic the terms of a non-molestation/occupation order, but a breach is not a criminal offence as it would be if he breached a non-molestation order. It is rather more like a ‘promise’ to the court. If he were to breach undertakings, then rather than calling the police, you would have to apply to the family court for committal proceedings whereby you would then have to prove beyond reasonable doubt a breach occurred. The punishment would be contempt of Court rather than a standalone offence for breaching any order. If you hear the term ‘cross undertakings’ used, it means that you would both be subject to undertakings i.e. you would both be promising to do or not do certain things. I have attached a guide to undertakings for your information.

3. If no agreement can be made (i.e. the Respondent contests the allegations), then the judge will schedule a fact finding/contested hearing. This would operate similarly to a trial where you and the Respondent would give evidence and produce any supporting evidence of your allegations which have been provided previously. Parties would be cross-examined. The judge would give you directions as to what and when evidence and supporting statements should be filed. If you would like to apply for free representation, then you can contact the organisation <https://weareadvocate.org.uk/we-are-advocate.html>. The organisation Advocate are a charity made up of barristers who represent clients for free if they are not entitled to legal aid. They might be able to provide you with legal representation at a future hearing. They require a minimum of three weeks’ notice. They can be found at <https://weareadvocate.org.uk/apply-for-help.html> and you can refer online.

Also, as you have on-going proceedings, you may wish to seek advice from the RCJ Advice family team core service. The family service is for members of the public who cannot afford to pay for family legal advice and who do not qualify for legal aid. They currently offer telephone appointments for approximately 30 minutes with a volunteer family solicitor. They can advise you on the procedural aspects of a case. They cannot represent at court, complete forms/statements or advise on the merits of a case. If you would like to apply for free family legal advice, please complete their online form here: <https://www.rcjadvice.org.uk/our-services/family/family-triage-form/>



Irene Spalletti <irene.spalletti@gmail.com>

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## RE: Domestic Abuse – Court Hearing Support

1 message

**Legal Choices** <LegalChoices@sra.org.uk>  
To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

25 November 2024 at 09:11

Sensitivity: General

Dear Irene,

Thank you for getting in touch, we apologise for the delay in responding to your email.

We're sorry to hear of these issues you are having with your ex, and appreciate how stressful and frustrating it must be.

Legal Choices is an information website run by legal services regulators of England and Wales. We publish articles about your choices when using a lawyer, but as we are not legal advisers ourselves, we cannot support with a court case or advise of your options legally.

We have found some resources we hope may help you:

- [Supportthroughcourt.org](#) – A charity that supports people without a lawyer through the court process
- [CitizensAdvice.org.uk - Finding free or affordable legal advice](#) – This article explains some resources for more affordable, or even free legal help.
- [CitizensAdvice.org.uk – Contact us](#) – Your local Citizens Advice can help with a variety of issues, and may be able to point you in the right direction.

All the best,

Legal Choices Team

[legalchoices@sra.org.uk](mailto:legalchoices@sra.org.uk)

[www.legalchoices.org.uk](http://www.legalchoices.org.uk)



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**From:** Legal Choices <[web@legalchoices.org.uk](mailto:web@legalchoices.org.uk)>

**Sent:** 15 November 2024 17:33

**To:** Legal Choices <[LegalChoices@sra.org.uk](mailto:LegalChoices@sra.org.uk)>

**Subject:** Domestic Abuse – Court Hearing Support



Irene Spalletti <irene.spalletti@gmail.com>

## Urgent-ish

4 messages

**Irene Spalletti** <irene.spalletti@gmail.com>  
To: Chris Birt <Chris.Birt@taylor-rose.co.uk>

3 December 2024 at 10:54

Hi Chris,

I need to speak to you about our current situation. Are we able to arrange a time to speak today?

Thanks,  
Irene Spalletti

**Irene Spalletti** <irene.spalletti@gmail.com>  
To: Chris Birt <Chris.Birt@taylor-rose.co.uk>

3 December 2024 at 12:32

Should I write everything down on an email first to limit your time over the phone cos there's quite a lot of new information unfortunately...?

We don't need to speak today if we could manage before the end of the week that'd be great.

Thanks Chris  
[Quoted text hidden]

**Chris Birt** <Chris.Birt@taylor-rose.co.uk>  
To: Irene Spalletti <irene.spalletti@gmail.com>

3 December 2024 at 16:03

Hi Irene,

Can I ask, what type of advice are you seeking?

Kind Regards

**Chris Birt**

CONSULTANT CONVEYANCER

**TAYLOR ROSE**

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DD: 020 7400 7726 | SB: 020 3540 4444 | F: 020 3540 4445 | W: [taylor-rose.co.uk](http://taylor-rose.co.uk)  
**Correspondence Address:** Taylor Rose | Worldwide House | Thorpe Wood | Peterborough | PE3 6SB  
**Branch:** Taylor Rose | 69 Carter Lane | London | EC4V 5EQ

I hope this email finds you well. I wanted to provide you with an update on the current situation and seek your advice.

There is a non-molestation order in place against Alex, which prohibits him from returning to the property for 12 months. There are no changes to our monthly mortgage payments. Please excuse the lack of legal terminology, as I represented myself in court.

I have accepted the undertakings offered by Alex's barrister, so there is no occupation order in place. My understanding is that this means I am not required to notify the mortgage lender. Could you confirm if this is correct?

To provide additional context:

- Alex is currently on bail and under investigation for coercive, financial, and controlling behaviour.
- I am on Universal Credit and unable to afford legal representation, though Alex paid £10,000 for barrister representation at the family court hearing. My parents are assisting with the mortgage payments, so there is no immediate financial risk on that front.

There are, however, several property issues that have arisen:

1. Alex carried out unauthorised building works, including removing a second chimney. He paid a builder £3,500 in cash and is now claiming he has contributed £20,000 more than I have to the property, which he argues entitles him to a larger share of ownership.
2. He has caused damage to the property, including breaking the front door and my office door, both of which now need replacing.
3. He partially removed wallpaper, leaving the walls unfinished, which will require redecorating.

Given that this situation has arisen due to domestic abuse, is there any support or relief available to me? I understand that victims of domestic abuse can access certain legal protections or financial assistance, and I would like to explore whether this could apply in my circumstances.

Furthermore, I am mindful of the potential costs involved in addressing these matters legally. Is there a way to minimise legal costs, perhaps by drafting a formal document that addresses these issues comprehensively?

I am happy to provide further details, including my 420-page statement, if this would help clarify the situation.

I won't be available to speak over the phone this afternoon, but please let me know if you would like to schedule a call.

Thank you for your time and advice. Please let me know if further information is needed to assist you.

Irene Spalletti



[Quoted text hidden]



Irene Spalletti <irene.spalletti@gmail.com>

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## Confirmed: Face to face appointment @ Royal Courts of Justice with London Support Through Court on Thursday, December 19, 2024

1 message

**Calendly** <no-reply@calendly.com>  
Reply-To: no-reply@calendly.com  
To: irene.spalletti@gmail.com

17 December 2024 at 14:25

Dear Irene Spalletti,

Thank you for contacting us. Your appointment details are:

Thursday, December 19, 2024

**02:05pm (UK, Ireland, Lisbon Time) for 1 hour only**

Due to high demand, we are unable to keep your appointment if you are more than 15 minutes late. You may be asked to book another appointment or to wait until a volunteer becomes available. Please arrive 5 minutes before your appointment time.

**Location:** Thomas More building, Ground floor. Royal Courts of Justice Strand London WC2A 2LL

**What to Bring :** Please make sure to bring any court or other documents relevant to your case. Ensure you have also completed our [About You form](#) before your first appointment.

**Cancellations or Changes:** Please see the bottom of this email for links to cancel or reschedule. Further questions can be emailed to: [londoncivil@supportthroughcourt.org](mailto:londoncivil@supportthroughcourt.org)

We are a charity that relies on donations as it costs us £35 to help each client. If you are able to, please [make a donation here](#). Our service is always available free of charge.

Best wishes,

London Civil Team

Support Through Court

**This event should automatically show up on your calendar. If needed, you can still add it manually:**



Irene Spalletti <irene.spalletti@gmail.com>

## Summary of issue

1 message

RCJ Volunteer <RcjVolunteer@supportthroughcourt.org>  
To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

19 December 2024 at 14:50

Dear Irene,

"The defendant (my ex-partner) was arrested on 1st Sept for coercive and controlling behaviour. He is currently on bail conditions until Feb. I have a NMO with occupation rights, however, is now attempting to force me to sell the property in 3 weeks. I have received 13 emails attempting to dissuade me from pursuing the NMO by threatening me with £10k of legal costs. Additionally, I have received multiple letters from his solicitor stating I will face legal costs if I do not agree to sell within the timeframe.

I believe that the defendant has broken the court order and his bail conditions through threatening and intimidating correspondence from his solicitor."

Advocate: Finding free legal help from barristers

Pro bono | The Law Society

LawWorks | The Solicitors Pro Bono Group

SRA | Solicitors Regulation Authority | Solicitors Regulation Authority

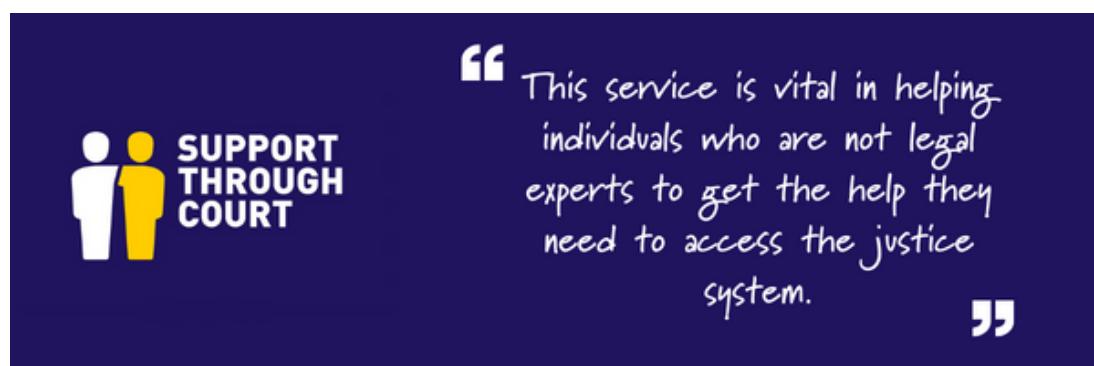
Kind regards,

### Support Through Court - London Civil Department

Thomas More Building (Ground Floor), Royal Courts of Justice, Strand, London, WC2A 2LL  
Open Tuesday - Thursday 10.30 - 3.30

Support Through Court National Helpline: 03000 810 006 (Monday to Friday 9.30 - 4.30)  
Support Through Court Website: [www.supportthroughcourt.org](http://www.supportthroughcourt.org)

*Registered Charity Number: 1090781*





Irene Spalletti <irene.spalletti@gmail.com>

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## Fw: ULLAC Assistance form submission

2 messages

**Tim Carter** <Tim.Carter@law.ac.uk>  
To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

19 December 2024 at 12:28

Dear Irene

Thank you for your enquiry.

Can you call me on 07312 095 979 so I can take some details?

We are booking into Jan/Feb 2025 and I note your 13/01/2025 deadline which we will not be able to meet.

Regards

**Tim Carter**

**Pro Bono Co-ordinator**

**London Employability (Bloomsbury and Moorgate)**  
**The University of Law**

Desk: 01483 675 989

Mob: 07752 397 696

Working hours Monday-Friday 9:00-17:00

**Bloomsbury Campus** | 14 Store Street | London | WC1E 7DE **Moorgate Campus** | 2 Bunhill Row | London EC1Y 8HQ

To find out more about the accessibility of University of Law campus buildings, please use the following link:

<https://www.accessable.co.uk/the-university-of-law>

**ACCESS THE NEW PORTAL [HERE](#)**

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**From:** [forms@law.ac.uk](mailto:forms@law.ac.uk) <forms@law.ac.uk>  
**Sent:** Tuesday, December 17, 2024 14:52  
**To:** ullac London <[ullac-London@law.ac.uk](mailto:ullac-London@law.ac.uk)>  
**Subject:** ULLAC Assistance form submission



Irene Spalletti <irene.spalletti@gmail.com>

## Re: New submission from Family Triage Form

2 messages

**Family Triage (RCJ)** <FamilyTriage@rcjadvice.org.uk>  
To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

23 December 2024 at 10:01

Thank you for contacting us.

We are currently experiencing extremely high demand for our service and do not have any appointments available for the next 5 weeks - they are all fully booked. We have put you into our waiting queue and will contact you once we have further availability. Please see the information below and the attached list of other organisations who may also be able to assist you.

### **HELP WITH COMPLETING FORMS**

**The Support Through Court Service** <https://www.supportthroughcourt.org/> will be able to help you to complete your forms.

To book an appointment with them you can contact their Central Family Court service on 0204 520 4063 (phone service is available on Wednesdays, Thursdays, and Fridays from 10.30am - 4:00pm closed 12.30 - 1:30pm) Or you can phone their national helpline on 0300 081 0006 (Monday to Friday 9:30am to 4:30pm closed 12.30-1.30pm). Their phone lines do not receive calls from withheld numbers. Please ensure that you are calling with your number available.

### **REPRESENTATION AT COURT HEARINGS OR LEGAL ADVICE ON APPEALING COURT ORDERS**

#### **ADVOCATE**

You may want to consider making an application to 'Advocate' (formerly Bar Pro Bono Unit) for representation and advice regarding your case. Advocate can also give advice on appeals (including grounds for appeal) and the merits of a case. Please be aware that assistance from Advocate is not guaranteed and in most cases, they can only help where an individual piece of work will take 3 days or less including preparation time for a barrister. They normally need a minimum of 3 weeks' notice of any hearing date or deadline from the date all information needed is received. You can make a direct application and find further information about Advocate on their website at: <https://weareadvocate.org.uk/>

### **PUBLIC ACCESS BARRISER SCHEME**

Public Access is not a free service but the scheme can help you save money as you can cut the costs of using a solicitor by directly instructing a barrister. For further information, please check: [www.barcouncil.org.uk/using-a-barrister/public-access/](http://www.barcouncil.org.uk/using-a-barrister/public-access/)

Kind regards,

Family Triage Team

**RCJ Advice Family Legal Services**



[www.rcjadvice.org.uk](http://www.rcjadvice.org.uk)

This email is from RCJ Advice-Citizens Advice & Law Centre which is the operating name of the RCJ & Islington Citizens Advice Bureaux, Charity Registration 1050358, Company Limited by Guarantee Registration 03110908. Our registered office address is c/o Bridgehouse



Irene Spalletti <irene.spalletti@gmail.com>

## Family Law Advice Clinic: Telephone Appointment 5.15pm Tuesday 14/01/2025

11 messages

Tim Carter <Tim.Carter@law.ac.uk>  
To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

7 January 2025 at 15:24

Hi Irene

Thanks for speaking with me this afternoon.

I have booked you in for the above telephone appointment, using the mobile number that you have provided.

Things to know:

[1] This is a telephone appointment lasting 30 to 40 minutes. Please receive the call in a quiet location and ensure that you have a strong mobile signal. You can be accompanied during the call if required, and we treat this as your consent to reveal and discuss confidential information with those present during the call for GDPR purposes.

[2] It is a one-off advice session, so ensure all your questions are answered as we cannot offer follow up appointments due to demand.

[3] We provide no written advice so keep a pen and paper to hand to make a note of any advice for future reference.

[4] Students will observe the call as part of their legal education.

[5] Advice will be provided by a volunteer solicitor with expertise in the area in which you seek advice. On occasion, parts of your enquiry may be beyond the expertise of the legal adviser and, if so, this will be confirmed and no advice in this area will be given.

[6] Occasionally, a client of the advice clinic may wish to seek further advice/representation from the volunteer legal adviser, beyond the scope of the University of Law Legal Advice Clinic (ULLAC). ULLAC has no objection to this (and, with the consent of both parties, will share the relevant contact details to facilitate this in a way that does not constitute a referral) but the retainer/contractual relationship between you and ULLAC comes to an end when the telephone advice session finishes. You will need to establish a new contractual relationship with the solicitor and their firm (which may entail agreement to pay legal fees).

I attach:

[a] Our client care letter. Proceeding with the appointment is on the basis that you agree to be bound by our terms and conditions.

[b] Our Complaints Procedure.

Regards

**Tim Carter**

**Pro Bono Co-ordinator**

**London Employability (Bloomsbury and Moorgate)**  
**The University of Law**

Desk: 01483 675 989

**Your application to Advocate has been received [  
ref:100D0Y0ZEca.!500Q50MOBsF:ref ]**

2 messages

**Advocate Applications** <application@weareadvocate.org.uk>  
To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

9 January 2025 at 14:52



Dear Miss Spalletti

**Your Application for Assistance**

We have received your application form.

**What happens next:**

The Advocate team will check if your application meets our criteria.

Our checks can take up to three weeks because we receive so many requests for help.

When our check is complete we will let you know if we need more information, if your application is ineligible or if we will look for a barrister for you.

**Reference Number**

Please use the reference number Spalletti/0000036309 in all correspondence with Advocate.

**No Guarantee**

Advocate cannot help everyone. You are always responsible for the running of your case and you must comply with any deadlines.

**Three Day Limit**

Advocate relies on volunteer barristers who provide their services free of charge. Therefore, if your request is for a single piece of work which would take more than three days it is unlikely that we will be able to help.

**Updates**

A caseworker will only contact you when there is a specific update related to your application.

Please inform the Casework Team by emailing [application@weareadvocate.org.uk](mailto:application@weareadvocate.org.uk) immediately if:

- You find alternative representation or would like to withdraw your application;
- There is a change in your circumstances or;
- You have any update for us relating to your deadline or application.

Please refer to our [Applicant Communication Policy](#) for more information on how and when we communicate with you.



Irene Spalletti <irene.spalletti@gmail.com>

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## ED24F00300 – GP LETTER – Irene Sara Spalletti/Mr. Walker

1 message

Irene Spalletti <irene.spalletti@gmail.com>  
To: "Edmonton County, Enquiries" <enquiries.edmonton.countycourt@justice.gov.uk>

9 January 2025 at 15:06

Dear Sir/Madam,

I am attaching a letter from my GP in regards to the effect that Mr. Walker's constant threats are having on my mental health.

Many thanks in advance,  
Irene Sara Spalletti

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Letter to Patients.pdf  
396K



**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](mailto:halfpennysteps@nhs.net) | Web: [www.halfpennystepshc.nhs.uk](http://www.halfpennystepshc.nhs.uk)  
Dr Akber Ali | Dr Earim Chaudry | Dr Malka Hasrat | Dr Khalika Hasrat

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## Application for legal support

1 message

Irene Spalletti <irene.spalletti@gmail.com>  
To: enquiries@weareadvocate.org.uk

9 January 2025 at 10:16

Dear Sir/Madam,

Please find attached my application for legal support for a case of domestic abuse/controlling & coercive behaviour. We purchased a property in February 2024, which I am now staying on after the court's decision. I cannot afford solicitors and I keep on getting threatened with legal costs, force sale of the property etc... by his solicitors.

Please if you need anything else from me for this application do give me a call on: 07412 604 767

Warmest regards,  
Irene Sara Spalletti



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### 10 attachments



irene\_spalletti\_council\_tax\_support.jpeg  
135K

 ED24F00300 – Irene Sara Spalletti – 2nd statement.pdf  
850K

 ED24F00300\_FL403.pdf  
258K

 1st statement.pdf  
346K

 05.11 – 18.11 \_ Sarah M.Y. Walker.pdf  
1825K

 Letter before action to Irene Spalletti (2024.12.13)(3682395.1) copy.pdf  
183K

 01. court\_order.pdf  
5206K

 irene\_spalletti\_Monzo\_bank\_statement\_2024-10-01-2024-12-31\_5893.pdf  
253K

 irene\_spalletti\_Advocate Application Form 1.5.24.pdf  
389K

 irene\_spalletti\_Payments - Universal Credit.pdf  
109K



Irene Spalletti <irene.spalletti@gmail.com>

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## Your Civil Legal Advice reference number

2 messages

**Check if you can get legal aid** <check.if.you.can.get.legal.aid@notifications.service.gov.uk> 17 January 2025 at 10:35  
Reply-To: CLA\_no\_reply@digital.justice.gov.uk  
To: irene.spalletti@gmail.com

**GOV.UK**

Dear Irene Spalletti,

Your details have been submitted to Civil Legal Advice (CLA).

Your reference number is PX-1991-6112.

You can now call CLA on 0345 345 4 345. Please quote your reference number when you call.

[Take a short survey. Help improve the service.](#)

This is an automated email. Please do not reply to this email address.

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**Check if you can get legal aid** <check.if.you.can.get.legal.aid@notifications.service.gov.uk> 17 January 2025 at 10:35  
Reply-To: CLA\_no\_reply@digital.justice.gov.uk  
To: irene.spalletti@gmail.com

**GOV.UK**

[Quoted text hidden]



Irene Spalletti <irene.spalletti@gmail.com>

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## Extenuating circumstances for the RHS exam

9 messages

**David Riddle** <David.Riddle@capel.ac.uk>  
To: Debbie Chan <debbie.chan@capel.ac.uk>

19 January 2025 at 20:46

Hi Debbie

Irene Spalletti is doing the RHS Theory and was wishing to defer the exam. I have not got access to her student number I am afraid. As you can see from her email below she is going through a lot in her home life and I hope it is ok for her to defer.

Irene would it suit you better to do Unit 1 in June then Unit 2 the following February (2026) or would you prefer to do both Unit 1 and 2 together in June. Sometimes people find it is easier to get both exams over and done with in one go (in June) rather than stagger them and wait to do the final one after you have been away from college when you will have forgotten a lot of the information. Please can you advise Debbie on your preferred action.

David R

---

**From:** Irene Spalletti  
**Sent:** 19 January 2025 17:07  
**To:** David Riddle <[David.Riddle@capel.ac.uk](mailto:David.Riddle@capel.ac.uk)>; Capel Manor College <[admissions@capel.ac.uk](mailto:admissions@capel.ac.uk)>  
**Subject:** [EXTERNAL] - Extenuating circumstances for the RHS exam

*[This email originated from outside of Capel Manor College. Do not click links or open attachments unless you recognise the sender and know the content is safe.]*

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Hi David,

I was advised to request to take the exam at a later time free of charge because of the extenuating circumstances I'm under with the domestic abuse, prosecution and multiple court hearings...

Can you direct me to who to speak with at the college regarding this?

Thank you so much,

Eren

We are London's only environmental college, offering a diverse range of full and part-time courses in further and higher education for young people and adults. We embrace and promote inclusivity in land-based careers.

Students across our five campuses are immersed in a hands-on and creative outdoor learning environment, with exceptional industry-experienced tutors.

---

**Advocate Application: Reviewer accepted (Ref: Spalletti/0000036309) [  
ref:!00D0Y0ZEca.!500Q50MOBsF:ref ]**

2 messages

**Beth** <beth@weareadvocate.org.uk>  
To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

31 January 2025 at 09:31



Miss Spalletti

Our ref: Spalletti/0000036309

31st January 2025

Dear Miss Spalletti,

**Your application for help**

Thank you for your application to Advocate.

The reviewer has looked at your application and has recommended that we try to find a volunteer barrister to help with the following piece of work **only**:**• Representation at your hearing on 05/02/2025**

We will try our best to look for a barrister but we cannot guarantee that we will find you one because we rely on volunteers. While we look for help, **you are still responsible for your case and for meeting any deadlines.**

All pieces of work are handled step-by-step. Right now, we will try to find you help for the work outlined above. After that, if you need more help, you must contact us again and go through the same reviewing process. If a barrister is found, they are **not** agreeing to take on your whole case.

**What happens now**

Advocate?will look for a volunteer barrister to assist you but **help cannot be guaranteed** because we rely on volunteers. If it is not possible to get help, we will let



Irene Spalletti <irene.spalletti@gmail.com>

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**THANK YOU! Re: Advocate Application: (Ref: Spalletti/0000036309) [  
ref:!00D0Y0ZEca.!500Q50MOBsF:ref ]**

1 message

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Irene Spalletti <irene.spalletti@gmail.com>  
To: Beth <beth@weareadvocate.org.uk>

31 January 2025 at 20:08

Beth, I think I might have forgotten to say thank you. To you, to Advocate, and to all the volunteers.

I was about to really give up, it's been incredibly tough. I understand I might not get a barrister by next Wednesday, but knowing you'll be here to help in the future is incredibly important, it has given me some strength again...

THANK YOU TO ADVOCATE

On Fri, 31 Jan 2025, 15:15 Beth, <beth@weareadvocate.org.uk> wrote:

**advocate**



**Our ref:** Spalletti/0000036309

31st January 2025

Dear Miss Spalletti,

Thank you for your email received on 31/01/2025.

To clarify, we are only looking for a barrister to help with your upcoming hearing. If someone becomes available they will only be agreeing to help with this hearing, not take on your whole case. If you seek further help after the hearing on 05/02/2025, you do not need to fill in a new application form. Please contact me directly and I can ask the reviewer to consider your new request.

Kind regards,

Beth

**Caseworker**

**The Casework Team**

Advocate

Address (post only): Address (post only): Advocate, IDRC, [1 Paternoster Lane St. Paul's](#)  
London EC4M 7BQ

Casework Line (voicemail only): 020 4518 6141

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**D5 – Defendant–Solicitor Communications**

Personal communication with legal representatives evidencing proactive engagement and financial difficulties.

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## 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

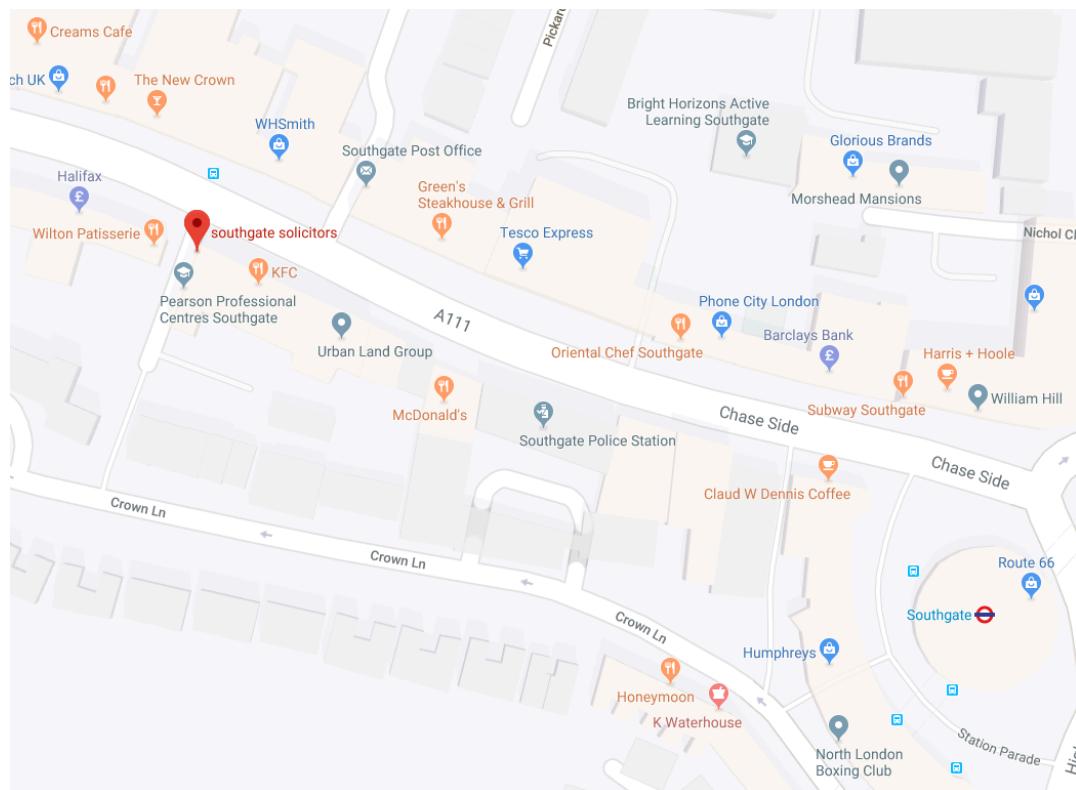
Hi Irene,

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**



Irene Spalletti <irene.spalletti@gmail.com>

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## Your Property Matter - follow up from today's strategy meeting

4 messages

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

3 January 2025 at 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.

### Review request

In the meantime, I'd like to ask you for a favour – would you mind taking a few moments to write an online review for me?

Your feedback will help others know what to expect when they are looking for the services our firm provides.

May I send you a link to leave a review?

Should you have any questions further to our meeting or regarding the above, please do not hesitate to contact me.

Wishing you all the best and I look forward to hearing from you in due course should you wish to proceed.

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](http://www.southgate.co.uk)

**Please note I do not work Wednesdays.**

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The information contained in this message is confidential and may be legally privileged, it is intended for the use of the addressees named in the sender's original message only. If you are not the intended recipient, any unauthorised review, use, re-transmission, dissemination, copying, disclosure or other use of, or taking of any action in reliance upon this information is strictly prohibited. Should you receive this message in error, please notify the sender at your earliest convenience and delete this message from your machine and account. The sender is neither liable for the proper nor complete transmission of the information contained in this communication nor for any delay in its receipt and please note that the confidentiality of e-mail communication is not warranted. Any attachment with this message should be checked for viruses before being opened. southgate solicitors is authorised and regulated by the Solicitors Regulation Authority – No: 636415. southgate solicitors is a practice name of Southgate Solicitors Limited, a company registered in England & Wales - No: 10575376 - VAT No: 263804305

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 **client account details.pdf**  
168K

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**Irene Spalletti** <[irene.spalletti@gmail.com](mailto:irene.spalletti@gmail.com)>  
To: Lucy Cornish <[lc@southgate.co.uk](mailto:lc@southgate.co.uk)>

4 January 2025 at 10:15

Hi Lucy thanks so much for your time yesterday.

I am aware I need to proceed with the payment (which I guarantee will be sent to you next week) before sending you any further information but there are two essential questions I need to ask you ASAP. Going forward I will make sure to gather all the information in one email and to not spam you with single questions (which is what I am used to doing so I apologise in advance if it was to happen in the future).

- What would be standard proceedings if I couldn't afford to pay the mortgage anymore?
- I am extremely suicidal and I really considering seeking help at A&E. How would this affect my situation/position? Would Mr. Walker use it to say I am unstable if this information was to reach him?

About what we've discussed yesterday:

- The mortgage early repayment fee as of today is £7,590.
- I have 2 estate agents coming on Monday to value the property and a third one on Wednesday.
- Attached the DOT but Taylor Rose said they never received the signed copy, and I don't have one either. If there is one, Alex has it. They said the split would be 50/50 regardless and it is up to Mr. Walker to prove any payments he has made if he wants to receive more than half.

Regarding the review I will be more than happy to write one but not at this point. I do not want any online presence linked to this matter at the moment and I also need to see how the situation is handled before I can leave one... I hope you understand...

Thank you,

Irene

[Quoted text hidden]

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## 2 attachments

[southgate solicitors](#)  120K

 [Draft DOT - 92 Ollerton Road \(002\).pdf](#) 89K

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

4 January 2025 at 10:16

Redemption statement attached.

Thanks



[Quoted text hidden]

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 [Redemption document.pdf](#) 14K

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

6 January 2025 at 10:31

Hi Lucy,

I hope you had a nice weekend.

Just writing to say ignore my first question regarding mortgage from Saturday's email.

Thank you!

[Quoted text hidden]



Irene Spalletti <irene.spalletti@gmail.com>

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## Payment done

1 message

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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,



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

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

9 January 2025 at 14:38

Hi Lucy,

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

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

Thanks,



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**4 attachments**

**SCR-20250109-jlnk.png**  
1443K

-  **Market Appraisal Letter - 92 Ollerton Road, London, N11 2LA.pdf**  
159K
-  **Ollerton Road 92 - 06.01.2025.pdf**  
820K
-  **03. draft response to Mrs Walker.pdf**  
41K

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## To be included in communication with Mrs. Walker

1 message

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

9 January 2025 at 15:35

Hi Lucy,

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

What is essential for me:

- Please take a harsh tone with her as for me her emails have been extremely threatening (considering the situation of domestic abuse/controlling and coercive behaviour and his bail conditions, they are still acting the same way but via a solicitor rather than Mr.Walker directly).
- If Mrs. Walker tone and threats don't stop, I would like to request to deal with a different solicitor from their form (I read online this is a possible request, but I trust your advice) as every single email hugely affect my mental health (but don't let them know that)
- We will not respond to anything that is already mentioned in my statement.
- All communication based around Mr. Walker's responsibility and domestic abuse. If the family court approves the occupation order or if he gets charged by the prosecution can we hold him responsible for all financial loss we incur by selling the house at this point?
- Property will be sold and split 50/50, any loss due selling the property early because of Mr. Walker's abuse to be covered by him, as well as legal costs I have to account for because they didn't read my statement.
- Regarding Mrs. Walker email of the 5th November: " If the property is sold, then the chattels/furniture in the property will need to be divided equally by value by agreement;"  
Mr. Walker can have his couch back, but all the rest of the chattels/furniture is mine, as Mr. Walker hasn't participated to a single cost (p.61 of my exhibit folder named: "040–059". The TV has been replaced by the home insurance, once again, cost that weren't contributed at all by Mr. Walker (page 18 exhibit folder 060–066)  
Mr Walker has lived off me for a year, all the expenses from coffee beans to mugs, to drill or lightbulbs were paid by me and he never participated in any of it, so I will not be paying him off a single penny.(page 24, exhibit folder 020 – 039).
- Valuation of the house, how does Mr. Walker would like to proceed with essential renovations as I will not be selling the house when incurring such a huge loss (around £50,000/each).  
(all renovation costs are listed in exhibit folder 060–066)
- Attached a letter from my GP (that I just sent to court), would that be of any use
- Can we avoid going through all the finance at this point as I have a lot on and this is going to drag honestly. For now we can work around the DOT draft, we both paid the same amount for the full rewiring of the property. I will not contribute to the costs of the removal of the second chimney as this was done despite my disapproval (page 10, exhibit folder 020–039) and has added no value to the property (as it has been confirmed by three estate agents).
- Insist of the urgency of me finding a job to be able to cover the costs of selling the property and the necessity of being left in peace for me to be able to do so.

Thanks,  
Irene Spalletti



Irene Spalletti <irene.spalletti@gmail.com>

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## Your Property Matter - next steps

2 messages

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

9 January 2025 at 16:03

Hi Irene,

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

I write to confirm safe receipt of the following documents:

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

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

### **Terms of Business**

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

### **Initial letter to Mr Walker's solicitors**

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

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



Irene Spalletti <irene.spalletti@gmail.com>

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## RE: Your Property Matter - draft letter for your consideration

2 messages

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

10 January 2025 at 11:30

Hi Irene,

Thank you for your email below.

Please see attached the following documents for your records:

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

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

### **Full response letter**

Thank you for your instructions.

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

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

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

Regards

**Lucy Cornish** | Family Law Solicitor

**southgate solicitors**

Third Floor, Crown House,

47 Chase Side, London, N14 5BP



Irene Spalletti <irene.spalletti@gmail.com>

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## 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](http://www.southgate.co.uk)

**Please note I do not work Wednesdays.**

**Please also note I am on annual leave Friday 24 January.**

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**2 attachments**

-  **Letter to Southgate Solicitors (2025.01.20)(3714305.1).pdf**  
160K
-  **Letter from Irene Spalletti 2025.01.15(3710704.1).pdf**  
47K

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

24 January 2025 at 13:55

Hi Lucy and Anjali,

Pardon my French here, but she is such a...

Don't worry at all—take the time you need, as long as we stay within the legal timeframes. My ex's imposed deadlines never got him anywhere; he should know that by now. She isn't scaring me.

She's adamant about making me agree and sign by the 31st of January, or they'll sue me by the sound of things. I'm certain it's related to the CPS decision, which is likely due around February or March.

Legally, do they have any rights if I don't agree by then? What would they do and what consequences should I prepare myself for? If she had made reasonable offers, we'd be a lot further along in the process by now. Just to be clear, I won't be signing anything until the CPS comes back with a decision—if the law allows that.

Mr. Walker isn't allowed back to the property because of his bail conditions due to the criminal offence. That's not our problem. Mrs. Walker's client earns over £8,000/month and has over £150,000 in savings (and I've provided proof of that), so he can definitely afford to pay rent somewhere else while the property issue is resolved. If her argument for resolving this quickly is that her client's living situation is unsustainable and he doesn't have the funds, then she's lying.

I've been diagnosed with borderline personality disorder, which means I'm oversensitive and get distressed by things neurotypical people don't. Reading your email and seeing how much she's been trying to contact you caused me great distress. She's burning through my already non-existent budget.

Can't we request to deal with a different solicitor from that firm due to her behaviour? She's really affecting my mental health. If anything were to happen to me, she will be responsible. Please promise me you'll report her actions in that case. I've provided all of Mrs. Walker's harassing and abusive communication to the detective in charge of my case for the same reason.

For your information, I'm in the process of writing a complaint letter to the SRA. I'll wait to see your response to Mrs. Walker in case there's anything I can add to my report. If you agree that she's breaching SRA principles, would your firm consider reporting her too in due course? It would help to strengthen my case.

I'm starting to wonder if the court hearing is only for me, as they don't seem to have my second statement in their file or the judge's letter about the new hearing. And she still hasn't sent me any threats regarding that matter.

So, to conclude—for me, there's no need to rush. I want to stay within legal deadlines, as I don't want to be in the wrong anywhere, but beyond that, they can deal with the consequences of their own behaviour.

I will hear from you next week, I wish you both a lovely weekend.

A handwritten signature in black ink, appearing to read "Irene Reh".

[Quoted text hidden]

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

3 messages

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

22 January 2025 at 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

 Spalletti:0000036309\_Email\_chain\_from\_other\_party\_solicitor.pdf  
11962K

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

24 January 2025 at 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



[Quoted text hidden]

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

24 January 2025 at 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.

[Quoted text hidden]



Irene Spalletti <irene.spalletti@gmail.com>

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## 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](https://www.southgate.co.uk)

**t:** 0208 004 0065

**w:** [www.southgate.co.uk](https://www.southgate.co.uk)



Irene Spalletti <irene.spalletti@gmail.com>

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## RE: Your Property Matter - draft holding letter - require your urgent instructions on how to proceed

1 message

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

28 January 2025 at 16:33

Good afternoon Irene,

Louisa kindly forwarded me your email below and I thought it would be best for me to respond directly.

Firstly, thank you for reverting so promptly to let us know that you are unable to make any further payment on account at this time.

As per my email yesterday, I have begun drafting your counterproposal however, I have some questions/require some clarification on a few points before I continue. For now, I will hold off until we have sufficient funds on account for me to continue working on your counterproposal.

Though, I would strongly suggest that we get the draft holding letter (attached for ease of reference) to the other side as soon as possible because it might be the difference between the other side making an application to court or not and the costs associated with this at this time are negligible compared to if the other side were to issue court proceedings.

If we are to proceed as above, I would suggest that we remove 'and by end of next week'. This timeframe may still be possible but is dependent on when further payment is made. I would also be grateful if you could kindly confirm whether you would like me to mention the other side's communication style and continual chasing and how this is badly affecting your mental health.

I would be grateful for your instructions on how you would like to proceed.

Hopefully, this letter will reduce the other side's chasing which in turn will prevent costs escalating as much.

### **Costs**

A gentle reminder that average costs for negotiations outside of court are between £5,000 - £15,000 (VAT inclusive).

If it helps at all, we do accept credit card payments through our website here:  
<https://www.southgate.co.uk/payment> or by phone.

Our billing run is in the first week of each month (i.e. our itemised bills are sent out in the first week of each month) and therefore, you should receive an itemised bill by end of next week which will give you an idea as to how your funds have been and are utilised. Further, if we go over budget slightly actioning the above, our accounts department will request the difference simultaneously.

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

Regards

**Lucy Cornish** | Family Law Solicitor

**southgate solicitors**

Third Floor, Crown House,

47 Chase Side, London, N14 5BP

t: 0208 004 0065

w: [www.southgate.co.uk](http://www.southgate.co.uk)

**Please note I do not work Wednesdays.**

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**From:** Irene Spalletti <[irene.spalletti@gmail.com](mailto:irene.spalletti@gmail.com)>  
**Sent:** 28 January 2025 14:51  
**To:** Louisa Yiannourides <[ly@southgate.co.uk](mailto:ly@southgate.co.uk)>  
**Subject:** Can't make any more payments at the moment

Hi Louisa,

I have to go via you as the other party's solicitor has burned all my budget.

Please tell Lucy I am waiting to her back from the detective in charge and will provide infos as soon as I can.

Please tell Lucy I am unable to pay her any further right now, I really can't get access to any money this month unless I don't pay for my mortgage that's the ONLY way I can proceed.

We have to be able to do something as they've burned all my resources...

I managed to borrow just enough money to respond to the letter before action and now we can't even send that on as the budget is over.

Thanks

Irene

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 **Letter - Electronic to Hughes Fowler Carruthers (v1).pdf**  
78K



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>

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## 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

As discussed, please see attached email from other side to Edmonton Family Court on 29 January regarding their FL403 application for your records.

Please also see attached email from other side received earlier today regarding the court bundle for next week's hearing.

As discussed, because I am not instructed to act for you in the FLA proceedings, I cannot accept service of any documents relating to the proceedings on your behalf. However, if you would like me to respond with any comments you have, I am happy to copy and paste your comments into an email to them, however, this will need to be chargeable.

If you could please ensure that this is dealt with at next week's hearing so that I am no longer involved in the FLA proceedings going forward. By then, hopefully the other side will also be in receipt of my confirmation that I am no longer acting for you in matters relating to the property, too.

### **Support for you**

On a separate note, I am sorry to hear you are struggling at the moment. Whilst I am not suitably qualified to provide therapeutic support to you, I have had a look online and found the following resources which you might find helpful:

#### **Free Psychotherapy Network**

There are organisations that provide free therapy: <https://freepsychotherapynetwork.com/>

If there are no therapists available for free, there are some that do sessions **from £5** (depending on each therapist, it may cost more).

The link to the cheap therapists is here: <https://freepsychotherapynetwork.com/organisations-offering-low-cost-psychotherapy/>

#### **Other support for you**



Irene Spalletti <irene.spalletti@gmail.com>

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## URGENT - RE: Your Property Matter - update & limited retainer option - require your instructions

2 messages

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

3 February 2025 at 16:55

Hi Irene,

I hope you are keeping well.

Further to my email below, I received the attached letter from the other side.

Having considered the letter it appears that the other side have not yet made an application to court. However, given that they have not made their position nor next steps clear, I could be wrong.

They are clearly suspicious about the timing of the upcoming hearing and our aim to provide a response by end of this week, which of course, is, coincidental and not intentional.

I do advise that we push back and give them reasons why our response is delayed and that it is justified. I believe these can be incorporated into your counterproposal to avoid incurring any further unnecessary costs but that your counterproposal be served on the other side as soon as possible and by no later than close of business Friday to deescalate matters.

Their position that 'this is a straight forward case' and their reference to the 'Practice Direction – Pre-Action Conduct and Protocols' are also subjective. It can be argued that this case is not as straight forward as they are making it out to be given that you have had to do the leg work (e.g. obtaining valuations etc.) because his *documentary evidence* cannot reasonably be relied on and not to mention their continual chasing and threats which have materially contributed to your increasing legal costs and inability to respond due to a lack of funds. I strongly advise that this too is addressed in your counterproposal as soon as possible.

In any event, we/you need to reasonably respond to all correspondence as we/you want to show that we/you are actively engaging if the matter does proceed to court but hopefully, this will not be the case, and we/you can proceed to effectively negotiate with the other side. As you are aware, we have of course provided them with updates at regular intervals, so they have always been informed regarding our intention to provide a swift response within a reasonable timely manner.

I have put some time aside on Thursday and Friday to give us the best possibility of responding to the other side by close of business Friday. I would be grateful if you could kindly confirm whether you would like to proceed as per my email below (please see 'limited retainer' section) as soon as you can and by tomorrow afternoon, if possible.

I look forward to hearing from you – any questions, please do not hesitate to ask.



Irene Spalletti <irene.spalletti@gmail.com>

## Payment made + new instructions

1 message

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

10 February 2025 at 21:51

Hi Lucy,

Please forgive me for this email, I am totally drained, I am crying and travelling home tomorrow as I cannot take this any longer. I am in a terrible mood so don't take it personally, and can barely keep my eyes open so I hope anything below will make sense as I need to respond to you before I travel.

I have made the payment but I am frankly shocked it's costing me £3,500 to send just one letter as so far nothing else has been done.

I picked up the phone this morning but just one second too late, I tried to call back but nobody answered.

I am not eligible for Legal Aid as my application for Advocate for barrister representation at court hearings has been approved and they have extremely strict requirements as well as demanding multiple evidence of no Legal Aid eligibility so please add this in my defence case.

But I definitely would love to accept Louisa's help though in regards to Legal Aid.

Bail conditions have been amended anyway prohibiting them to contact me directly or indirectly, so that will prevent unnecessary legal costs anyway. I therefore leave the decision to you if you think it's best telling you are no longer instructed or not.

### NEW INSTRUCTIONS

They have sent the TOLATA application but probably haven't forwarded it to you as the bail conditions have been amended.

- It is imperative this letter lists the legislation that protect me because of my financial situation
- It is the second time the judge confirmed that Alex still has to pay for bills but she refused to put it in writing (I have requested the court transcripts of both hearings), if they please can stop wasting everybody's time by claiming I am not paying the full mortgage this would be great. They have also made a big point of this in the TOLATA application, so please make sure this gets addressed in the letter as they are making me look like a thief despite the fact that I am just following the judge's orders.
- I also want to sell the property ASAP now as I want to move back home.  
Please propose this as an option: to sell the house as soon as possible I propose Alex pays for the renovation works and I will reimburse my half upon sale of the property as at this rate I will not have the fundings to do so for quite some time.
- I will decide on the builders as Alex keeps on imposing his builder despite the discussion we had with the judge on the first hearing (please see letter of response I wrote to Ms Walker on the 15.01)
- Upon sell of the property I need to reimburse £1,600 to Alex as per judge's decision but nothing related to what they claim I haven't contributed to the mortgage as the first two months Alex owed me 2 months rent and bills for my flat as all the mortgage payments since his arrest are following the judge's order and his half of the bills is been taken out. END OF.
- Make sure you make a strong point that NO SALE OF FURNITURE/chatters or whatever she called them will be shared with Alex as IT ALL BELONGS TO ME. There are hundreds of pages proving that in my statement comments like: "I will not contribute to anything that you can sell when we sell the house" as well as multiple audio recordings. EVERYTHING IS MINE.
- Please propose whatever alternative mediation is available as again, I am not eligible for Legal Aid and cannot afford solicitors.

I hope we can start working on the letter now. I really really need a mental break from all this and that's the only reason why I am going home so forgive me if I might not be as responsive this week, I will make sure this doesn't delay us much further though...

I am so sorry I hope any of this makes sense and that I haven't been too rude. I have just really reached my limit with them, so once again apologies.

Best,  
Irene

---

**RE: Your Property Matter - letting other side know no longer instructed / legal aid**

3 messages

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

11 February 2025 at 20:54

Hi Irene,

Thank you for your email yesterday evening and for making payment – this is safely received.

I am really sorry to hear that you are continuing to struggle mentally. I hope that you arrived safely today and have a restful and restorative home stay.

Also, no need to apologise. Your email was not rude in any way, and I can only imagine how frustrating and distressing this is for you.

I understand and deeply appreciate your concerns with regards to costs and want to reassure you that I remain conscious of costs escalating and that I am doing my best to ensure that work is undertaken in the most cost-effective way.

On a separate note, I am not quite clear on what you mean regarding barrister representation and your legal aid eligibility but hope that in light of my discussion with my colleague who deals with legal aid, that you are able to continue under legal aid once your response to the other side's letter before action/counterproposal is finalised and served on them. I note you would like Louisa's help and so I have asked her to get in touch with you to discuss legal aid.

Thank you for the update regarding the bail conditions. Although, I cannot make decisions on your behalf with respect to how you instruct me. I would therefore be grateful if you could please kindly let me know whether you want me to write to the other side now to let them know we are no longer instructed or wait until after the other side have been served your response to their letter before action. Once confirmed, I will send you an email with a list of questions I have before providing you with a first draft of your letter in response for your consideration.

I note your 'NEW INSTRUCTIONS' bullet points and will probably have some questions on these which I will add to the above-mentioned list.

If you could please get back to me as soon as possible regarding how you are instructing me going forwards, I will then send the list of questions to you as soon as I can with a view to finalising the letter by next week.

I look forward to hearing from you – should you have any questions, please do not hesitate to contact me.



Irene Spalletti <irene.spalletti@gmail.com>

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## Your Property Matter - updating client care letter (limited retainer)

1 message

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

14 February 2025 at 13:42

Hi Irene,

Please see attached updating client care letter for your information and records.

Any questions, please do not hesitate to ask.

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](http://www.southgate.co.uk)

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Client care letter dated 14.02.25.pdf  
127K



Irene Spalletti <irene.spalletti@gmail.com>

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## RE: Your Property Matter - first draft of your response to other side's letter before action / your counterproposal for your consideration

---

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

15 February 2025 at 17:29

Good morning Lucy,

I am really sorry for my last email, I was a bit harsh and unfair. I know it is not solely your fault, the other party is being extremely unreasonable. I also have to take responsibility as I did tell you not to rush; I just didn't expect these delays in timings and these consequences in relation to them. But I am glad to see from you that they behaved and acted against standard practice and that you seem to agree with me on that now :)

I wanted to say: you have always been great with me and I would like to keep having you by my side through this (if you accept).

I am also very grateful you have moved your client's appointment to make time to write my letter, and that you didn't charge me the full hours it took you to write it, so I would like to say thank you for this.

I keep on missing your calls as I'm driving a lot around here, sorry about that. I won't be able to speak on Monday but I would like to schedule a call on Tuesday anytime after 1pm if that works for you?  
I am sending you a few amends now, so my unavailability of Monday doesn't delay things even further.

The letter sounds PERFECT, it's really good and reflects my instructions, so thank you for your time and effort on it, I am really happy with the work you've done on it.

When it comes to the two options, they both seem ok to me, but here is where I need to trust your expertise. If we could just run through them on our next call that would be great (I realise that is why you have been trying to contact me).

- Regarding the property, I want to ensure that the letter does not suggest that we must reach a written agreement before the CPS decides whether to charge him. My understanding, based on discussions with non-legal friends and family, is that he may have been advised to freeze his assets in anticipation of potential charges. If he is prosecuted, I may be granted compensation, which could be deducted from the proceeds of his share of the property sale.
- Regarding the agreement on a solicitor, I want to ensure that no specific timing is mentioned, as I am uncertain whether my Legal Aid application will be approved. If it is unsuccessful, it may take me several weeks to find a charity that can assist me. I am also unsure if this is what is meant in Option 1, section (f).

I have marked up this [PDF](#) with my amends, I hope they are clear enough and that they help clarify some questions you might have.

PDF attached in case the above link doesn't work.

Ideally if you could call between 1pm – 3pm on Tuesday, that would be the best for me, but I am happy to adapt to your schedule.

I hope it's ok if I don't respond to confirm, to save costs, I will just be by my phone all afternoon.

Thank you so much for all your help Lucy.

Best,  
Irene

[Quoted text hidden]

## Notes for the second draft

1 message

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

17 February 2025 at 10:00

Hi Lucy,

I would like the following points to be included in our response.

### 1. Reimbursement of Outstanding Amounts

Since Alex has been extremely petty with financial matters, I will now take the same approach—not out of pettiness, but because I need this money to survive.

As the detective has confirmed, these are civil law matters rather than criminal law, meaning they must be addressed here. Given that Alex has exercised financial control over me, stolen from me, and used money to control me, we have no confidence that he will voluntarily reimburse me. Therefore, these amounts will be deducted from my share of the mortgage payments.

### 2. Specific Deductions

#### a) Outstanding Debt

- Alex still owes me £1,384 (proof attached in email), these aren't related to property furniture, meaning it's still doesn't entitle him to any of it
- This amount will be deducted from the next two mortgage payments, where I will also subtract:
  - Utility bills.
  - Half of the home insurance for 2024–2025 (£522) – he must either reimburse me for this, or I will retain the TV, as it was replaced under the home insurance policy (proof attached – page 18 of exhibits 060–066).
  - Please highlight that the home insurance renewal is now due, and he must contribute. He can call the insurer directly if he wishes to handle it himself.

#### b) Property Damage Caused by His Violence

- As a result of his actions, I have incurred costs to repair the property, which must be reimbursed.
- These include:
  - Security installation after his arrest – £350 (receipt attached).
  - Bed replacement – over £500 ([link here](#)), though note the model available is smaller than mine, which was 200x200 and no longer exists).
  - Front door letterbox – cost to be determined (photos filed with police).
  - Office door – full replacement required (photos filed with police).
- All these damages were flagged with the police, but I require reimbursement now in case the criminal case does not proceed to prosecution.
- The minimum total for the first two items is £850, with further costs to be confirmed.

### 3. Delay in the Property Sale Due to His Solicitor's Conduct

I would also like the letter to point out a key issue:

Had Mrs Walker taken a smarter and more practical approach, she would have addressed the essential property matters outlined in my October statement, particularly the urgent renovation work required to prepare the house for sale.

Instead, she has spent months sending communications with arbitrary figures while failing to resolve the real issue—the property's condition.

As a result, we are now at the end of February, and the house is still nowhere near ready to be put on the market. This unnecessary delay is solely due to their failure to engage with the essential work required, which should be made explicitly clear in our response to their TOLATA application and can also be used in my defence in the future.

I hope these can be added to our letter. I trust your advice if we should speak before you send me a second draft, or if I should see the second draft first before our call.

Thank you so much Lucy

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#### 4 attachments



**SCR-20250215-sbix-2.png**  
190K



**SCR-20250215-sazl-2.png**  
346K

**Exhibits 060-066.pdf**  
8874K

**Invoice.pdf**  
22K



Irene Spalletti <irene.spalletti@gmail.com>

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## Your Property Matter - second draft

1 message

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

18 February 2025 at 17:21

Hi Irene,

Further to our conversation this afternoon, please see attached second draft for your consideration.

As discussed, I would suggest that the letter is now sent across to Mr Walker's solicitors as a matter of urgency together with its enclosures.

Before doing so, please note I have made amendments in accordance with your instructions and I have also made some additional amendments (for example, that they withdraw their application – see last page). Please therefore read through the letter thoroughly before sending across to ensure that everything is in line with your instructions and that you are happy with its contents.

Should you have any questions before sending the letter across to Mr Walker's solicitors, a gentle reminder that I am out of office tomorrow and therefore the earliest I will be able to respond will be Thursday.

Otherwise, please let me know if/when the letter has been sent.

Have a good evening!

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](http://www.southgate.co.uk)

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**D6 – Inter-Solicitor Correspondence**

Communications between parties' Solicitors  
showing lack of cooperation from Claimant's side

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# 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](mailto: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**

Third Floor, Crown House, 47 Chase Side, London, N14 5BP  
t: 0208 004 0065 e: [hello@southgate.co.uk](mailto:hello@southgate.co.uk) w: [www.southgate.co.uk](http://www.southgate.co.uk)

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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

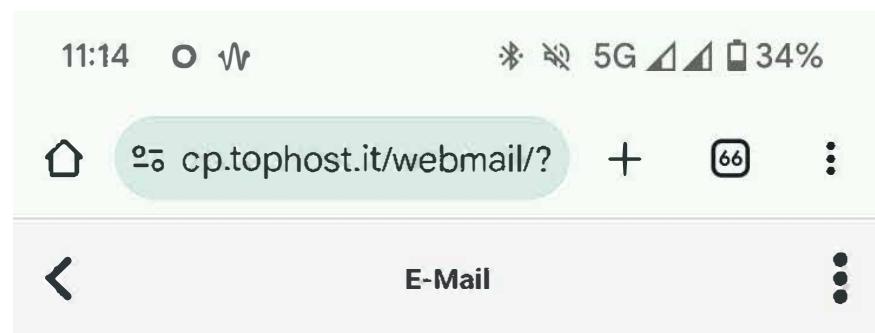
**Sarah M Y. Walker**  
Senior Associate Solicitor

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



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A Sarah M Y. Walker ancora 1... il

2025-01-15 21:36

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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](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.

---

(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](mailto: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.

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](mailto: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](mailto:hello@southgate.co.uk) w: [www.southgate.co.uk](http://www.southgate.co.uk)

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VAT No: 263804305

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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**

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](mailto: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

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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**

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**D7 – Without Prejudice Correspondence**

WP letters from former solicitor and ongoing WP communications from current solicitor, reflecting improved engagement and resolution efforts.

---



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 deinstruct 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](mailto: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

A handwritten signature in black ink, appearing to read "Irene Spalletti". The signature is fluid and cursive, with a large, stylized 'S' at the beginning.

**Irene Spalletti**

Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti  
Via DC Jonty Proudfoot

By email: [jonty.proudfoot@met.police.uk](mailto: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 plaster 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:

1. £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, 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.

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](mailto: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 Chattels<sub>4</sub> 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



# EDWARDS FAMILY LAW



Ms Irene Sara Spalletti

Our Ref: WAL/2579/00001

14 April, 2025

By email only: [property\\_92@yahoo.com](mailto:property_92@yahoo.com)

## **WITHOUT PREJUDICE SAVE AS TO COSTS**

Dear Ms Spalletti

**Re: 92 Ollerton Road, London, N11 2LA**

I have been instructed by Alexander Walker in respect of the above matter, in place of Hughes Fowler Carruthers. I had forwarded the required Notice of Change to your solicitors, though I understand you are now acting in person. Therefore, please find enclosed to this email the required form reflecting my formal involvement in the matter. Please may I ask that all correspondence moving forward be addressed to me.

I have been passed on your letter of 4 April 2025 to which I now refer. It is clear from your correspondence that, further to my client's WPSATC proposal dated 10 March 2025, there are still a number of disputed issues. Please note that these will not be addressed in this letter. My client hopes that these points can be agreed without the need to incur the costs of attending another Court hearing, and I will be writing separately to address the crucial issue of the distribution of the net proceeds of sale. At the moment, however, my client recognises that the issue of the refurbishment works to the property remains outstanding and needs to be dealt with urgently. My client's proposals in this regard are outlined below.

### Electrician

I understand that you have no objections to Brian the electrician attending the property to conclude the work he had begun. This includes: (i) wiring the wall lights in the kitchen; (ii) installing sockets in the kitchen; and (iii) hanging wall lights around the property. I also understand that the electrician will not be able to issue the electrical safety certificate until the works are completed.

I am instructed that you already have the electrician's personal number. My client proposes that you write to the electrician within 14 calendar days to arrange a date and time for him to attend the property and finish the works. In addition to this, my client believes that the wall lights have not yet been sourced. He is happy for you to choose these if you prefer, provided that the cost of

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each wall light does not exceed £20. If you would rather my client choose the lights, please do let me know and he will do so forthwith.

Upon completion of the works, the electrician will produce an invoice, and this will be paid by my client. This is on the condition that once the property is sold, my client will recover the cost of these works from the proceeds of sale, *before* these are distributed as 50% to you and 50% to him.

### Building works

My client instructs me that he has contacted Paul, the builder, and he has confirmed that the essential works can be completed within your preferred timeframe of 8 consecutive hours. These works include: (i) closing the hole in the attic; (ii) removing the wallpaper and plaster landing; (iii) removing the carpet in the little office, under the desk; (iv) fixing the toilet on the top floor; and (v) removing the fireplace/burner and safely disposing of the same.

As you may know, these works have already been paid for. My client understands your frustration at having had to facilitate access over a number of weeks, and he agrees that no *additional* work should be completed by this builder, but it would be inappropriate to seek a different workman when funds have already been invested. My client therefore proposes that you get in touch with the builder directly within the next seven days and let the builder have a list of dates in which you would be happy for him to attend, so he can choose one. For the avoidance of doubt, the builder's phone number is +44 7442456060.

### Decoration

I have had sight of the quotes obtained by you and appended to your witness statement for the Family Law Act proceedings. Unfortunately, while my client appreciates the effort that has gone into contacting these parties and obtaining these estimates, he believes these to be prohibitively expensive.

I understand the position is as follows: the property must be sold as soon as possible, and certainly before the existing mortgage rates increase in February 2026, together with stamp duty land tax and purchase costs. In reality, decoration works are not essential for the property to be sold. The property *can* be sold without the decoration being carried out – the only difference being that it may need to be marketed at a lower price.

In your letter of 4 April 2025, you state that you do not agree to the property being marketed for a price which would have you recover less than your initial contribution. Unfortunately, the legal position is clear. Upon conclusion of the TOLATA proceedings the judge can, and indeed may, make an order that the property be sold expeditiously. The judge may even order that the house be sold as is (i.e. without the completion of any non-essential works). The price the property is marketed at will depend on estate agents' valuations and, pending additional contributions paid to

my client, both parties will ultimately share in any proceeds. Irrespectively of whether these will represent a favourable return, or a loss.

My client proposes that, after the electrician and builder have completed the essential works, you allow an estate agent to conduct a valuation of the property as is, and share the same with him. This is usually free of charge, and it will give both parties an idea of what price you are likely to achieve for the property in its current condition.

If you are unhappy with the price suggested by the estate agents and you wish for the property to be marketed at the best possible price, then my client proposes that he find and engage a painter through AirTasker (to paint the walls where damage has been done due to electrics and plastering in the same colour as the kitchen), and a carpet layer (to carpet the top floor attic with grey carpet). He proposes that he put forth three potential workmen for your approval. You can then meet with each and decide which one you prefer. Should you not be satisfied with the options provided by my client, you are of course free to suggest someone else. If you and my client cannot agree to a workman, then the property will just need to be sold as-is.

Once again, my client confirms he will pay for these works. This is on the condition that once the property is sold, my client will recover the cost of these works from the proceeds of sale, *before* these are distributed as 50% to you and 50% to him. Please could you confirm you agree to this, so the necessary arrangements may be made. In your response to this letter, please include pictures of all areas needing repainting, and the floor plans of the property: these will be needed to obtain a quote.

As you may appreciate, my client's legal costs are rising with each letter. As a result of this, it will soon become disproportionate to negotiate the cost of decoration. If both parties wish to achieve the best possible price for the property, then negotiations must be expeditious and productive in this regard.

I trust that the above proposals are uncontroversial. To ensure that a timeframe can be established and the works can commence as soon as possible, could I kindly request you respond to this letter by 4pm on Monday, 21 April 2025, confirming whether you agree with my client's proposals.

I look forward to hearing from you.

Yours sincerely,



**Chiara Longo**  
Associate Solicitor

**EDWARDS FAMILY LAW**

[chiaralongo@edwardsfamilylaw.co.uk](mailto:chiaralongo@edwardsfamilylaw.co.uk)

Mrs Chiara Longo  
Edwards Family Law  
5 Southampton Place  
London  
WC1A 2DA

Your Ref: WAL/2579/00001

17 April 2025

**WITHOUT PREJUDICE SAVE AS TO COSTS**

Dear Mrs Longo,

**Re: 92 Ollerton Road, London, N11 2LA**

I am writing to acknowledge receipt of your recent letter, which has been gratefully received. I wanted to send a brief response while I prepare a more detailed reply. Please note that this letter has been written quickly due to a lack of time, and I apologise for not addressing all the points or for any errors.

Thank you for your constructive and pragmatic approach to this matter. I genuinely appreciate the clarity and tone of your correspondence, and I hope we can continue to make progress in a collaborative and efficient manner.

As you may appreciate, I am currently managing significant demands on my time and resources as a litigant in person. Much of my energy is currently being directed towards responding to your client's court proceedings, as well as dealing with the aftermath of issues caused by his previous solicitor.

Understandably, I am deeply disappointed by the current condition of the property, which was originally purchased with the intention of being a family home. Due to my financial situation, I am left with no option but to support the prompt sale of the property. Nevertheless, my position remains unchanged with respect to the essential renovation works that I believe must be undertaken before the property is placed on the market, in order to mitigate further financial losses for both parties.

To clarify, my inclusion of contractor quotes in my Family Law Act statement was intended to demonstrate the extent of the deterioration—not as an endorsement of any particular provider. At the time, my focus was on preparing my statement for the Non-Molestation Order, rather than on conducting a thorough comparison of building services.

That said, I am open to sourcing fresh, competitive quotes for the required works and will gladly share these with your client for his review. I trust we can agree on a neutral, independent professional to carry out the work. However, I must reiterate that, for safeguarding reasons, I will not permit access to any contractor connected to or arranged by Mr Walker. This position is non-negotiable and reflects ongoing safety concerns and the terms of existing protective orders.

Given the recent decisions made by your client—including those relating to the former builder and solicitor—I am confident that I am well-placed to identify suitable and competent professionals for the task at hand.

Estate agents have already confirmed that the current condition of the property has significantly impacted its market value and its appeal to prospective buyers, particularly families. Some of the key issues requiring urgent attention include:

- Stripping wallpaper and repainting (particularly the hallway and staircase);
- Replacing the carpet on the first floor;
- Sanding and properly finishing the wooden flooring on the ground floor and stairs (including the edges, which currently present a safety hazard);
- Installing either carpet or wood flooring in the loft (whichever is more cost-effective).

These are not superficial concerns—they directly affect both the safety and marketability of the property. Accordingly, I propose the following:

- I will obtain new quotes for the agreed renovation tasks.
- I will share these with you for your client's consideration and selection.

With regard to the electrical work, I had recently contacted the electrician to arrange completion of the outstanding tasks. However, he advised that further payment would be required in order to proceed—something I am not in a position to accommodate at this time. I acknowledge your letter's contents confirming that your client is willing to advance payment for these works, pending recovery from the proceeds of sale. I am prepared to arrange access for the electrician..

If your client is genuinely focused on achieving a swift and fair sale, I would invite him to withdraw the current civil application. This would enable me to redirect my limited time and resources toward completing the property's renovation in good faith.

I remain open to constructive dialogue and to engaging in alternative forms of dispute resolution (ADR), including mediation, in the interests of avoiding further unnecessary expense and delay.

I will shortly provide photos and videos of the areas in need of attention, along with the updated quotes. In the meantime, I would appreciate confirmation that the approach outlined above is acceptable, so that practical arrangements can begin.

Finally, I will await your confirmation as to which matter your client wishes me to prioritise—preparing the property for sale, or responding to his civil claim. As I am sure you appreciate, preparing a full defence in civil proceedings is substantially more time-consuming than the initial statement I submitted.

Kind regards,  
Irene Spalletti



# EDWARDS FAMILY LAW

Ms Irene Sara Spalletti

Our Ref: WAL/2579/00001

29 April, 2025

By email only: [property\\_92@yahoo.com](mailto:property_92@yahoo.com)

## **WITHOUT PREJUDICE SAVE AS TO COSTS**

Dear Ms Spalletti

**Re: 92 Ollerton Road, London, N11 2LA**

Many thanks for your letter dated 17 April 2025, which has been safely received. I acknowledge that you specified that letter was sent as a brief, initial response, and that you will be preparing a more detailed document. However, in the interest of maintaining a cooperative and efficient line of communication, I thought I would assist in narrowing the scope of your response.

### Electrician

Many thanks for confirming you will get in touch with Brian to arrange for him to complete the outstanding works to the property. Please confirm when you have done so.

For the avoidance of doubt, please confirm that you are in agreement that my client will recover the cost of these works from the proceeds of sale, *before* these are distributed as 50% to you and 50% to him.

In addition to this, please could you confirm what your preference is in relation to the wall lights? My client is happy for you to choose these if you prefer, together with a standard wall socket for the kitchen, provided that the cost of each wall light does not exceed £20. If you would rather my client choose the lights, please do let me know and he will do so forthwith. In any event, please confirm that you are in agreement that my client will recover the cost of the wall lights from the proceeds of sale, *before* these are distributed as 50% to you and 50% to him.

### Building works

I believe your letter does not directly address the issue of the building works. I note that you state: "*I will not permit access to any contractor connected to or arranged by Mr Walker. This position is non-negotiable and reflects ongoing safety concerns and the terms of existing protective*

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*orders*”. I understand this relates to my client sourcing quotes for a painter and carpenter, and not to Paul, as you stated in your letter dated 4 April 2025 that: “*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...*”

Please could you clarify whether my understanding is correct, and confirm that you will contact Paul to arrange for the remaining works to be undertaken. For the avoidance of doubt, my client’s position is that Paul should attend the property on a day of your choosing (within the next two weeks if possible) to: (i) close the hole in the attic; (ii) remove the wallpaper and plaster landing; (iii) remove the carpet in the little office, under the desk; (iv) fix the toilet on the top floor; and (v) remove the fireplace/burner from the property.

### Decoration

Many thanks for confirming you are amenable to sourcing fresh quotes in respect of the decoration works. My client is in agreement with this approach and asks that you provide three quotes for him to consider. Please note that my client values affordability over quality when it comes to these works, and he kindly asks that you keep this in mind during the sourcing exercise.

I look forward to receiving the quotes. Could I suggest a timeframe of seven days for this? This should be reasonable given the wide availability of services like AirTasker, but please do let me know if you anticipate needing slightly longer to do this.

### Civil proceedings

Lastly, you mention that you are very busy preparing for the first hearing for my client’s TOLATA application. This is understandable, and I would encourage you to seek independent legal advice in relation to this. However, I must clarify that my client is not prepared to withdraw his application at this stage.

While he is hopeful that all matters can be resolved by agreement, my client is conscious of the strict timeframe in this matter. As you will be aware, the mortgage rate for the property is due to increase on 1 February 2026 from a fixed rate of 5.44% to the National Westminster Bank’s Standard Variable Rate. For ease of reference, this is currently at 7.49% and may rise substantially over the course of the next ten months. This would result in much higher mortgage payments and, unfortunately, it seems neither party can afford these.

The TOLATA proceedings provide a timetable to ensure progress and do not preclude the parties from reaching an agreement, if negotiations continue to be efficient and cost effective. Of course, should an agreement be reached on all matters (including the distribution of the net proceeds of sale) then the application will be withdrawn. If agreement is not reached, the proceedings will eventually conclude and the parties will have a final order as to how the net proceeds of sale shall be distributed. I want to emphasise that this is not intended to be a hostile or aggressive approach,

and certainly my client is not in any way seeking to rule out ADR if that is something both parties wish to partake in. This is simply to guarantee matters are concluded in a timely manner – be that by agreement or by final order.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Chiara Longo".

**Chiara Longo**  
**Associate Solicitor**  
**EDWARDS FAMILY LAW**  
[chiaralongo@edwardsfamilylaw.co.uk](mailto:chiaralongo@edwardsfamilylaw.co.uk)

Mrs Chiara Longo  
Edwards Family Law  
5 Southampton Place  
London  
WC1A 2DA

Your Ref: WAL/2579/00001

02 May 2025

**WITHOUT PREJUDICE SAVE AS TO COSTS**

Dear Ms Longo,

**Re: 92 Ollerton Road, London, N11 2LA**

Thank you for your letter dated 29 April 2025. I appreciate that you reached out in advance of my detailed response to the previous correspondence – this is helpful, and I have no issue with this approach.

Please see my responses to the points raised:

1. Wall Lights and Costs

I confirm that I will choose the wall lights, each under £20 in cost. I agree that the cost of the lights, along with the electrician's works, may be recovered from the proceeds of sale prior to the 50/50 distribution.

2. Access for Paul

Yes, that is correct. Paul may attend the property for one working day to complete the outstanding works. I will coordinate this for next week, assuming that date is convenient for him.

3. Decoration Quotes – Timeframe

Your proposed seven-day timeframe is reasonable, and I would gladly comply under normal circumstances. However, I must be transparent: I am currently overwhelmed with preparing my defence to the TOLATA application. Due to the volume of inaccuracies in your client's statement, I am compelled to gather detailed evidence to refute each one, which is consuming the majority of my time and energy.

Although I understand the urgency, I simply cannot meet the 7-day deadline until my defence has been filed. I want to reassure you that I share your client's objective of getting the property on the market as soon as possible. Once my defence is submitted, I will immediately prioritise obtaining the three quotes and will inform you accordingly, including a realistic timeframe for their completion.

I must express my concern that your client is choosing to proceed with costly and time-consuming litigation, despite my repeated offers to cooperate and list the property for sale. As I stated in my first Without Prejudice letter, I was willing to put the house on the market within 14 days if your client agreed to pay the modest redemption costs of £3,500. His refusal to do so, and instead initiate legal proceedings likely to exceed £20,000 in costs, appears not only illogical but punitive.

Furthermore, it is my strong view that his TOLATA application does not meet the requirements for CPR Part 8 claims. As such, the current proceedings are not only procedurally inappropriate but are causing unnecessary delay and wasting my time — time that I would otherwise be using to prepare the property for sale, which is in both parties' interests. If you disagree with this, I would genuinely appreciate an explanation for why you believe the claim is suitable under Part 8.

I must also reiterate that I am managing these matters without legal representation, not by choice, but due to limitations beyond my control. I am doing my best to protect myself and handle both the legal and practical aspects of the case.

That said, I am extremely grateful that you have taken the matter into your hands. Your measured, professional tone is appreciated and, I hope, may help guide your client to recognise that collaboration and fairness are far more productive than hostility or threats.

At some point, accountability must be acknowledged. If it wasn't already apparent in my family law statement, it will be undeniable in my civil law response. His choice to rely on demonstrably false assertions has only made my task more burdensome and delayed steps we both claim to want completed.

Once this stage is behind me, I will be in a position to act swiftly to move the sale forward.

King regards,  
Irene Spalletti



# EDWARDS FAMILY LAW

Ms Irene Sara Spalletti

Our Ref: WAL/2579/00001

2 May 2025

By email only: [property\\_92@yahoo.com](mailto:property_92@yahoo.com)

## **WITHOUT PREJUDICE SAVE AS TO COSTS**

Dear Ms Spalletti

**Re: 92 Ollerton Road, London, N11 2LA**

Many thanks for your letter dated 2 May 2025, which has been safely received. I am very pleased that we have been able to achieve some demonstrable progress over the last few weeks – which is of great credit to both parties.

Electrician

Many thanks for confirming you are happy to pick the wall lights (and, I assume, the wall socket), and for confirming that you agree for my client to recover these costs from the sale of the property.

Please could you let me know when Brian is scheduled to attend the property and therefore produce the invoice, so that my client may prepare for the expense.

Building works

Many thanks for confirming you will arrange for Paul to attend the property next week, insofar as he is able to do so. My client is concerned that Paul might have changed his phone number, and he is making enquiries to establish whether that is the case. Perhaps you could confirm whether you are able to reach Paul at his current number?

My client is conscious that Paul has been slightly unreliable in the past. If you could please keep me updated as to Paul's attendance and agreement, that would be very appreciated.

Decoration

Edwards Family Law, 5 Southampton Place, London, WC1A 2DA

T: 020 3983 1818 W: [www.edwardsfamilylaw.co.uk](http://www.edwardsfamilylaw.co.uk)

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I understand you are unable to source quotes for the decoration works until you have filed your defence with the Court. I would be grateful for any indication as to when you expect this to be completed.

Similarly, any additional effort to obtain a quote for painting work swiftly will be greatly appreciated and will no doubt aid in reaching a resolution to all matters.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Chiara Longo".

**Chiara Longo**  
**Associate Solicitor**  
**EDWARDS FAMILY LAW**  
[chiaralongo@edwardsfamilylaw.co.uk](mailto:chiaralongo@edwardsfamilylaw.co.uk)



● Chiara Longo  
From: chiaralongo@edwardsfamilylaw.co.uk  
To: Irene Spalletti  
Cc: Kelly Edwards

Mon, 12 May at 14:21 ☆

Dear Ms Spalletti,

This is just a courtesy email to let you know we have received, this morning, a notice of hearing for the case management hearing on 4 June 2025. Please see enclosed for your records in case this has not yet made its way to you.

The Order mentions an email sent by your former solicitors on 13 March 2025. As you will be aware, I have only recently taken over conduct of this matter. I understand that your Acknowledgment of Service was filed on this date, but I do not have a copy of the email mentioned. Please could you send the same to me?

I look forward to hearing from you.

Kind regards,

**Chiara Longo**

Associate Solicitor

chiaralongo@edwardsfamilylaw.co.uk

Office - 020 3983 1818

5 Southampton Place, London, WC1A 2DA

EDWARDS FAMILY LAW



● N244 Application Submission

Yahoo/Sent ☆



● Irene Spalletti  
From: property\_92@yahoo.com  
To: Chiara Longo

Thu, 15 May at 16:16 ☆

Hi Chiara,

Unfortunately, I'm unable to assist you with this matter, as I haven't received a copy myself and I'm not sure what the court is referencing either.

However, I'm taking this opportunity to send you a copy of the N244 application I submitted to the court this morning.

Apologies I can't be more helpful.

Best regards,

Irene Spalletti



● **Chiara Longo**  
From: chiaralongo@edwardsfamilylaw.co.uk  
To: Irene Spalletti  
Cc: Kelly Edwards

Thu, 15 May at 14:49 ☆

Dear Irene,

I hope this email finds you well.

I apologise for the chase, but was wondering if you would be able to give me an update as to whether Paul and Brian have been able to attend the property to complete the works.

Please feel free to send through the invoices for the wall lamps and wall sockets if these have been chosen, and my client will pay for these forthwith.

Kind regards,  
Chiara

**Chiara Longo**

Associate Solicitor  
chiaralongo@edwardsfamilylaw.co.uk  
Office - 020 3983 1818  
5 Southampton Place, London, WC1A 2DA

EDWARDS FAMILY LAW  




● **Irene Spalletti**  
From: property\_92@yahoo.com  
To: Chiara Longo

Thu, 15 May at 16:26 ☆

Dear Chiara,

No problem at all regarding your follow-up.

I did get in touch with Brian last week, but unfortunately he is currently dealing with some serious personal matters, so he's not immediately available. He's aware that I'm eager to have the work completed and has assured me he'll be in touch as soon as he's able to.

I've also contacted Paul, though as usual, things aren't as straightforward as they should be. He's said he'll need a few days to get things in order, and we're in the process of arranging a visit to the property for him to review the works.

That being said, I've made an effort to accommodate your client's needs despite the current workload on the defence case. However, given that your client continues to refuse to work collaboratively and has chosen to pursue court action without cause, I find it unreasonable to expect me to prioritise his needs while he is actively disregarding mine.

As we now have a court hearing approaching, I'll be honest—there is simply no room in my schedule to focus on the renovation at this time.

Warmest regards,

Irene Spalletti



● Irene Spalletti  
From: property\_92@yahoo.com  
To: Chiara Longo



Mon, 19 May at 18:09 ☆

Dear Ms Longo,

Please see the enclosed correspondence.

Yours sincerely,

Irene

› Show original message



2025-05-19:....pdf  
28.5kB



● Irene Spalletti  
From: property\_92@yahoo.com  
To: Chiara Longo



Mon, 19 May at 18:23 ☆

Dear Chiara,

I forgot to mention that the judge made an order that Mr. Walker is still responsible for half the mortgage and related property bills so he won't be able to claim occupation rent back from me.

› Show original message

Mrs Chiara Longo  
Edwards Family Law  
5 Southampton Place  
London  
WC1A 2DA

Your Ref: WAL/2579/00001

19 May 2025

**WITHOUT PREJUDICE SAVE AS TO COSTS**

Dear Ms Longo,

**Re: 92 Ollerton Road, London, N11 2LA**

Dear Chiara,

I hope you're well.

I wanted to check whether my message about being unable to accommodate any renovation works until after the court hearing has been passed on to your client, as Paul seemed unaware of it.

I hope you can appreciate that my time, resources, and mental capacity are currently very limited. I am in a position of vulnerability, both personally and socio-economically, and I am protected as a vulnerable party under the Equality Act 2010.

It's unfortunate that your client has chosen not to cooperate with me on this matter. I had hoped we could work together to complete the renovation swiftly and get the property on the market as soon as possible. Unfortunately, by pursuing legal proceedings—particularly while I remain unrepresented—the process will inevitably be delayed rather than expedited.

In my view, court action does not serve your client's best interests, nor the interests of any party involved in this matter.

Could you also kindly clarify why you feel necessary to apply to the court, given that I had already agreed to put the house on the market myself without delay?

Best regards,  
Irene Spalletti