



Irene Spalletti <irene.spalletti@gmail.com>

Your Property Matter - payment required

1 message

Lucy Cornish <lc@southgate.co.uk>

27 January 2025 at 17:32

To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

Hi Irene,

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

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

This leaves just £96.30 remaining unutilised funds on account.

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

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

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

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

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

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

Regards

Lucy Cornish | Family Law Solicitor

southgate solicitors

Third Floor, Crown House,

47 Chase Side, London, N14 5BP

t: 0208 004 0065

w: www.southgate.co.uk



Irene Spalletti <irene.spalletti@gmail.com>

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

Please note I do not work Wednesdays.

IMPORTANT FRAUD MESSAGE:

southgate solicitors will **NOT** notify changes to our bank account details by email. If you receive any communications suggesting that the firm's bank account details have changed, you should contact the firm via the number on the [firm's website](#) or [headed notepaper](#) immediately to confirm the details before making payment. Please be aware that a fraudulent email may contain a fraudulent phone number or email address for southgate solicitors. southgate solicitors will not take responsibility if you transfer money to a wrong account. Please contact the solicitor with conduct of your matter by telephone if you have any concerns about transfer of funds to our firm's account.

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

From: Irene Spalletti <irene.spalletti@gmail.com>
Sent: 28 January 2025 14:51
To: Louisa Yiannourides <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



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>

29 January 2025 at 17:22

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

Cc: Jonty.Proudfoot@met.police.uk

Dear Lucy,

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

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

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

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

Final Arrangements

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

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

Protecting My Parents' Contributions

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

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

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

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

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

Thanks,
Irene



Irene Spalletti <irene.spalletti@gmail.com>

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

1 message

Lucy Cornish <lc@southgate.co.uk>

31 January 2025 at 12:29

To: "irene.spalletti@gmail.com" <irene.spalletti@gmail.com>

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