

Our client: Alexander Walker

From: Chiara Longo (chiaralongo@edwardsfamilylaw.co.uk)

To: property_92@yahoo.com

Date: Tuesday 29 April 2025 at 12:53 BST

Dear Ms Spalletti,

Please see the enclosed correspondence.

Yours sincerely,



29.04.2025 - EFL to Irene Spalletti.pdf
243.1kB



EDWARDS FAMILY LAW

Ms Irene Sara Spalletti

Our Ref: WAL/2579/00001

29 April, 2025

By email only: 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 dark ink, appearing to read 'Chiara Longo', with a stylized, flowing script.

Chiara Longo
Associate Solicitor
EDWARDS FAMILY LAW
chiaralongo@edwardsfamilylaw.co.uk