Exhibit ref.

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

Case ref: M00ED350

### IN THE COUNTY COURT AT EDMONTON

IN THE TRUSTS OF LAND AND
APPOINTMENT OF TRUSTEES ACT 1996

BETWEEN:

Mr Alexander Michael Luke Wolf Walker

Claimant

and -

**Defendant** 

Miss Irene Sara Spalletti

## Family Law Act proceedings

Exhibited in response to para. 30/b of the Claimant's 1st Statement

b. the entirety of further property renovations/ works (using unilateral quotations);

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 Irene Spalletti 92 Ollerton Road London N11 2LA



### Sales Quote

Page 1

Edmonton 4 Ravenside Retail Park Ravenside Close London N18 3HA

Customer Email irene.spalletti@gmail.com

**Customer Landline** 

Customer Mobile 07412604767

Customer Mobile 2

07412604767

 Quote No.
 LG004652901

 Bill-to Customer No.
 C002341276

 Quote Date
 10/11/2024

 Consultation Date
 10/11/2024

 Quote valid until
 18/10/2024

Store
Store Phone No.
Home Page
Store E-Mail
Salesperson
Home Consultant
Customer own sizes

1049 020 3846 1080 http://www.tapi.co.uk Edmonton@Tapi.co.uk Jashim Uddin Jashim Uddin No

Article Code Description Discount Promotion Amount

 197601
 Henley Silver 4m

 197602
 Henley Silver 5m

Sale - 50% off 100s of carpets

Sale - 50% off 100s of carpets
Triumph 1.37

 186834
 Gripper 190

 194757
 Dualgrip 0.90m Silver

 194758
 Zig-Zag 0.90m Silver

 173830
 Gold Tape 20LM

 202084
 Spray Adhesive Carpet

 910025
 INV Delivery & Care Package

 910048
 INV Fitting Arrangement Service

customer is to uplift and dispose of the old flooring.

Total Before Discounts 6,834.97
YOU SAVE -2,535.01

**YOU PAY**20% VAT
716.66
Total GBP Excl. VAT
3,583.30

Want Interest Free Credit? Here's an example for this quote

Total Payable: £4299.96 APR: £4299.96

Repayments: £119.44 for 36 Months

This is an illustration. Subject to status and affordability

Deposit/Payment No. Description Posting Date Payment Method Amount

Total GBP

### FITTING SERVICE

Fitting services are carried out by Independent Fitting Contractors. As we use independent fitters, the cost for fitting is payable directly to the fitter on the day of installation.

Amount to pay Fitter

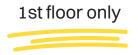
£ 604.78



1 Lyric Square | London, Hammersmith W6 0NB 020 7381 9408 | office@mrsander.co.uk | www.mrsander.co.uk

Product/Service	Description	Qty.	Unit Price	Total
DISCLAIMER	"Please Note That Skirting Boards May Incur Dents, Scratches, Or Marks During The Course Of The Work. We Do Not Take Responsibility For Painting Or Repairing The Skirting Boards After The Work Is Completed. This Remains The Responsibility Of The Customer	1	£0.00	£0.00

A deposit of £3,310.00 will be required to begin.



Total	£2 210 00
I Otal	£3,310.00

This quote is valid for the next 30 days, after which values may be subject to change.

Signature:	Date:
Sionainre	Date



Dear Irene, Date: 19<sup>th</sup> October 2024

92 Ollerton Road N11 2LA 07412 604767

Thank you for your request for a floor sanding quote, should you require any assistance please contact us.

Based on Areas: Hallway - Thru Lounge - Stairs - Landing - 3 x Beds - Loft

### G/FLOOR:

VARIOUS APPLICATIONS OF SANDING EXISTING FLOORING

Buffing

LACQUERING

TOTAL £1,780.00

1 x Application of staining

TOTAL £560.00 (OPTIONAL)

### **STAIR TREADS & RISERS**

Sanding & finishing treads + painting risers

Total £570.00

### 1<sup>ST</sup> FLOOR

VARIOUS APPLICATIONS OF SANDING EXISTING FLOORING

1 x Application of gap filling joints

2 x Application of clear Junckers commercial strong lacquer silk/matt finish

1 x Application of buffing flooring

MISCELLANEOUS FLOOR REPAIRS

TOTAL £1,750.00 (STAINING COSTS ADDITIONAL COSTS @ £390.00 OPTIONAL)

### LOFT:

### **CLIENT TO SUPPLY FLOORING**

Installation of Flooring
Supply & Install Acoustic Underlay
Scotia + Mouldings

TOTAL £1,220.00 (COST OF FLOORING IS EXCLUDED FROM THIS QUOTATION)

<u>NB:</u> Should we ascertain your approval of this quotation, we will forward you our "Addendum to Works" "Written Guarantee" & "Details of Payment"

Kind Regards

## Wood Oak Floor Sanding

Tel: 0208 804 9463

Tel: 0776 534 0949

Email: woodoakflooring@gmail.com

Web: www.woodoakflooring.org.uk



A TRADITIONAL FLOORING COMPANY

Exhibit nº ISS-61 (quote) Referred to in the Section 8.1.34

# Your Quotation

Quotation Reference:4181543/20241007/210457



#### **Anglian Home Improvements**

Anglian Home Improvements Sales Contact Centre (Unit 2A)

Liberator Road

Norwich Norfolk

NR6 6EJ

92 Ollerton Road London N11 2LA 07/10/2024 21:05:02

Miss Spalletti

0800 197 0000

Dear Miss Spalletti

Thank you for allowing us to quote on your new Windows and/or Doors. Below your quotation is a wealth of information about our Company and the quality and craftmanship of our products to help support you in your decision making. Should you have any further questions, please do not hesitate to get in touch with us. We very much look forward to receiving your order.

### **Your Quote**

We have pleasure attaching your Schedule of Works, which summarises your product selection.

#### Amount of credit for goods/services

Minimum monthly repayment	x Number of monthly repayments	Deposit	Total amount payable
£304.68	96	£249.00	£29498.28
Minimum monthly	x Number of monthly	Deposit	Total amount payable
repayment	repayments	Deposit	Total amount payable

Annual rate of interest: 12.2% fixed 12.9% APR Rates may vary subject to status

Credit is available to homeowners aged 18 and over subject to lender, application and status. The above figures do not constitute the full terms and conditions of any credit agreement. We can offer you a home improvement loan through a panel of lenders. Anglian receives an introduction fee from our finance providers when you open an Anglian Finance Account.

Accelerated Repayments - paying it back sooner. The total amount payable can be reduced if additional payments are made, reducing the terms of the loan. You can pay more than the contracted minimum payment, either monthly or periodically which will reduce the amount of interest you would otherwise pay, and the number of payments you would make. We attach a copy of your money matters booklet.









### T.D.Builders & Maintenance bathrooms installations quote D Inbox x



### Tical daniel <dannytical1982@gmail.com>

to me 🔻

- •remove the existing tiles and old bathroom units
- •plaster and make it good the walls
- •install new pocket door
- •install new shower mixer
- •install new shower glass
- •install new walking shower wett room
- •waterproof the shower area wall and floor
- •install new sink unit and tap
- •install new radiator towel rail
- •install new toilet
- •install new ceiling lights
- •install new 8mm plywood above floor boards
- •install durabase matting membrane under the floor tiles
- •install new floor tiles and grout
- •install new wall tiles and grout
- •paint the ceiling with bathroom paint

Total 8500£

This quote include only the labour cost without any materials.

The loft bathroom would be the same price because include same work required.

Kind Regards



Kyle martin

17 Oct 2024, 18:51 (2 days ago) 🛣 😉 👆 ᠄







Hi irene

So two windows of that size plus flashing kits cost around £1,950 each

Other materials £ 320

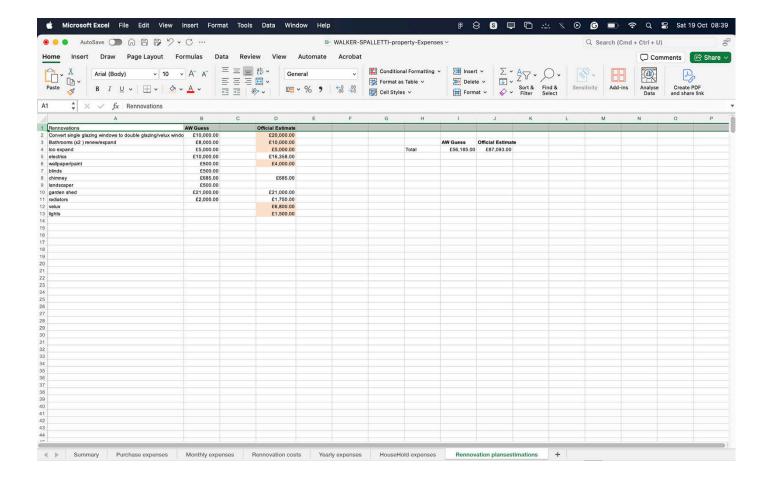
Labour to install windows £ 1,920

Works to inside to compensate new larger Velux windows. £ 980

That's were we would be with proposed works. Please note there will be VAT on top

Thanks kyle KFM

\*\*\*



Fri, 6 Sept, 09:51 ☆ ⓒ ←

**4** 



#### RSA HomeClaims HR4 (UK)

Good morning,

Thank you for your reply.

We confirm that on 03/07/24 a claim was registered by ourselves for accidental damage to your TV a Samsung QE55QN88C 55" Neo QLED(mini LED) You chose a Curry's e-voucher for settlement which was for £1199 Net of the £100 policy excess and this was sent to your email address.

•••

[Message clipped] <u>View entire message</u>



Irene Spalletti <irene.spalletti@gmail.com>

to RSA 🕶

Fantastic thank you!

One attachment • Scanned by Gmail ①





PERIOD OF INSURANCE PERSONAL & PROPERTY DETAILS APPLICANT 1 APPLICANT 2 BUILDINGS INSURANCE £500,000 Applicable excesses: CONTENTS INSURANCE Contents Escape of water or oil

PERSONAL POSSESSIONS COVER				
SPECIFIED PERSONAL PO	OSSESSIONS			
Sum insured:	£0			
UNSPECIFIED PERSONAL	POSSESSIONS			
Sum insured:	£0	Single article limit: Mobile phones limit:	N/A N/A	
		Pedal cycles limit:	N/A	
Total sum insured:	£0	Personal Possessions excess:	N/A	

HOME EMERGENCY COVER Up to £1,000 including VAT for call out charges, labour and materials to carry out emergency repair. LEGAL EXPENSES COVER

Up to £100,000 for legal costs in pursuing personal claims including employment, contract, bodily injury and

Please read this Policy Certificate, your Statement of Fact and your Policy Booklet carefully and make sure you understand them. If you have a question about your insurance, you can call us on 0345 60 1050 or write to us at Customer Services Department, Paymentshield, PO Box 229, Southport PR9 9MU.

Paid out

More information SOUTHPORT GB

Transaction details NatWest SPALLETTII \*\*\*\*967 56-00-27 -£1,045.51 PAYMENTSHIELD Debit Card Transaction 11 March 2024 08 March 2024 Card ending



# **Transactions**

Account type: Select Account

Account number: **25776967**Sort code: **560027** 

Account name: SPALLETTI I

# Your transactions

Date: 19 Oct 2024

Showing: 19 Apr 2024 to 18 Oct 2024, All Transactions, Description: Alexander

Date	Туре	Description	Paid in	Paid out
11 Oct 2024	DPC	ALEXANDER WALKER , Mortgage , VIA MOBILE - PYMT		£1,207.00
02 Sep 2024	S/O	ALEXANDER WALKER		£1,207.00
01 Aug 2024	S/O	ALEXANDER WALKER		£1,207.00
01 Jul 2024	S/O	ALEXANDER WALKER		£1,207.00
03 Jun 2024	S/O	ALEXANDER WALKER		£1,207.00
01 May 2024	DPC	ALEXANDER WALKER , Love , VIA MOBILE - PYMT		£75.00
30 Apr 2024	DPC	ALEXANDER WALKER , MORTGAGE , VIA MOBILE - PYMT		£1,207.00