
D5 – Defendant-Solicitor Communications

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

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

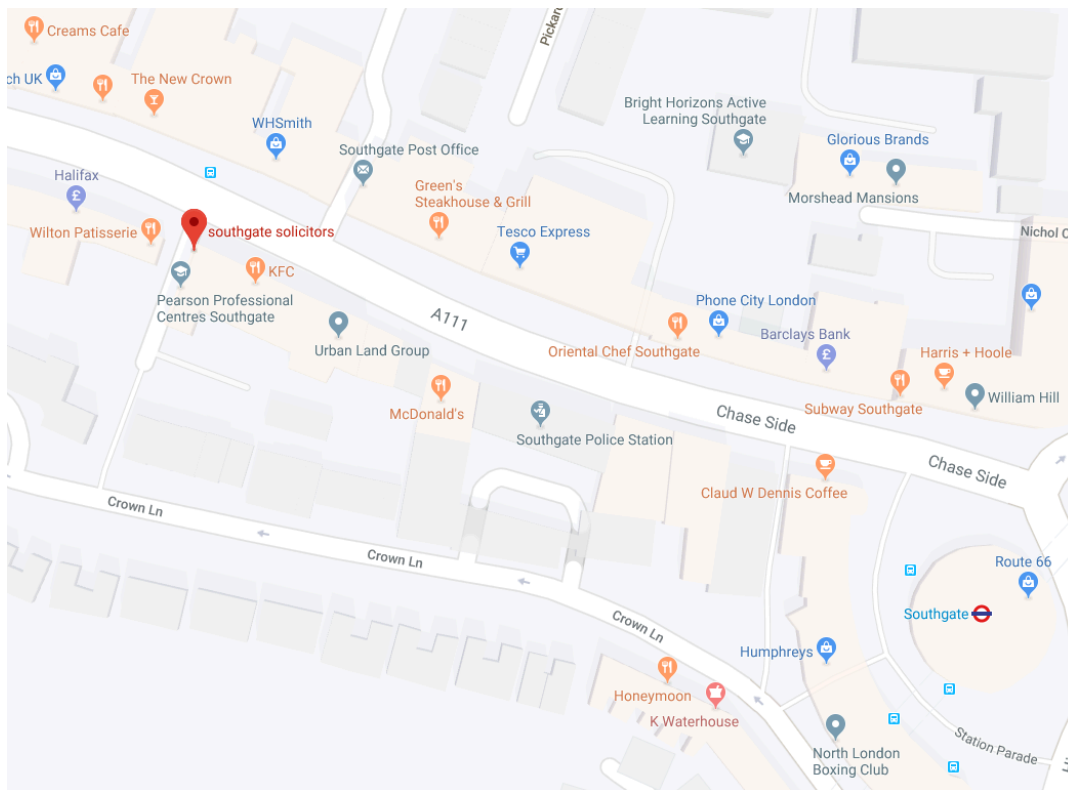
Hi Irene,

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>

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

4 messages

Lucy Cornish <lc@southgate.co.uk>

3 January 2025 at 14:22

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

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

Please note I do not work Wednesdays.

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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



client account details.pdf

168K

Irene Spalletti <irene.spalletti@gmail.com>

To: Lucy Cornish <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]

2 attachments

 **image001.png**
120K

 **Draft DOT - 92 Ollerton Road (002).pdf**
89K

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]

 **Redemption document.pdf**
14K

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>

Payment done

1 message

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,

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

1 message

Irene Spalletti <irene.spalletti@gmail.com>

9 January 2025 at 14:38


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

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,

**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

To be included in communication with Mrs. Walker

1 message

Irene Spalletti <irene.spalletti@gmail.com>

9 January 2025 at 15:35

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

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 firm (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

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>

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>

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

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

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 "Renee P. H." with a stylized flourish at the end.

[Quoted text hidden]

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

3 messages

Irene Spalletti <irene.spalletti@gmail.com>

22 January 2025 at 14:32

To: Jonty.Proudfoot@met.police.uk

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

Irene Spalletti <irene.spalletti@gmail.com>

24 January 2025 at 16:10

To: Jonty.Proudfoot@met.police.uk

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,
Irene

A handwritten signature in black ink, appearing to read 'Irene Spalletti', with a stylized, cursive script.

[Quoted text hidden]

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>

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.

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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



Irene Spalletti <irene.spalletti@gmail.com>

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

2 messages

Lucy Cornish <lc@southgate.co.uk>

3 February 2025 at 16:55

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

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.



Payment made + new instructions

1 message

Irene Spalletti <irene.spalletti@gmail.com>

10 February 2025 at 21:51

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

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



Irene Spalletti <irene.spalletti@gmail.com>

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.

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

1 message

Lucy Cornish <lc@southgate.co.uk>

14 February 2025 at 13:42

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

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

Please note I do not work Wednesdays.

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**Client care letter dated 14.02.25.pdf**

127K



Irene Spalletti <irene.spalletti@gmail.com>

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>

15 February 2025 at 17:29

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

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 entitles 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

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>

Your Property Matter - second draft

1 message

Lucy Cornish <lc@southgate.co.uk>

18 February 2025 at 17:21

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

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

Please note I do not work Wednesdays.

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