



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2014**

Chamber Ref: FTS/HPC/CV/25/2030

Re: Property at 8A Nightingale Place, Johnstone, PA5 0TB (“the Property”)

Parties:

**Dr Chris Woodcock, Mrs Angela Woodcock, Sycamore Cottage, Willow Pit Lane,
Derby; Sycamore Cottage, Willow Pit Lane, Derby, DE65 5FN (“the Applicants”)**

**Miss Nicola Ainsworth, 8A Nightingale Place, Johnstone, PA5 0TB (“the
Respondent”)**

Tribunal Members:

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order for payment should be granted in the sum
of £8777.80.**

Background

1. This is a Rule 70 application whereby the Applicants were seeking an order for payment in the sum of £5427.80 in respect of rent arrears. The Applicants’ representative lodged a short assured tenancy agreement commencing on 27th March to 27th September 2014 and monthly thereafter, rent statement, and pre-action requirement correspondence.
2. The Application and notification of a Case Management Discussion were served on the Respondent personally by Sheriff Officer on 2nd October 2025.
3. On 14th October 2025, the Applicants’ representative lodged an application to amend the sum sought to £8777.80.

Case Management Discussion

4. A Case Management Discussion (“CMD”) took place by telephone conference on 10th November 2025. The Applicants were not in attendance and were represented by Ms Deans, Emmerson Homes. The Respondent was not in attendance.

5. The Tribunal considered the terms of Rule 29. The Tribunal determined that the requirements of Rule 17(2) had been satisfied in respect of the Respondent. The Tribunal considered it was appropriate to proceed with the application in the absence of the Respondent.
6. Ms Deans outlined the background to the application. The arrears are now £9447.80. No rent has been paid by the Respondent since September 2024. emails, and monthly letters regarding the arrears. The Respondent has been visited by the letting agent. The Respondent always claims to be in discussion with Universal Credit, and says she is getting matters sorted. There have been rent arrears in the past, which have been addressed. The Applicants have attempted to get rent paid directly by Universal Credit but this has been refused.

Findings in Fact and Law

7.
 - (i) Parties entered into a short assured tenancy agreement in respect of the Property which commenced on 27th March 2014 at a monthly rent of £585.
 - (ii) Rent lawfully due has not been paid by the Respondent to the Applicants.
 - (iii) The Applicants are entitled to recover rent lawfully due.

Reasons for Decision

8. Rent lawfully due is outstanding. The Applicants are entitled to recover rent lawfully due. It is appropriate to allow the application to increase the sum sought..

Decision

9. An order for payment is granted in favour of the Applicant in the amended sum of £8777.80.

Right of Appeal

In terms of Section 46 of the Tribunal (Scotland) Act 2014, a party aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must

seek permission to appeal within 30 days of the date the decision was sent to them.

H Forbes

Legal Member/Chair

10th November 2025
Date