



Tayvallich Initiative – Project Development Manager

Are you an experienced Project Development Manager who has the enthusiasm and versatility to help our community deliver its housing objectives? Do you have a successful track record in fundraising to build upon the significant amount of funding we have already attracted to kick-start our Tayvallich Initiative?

We are seeking a part-time, freelance Project Development Manager who will work with our Board, Community Steering Group and Housing Working Group Lead to establish and drive forward the development of housing for affordable rent on our community-owned land. Your role will be to help us select the most suitable housing agency to deliver our vision for housing and work in partnership with them to make this a reality. You will also liaise with planners about options for housing on community-owned land and prepare pre-planning and planning applications. At each phase, you will also take a lead in involving and consulting our local community on our proposed plans to ensure continued engagement and commitment.

- Role Title: Project Development Manager
- Freelance opportunity, fixed term, up to October 2025
- Hours: on average 2 days a week (with flexibility to meet the varying demands of this role). Some out-of-hours working will be required
- Remuneration: £275 per day (inclusive of VAT if applicable) with a set allowance for travel and expenses. £54,950 total fee
- Reporting to: Chair of Tayvallich Initiative Board
- Location: This role is home-based. You will need to be able to commit to attend regular face-to-face meetings in our community of Tayvallich, Mid Argyll on a scheduled basis

Background and Context

Tayvallich is a small and isolated coastal community with a resident population of a little over 250. The village is losing population; 38% of properties are not used as principal homes (i.e. they are holiday homes or second homes), and there are very few houses available for residential rental.

House prices are high, far above the affordability of typical Argyll employee salaries. It is an ageing community because it is virtually impossible for younger people to find a home to rent and remain in the community. The key local businesses including the community shop and pub find it difficult to retain staff because of housing costs.

In 2022 an opportunity arose. It became known that Tayvallich Estate, a 1,368ha estate to the south of Tayvallich, would be put on the market for sale. The community mobilised and completed an initial consultation which demonstrated strong support for pursuing community buyout options. This and further community consultation highlighted a range of priorities going forward and these were affordable housing, renewables, community growing, habitat management and job creation.

Tayvallich Initiative Ltd (TI) was created with an ambition to purchase the Estate and in doing so, create a more sustainable future for the village and its surrounds and tackle the key priorities raised by the community. Tayvallich Initiative has the following vision:

To protect and enhance what makes the Tayvallich peninsula unique: its rich natural heritage, the community's resilience, and the strong connection between its people and the land and sea. Reversing depopulation is a key concern, while maintaining the area's natural richness and responding and adapting to the climate and biodiversity emergencies. Community land ownership helps to enable these ambitions to be realised.

Whilst TI were not able to buy the whole of the Estate, it was gifted parcels of land and pursued a successful application for an award from the Scottish Land Fund to purchase further land from Highlands Rewilding. Tayvallich Initiative now has, or will shortly have, guardianship of the following land:

- Cnoc Leis, part of the Gifted Land;
- Archie's Land, also Gifted Land, which includes Taigh Eairdsidh, a house that is now being offered for rent;
- "Mary's Patch", previously known as the Legacy Land;
- Turbiskill, comprising Turbiskill Farmhouse, Turbiskill Barn and surrounding land (Lots 2 and 3 in the Tayvallich Estate sale).

Archie's Land is currently being considered as the site most suitable for development of housing. It also provides an opportunity for encompassing a net zero approach to housing and indeed living. There is also potential to develop housing at Turbiskill.

Neither site currently has planning consent and they are not in the new proposed Local Development Plan as being zoned for housing. As such, there is a need to progress discussions with planning authorities and undertake further feasibility studies and community engagement.

TI has been discussing different models of delivery of housing with three different housing agencies. This has given food for thought and further engagement is now needed to build more of an understanding of the different models and how they would deliver for the community.

TI is a registered landlord (application pending) and has crafted a Housing Allocations Policy which is guiding the rental of Taigh Eairdsidh. When the Turbiskill purchase completes (expected late November 2023), TI will also be landlord for Turbiskill Farmhouse which is tenanted.

The Project Development Manager Role

The key focus of this role will be to:

- Drive forward further feasibility, community engagement, stakeholder engagement and research into delivery of new housing for Tayvallich.
- Plan a phased programme of house development on TI community-owned land which meets local priorities and is sustainable financially in the immediate and longer term.
- Manage the current tenancies (Taigh Eairdsidh and Turbiskill Farmhouse) and ensure TI remains compliant with its landlord responsibilities.

The Project Development Manager role is offered on a self-employed consultancy basis up to October 2025. We anticipate requiring an average of 2 days per week payable at a rate of £275 per day (inclusive of VAT, if you are VAT-registered). There is also a set allowance for travel and expenses. The total fee for this role is £54,950.

Given the nature of this project, particularly initially, we would need the appointed Project Development Manager to have some flexibility to meet the demands of the project, with the scope to vary hours to meet the fluctuating demands of the role. The appointed consultant will report directly to the Chair of the Board and will provide update reports to the Board of Directors as required.

This role is home-based. You will need to be able to commit to attending regular face-to-face meetings in the community on a scheduled basis.

Role Description

Key tasks, duties, and accountabilities of the post

- Take a leading role in working with local communities, elected representatives, local voluntary and charitable groups, the public, and all other stakeholder groups to highlight the urgent need to facilitate integrated and sustainable housing development in Tayvallich area.

- In collaboration with the TI Project Co-ordinator, organise and run consultation sessions with the local community and other stakeholder groups to scope out housing need and best ways to meet this.
- Work to ensure that local authority strategies and policies align with and support the priority provision of homes in Tayvallich area.
- Progress further feasibility on different options for development of housing resulting in up-to-date information relating to local housing markets and local housing needs.
- Research and scope out options for a net zero approach to the delivery of housing, integrating renewable technologies and other initiatives.
- Regularly monitor and record information on local housing needs and ensure that the priorities set for development schemes, adequately reflect the identified need (e.g. type/size/location of properties and tenure mix).
- Progress dialogue with planning authorities – structured via pre planning consultation.
- Engage proactively with Argyll and Bute Council Strategic Housing team and Rural Housing team at Scottish government.
- Apply for feasibility funding through Rural Housing Fund, and elsewhere, as and when required.
- Assist the TI Board, Working Groups, and Steering Group with the selection and appointment of a housing agency to deliver the first phase of community housing.
- Support Tayvallich Initiative to secure maximum funding through negotiations for the provision of housing.
- Oversee the work undertaken by consultants and contractors working on behalf of the Tayvallich community in relation to Housing Development.

Role Specification

Knowledge and Experience

Essential

- A proven track record of developing and managing complex projects.

- Experience and track record of identifying potential funding sources and writing funding bids (to help deliver our housing programme and associated projects).

Desirable

- A good understanding of the key housing, planning and development issues at national and local levels including practical knowledge of the planning system, new build development process, building regulations and other relevant legislation.
- Experience of the development, delivery and management of community housing programmes.
- Experience of the planning process and the submission of planning applications for residential schemes.

Technical

- **Contract Management** – Negotiating, agreeing, supervising, and monitoring contracts, and developing effective working relationships with suppliers and contractors.
- **Financial Management** – Ability to put in place appropriate financial controls to ensure projects are delivered within set budgets.
- **IT** – Well-developed IT skills – in particular Word, Excel, Teams.

Personal

- **Building Relationships** – able to develop and maintain effective relationships with partners, external agencies, contractors, stakeholders and the local community.
- **Excellent Communication skills** – both written and oral (including confident presentational skills).
- **Negotiation** – able to negotiate effectively and persuasively to gain acceptance of proposals.
- **Initiative** – able to work autonomously on a day-to-day basis with minimum supervision.
- **Organisational Skills** – able to prioritise work, plan and to work to deadlines.

- **Problem-Solving** – Able to problem solve and find solutions to issues blocking scheme delivery.
- **Tenacity and Resilience** – Able to work under pressure and public scrutiny and deliver results to tight deadlines.

This post is funded by Scottish Land Fund

