

Simba Makoni MRICS

Technical Program & Infrastructure Acquisition Specialist
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Professional Summary

Chartered Surveyor and Program Manager with 5+ years of experience leading high-value infrastructure acquisition strategies, delivering complex real estate transactions, and managing cross-functional teams on large-scale, strategic programs. Proven ability to optimize business outcomes by translating forecasts into actionable asset planning strategies, leading operational improvements, and engaging with diverse stakeholders. Skilled in policy development, program management, and product management in fast-paced environments, with experience managing cross-border initiatives. Adept at driving cost efficiency, managing vendor relationships, and identifying risk mitigation opportunities in both real estate and infrastructure contexts.

Career History

High Speed Two (HS2), London, Property Acquisitions Manager

Jul 2022 – Present

- Spearheaded valuation-driven compulsory acquisitions and compensation analysis for 80+ properties, valued over £120M.
- Managed multi-disciplinary teams in the full lifecycle of transactions for diverse property types (commercial, residential, rural), coordinating with legal, technical, and financial departments to ensure seamless execution and minimal risk.
- Led strategic acquisition planning, cost-risk assessments, and stakeholder engagement, enabling timely project delivery and cost optimization across program-critical infrastructure.
- Acted as a key representative for HS2 in negotiations with government bodies, Members of Parliament, statutory undertakers, and private stakeholders.
- Mentored junior professionals and RICS APC candidates, delivering structured development programs across technical and managerial functions.

High Speed Two (HS2), Birmingham, Assistant Property Acquisitions Manager

Jan 2021 – Jun 2022

- Supported valuation and acquisition strategies for mixed-use properties, contributing to financial modeling, compensation planning, and dispute resolution.
- Built tools to enhance compensation forecasting, payment planning, and cost analysis, streamlining project processes and improving resource allocation.

- Managed a central London estate portfolio, optimizing asset performance and generating an additional £150K in annual revenue.
- Oversaw a £5bn integrated supply chain, aligning acquisition strategies with construction schedules to prevent delays and minimize program risks.

Hines, London, Intern

Mar 2019

- Assisted in feasibility assessments for student accommodation and office refurbishments.
- Developed Excel-based appraisal models; contributed to preparation of formal valuation reports.

Education & Qualifications

- MRICS – Chartered Surveyor, Royal Institution of Chartered Surveyors (2023)
- BSc Real Estate – University of Reading, Henley Business School (2020)

Achievements & Interests

- Duke of Edinburgh Silver Award
- HS2 Above & Beyond Award for consistently exceptional performance in strategic program delivery
- Envision Mentor, Mentoring social action initiatives through youth development
- Director of National Citizen Service (NCS), Led community impact projects
- Co-leader of Literacy Ambassador Programme for underperforming students in achieving academic success
- Snap Fitness Tooting Run Club Captain, Led weekly training sessions and race preparation
- Richmond Marathon, Battersea Half Marathon & 10k finisher
- Former American Football Player – Played for Reading Knights and served as Vice-Captain and Player of the Year for the football team