

Malawi Makaranga Ngwira PhD

**21 Bentinck Grange, East Kilbride, South Lanarkshire, Glasgow.
Scotland. UK. G74 5PL**

Tel: +44 (0)7824468096 ■ makaranga1@gmail.com

PROFESSIONAL EXPERIENCE

2008- Present: Glasgow Caledonian University, School of Engineering & Built Environment, 70 Cowcadens Road, Glasgow, G4 0BA, Scotland, UK

Roles:

- . Programme Leader, BSc (Hon) Real estate
- . Principal Lecturer in:
 - Development Appraisal, Investment Appraisal and Valuation
 - Strategic Infrastructure Asset management
 - Project Management
 - Designing frameworks and implementation techniques for Supporting Local Government Property Based Financing
- . Supervision of PhD, MSc and Undergraduate dissertations
- . Management of staff members
- . Depute Director, The Centre for Built Environment Asset Management (BEAM)

In December 2014 the School of Engineering and Built Environment launched the Built Environment Asset Management (BEAM) Centre and I served as its first Director. The centre grew out of my professional experience and expertise in asset management. This was carried through to the University when I joined and proceeded to obtain a PhD in the subject. I am the only recognised academic and professional expert in public sector infrastructure asset management within the University. The Centre aims to be the leader in asset management research in the built environment as well as seek to facilitate the wider uptake of asset management and accelerate the integration of Asset Management in all that asset owners and users do. The Centre is the only one of its kind in the UK.

2002 -Jan 2008: Aberdeen City Council: Resources Development, Management & Delivery Dept.

Raising Local Government Finance and Infrastructure Asset Management

- . Development Appraisal and Viability assessment of development projects
- . Infrastructure Asset Management Policy Development and Implementation
- . Implementation of Asset Management practices to support service delivery of local authority departments (education, social services, transport, community services etc) to improve the overall service delivery of the organisation
- . Land and Property Assessments to raise local government finance through Land and Property Valuations for Acquisitions, Disposals, Financial Statements, compulsory purchase acquisitions;
- . Designing and implementing framework for management of land and property for owner occupational and lease arrangements to raise revenue or improve service delivery
- . Development of council's capital plans including development of business cases for investment, disposal or acquisitions.

Examples of Special Projects Delivered and Managed

- . Westburn Redevelopment Project: Project Manager on a European Union (EU) Procurement Contract to implement a mixed use scheme incorporating office complex; indoor and outdoor tennis centre; a restaurant; a bowling facility.
- . Project Valuation Surveyor for the 3Rs project: A £210 million Public Private Partnership (PPP) / Private Finance Initiative (PFI) project to refurbish, redevelop and replace schools across the city.
- . Project Manager for the Central Area Infrastructure Proposal: Management of a £80 million compulsory purchased and compensation package which included assessment of compensation, negotiating and settlement of claims of owners of land and buildings affected by a city centre road widening and improvement scheme.
- . Project Valuation Surveyor for the Third Don Road Construction: responsible preparation of tender specification; evaluation and appointment of external

consultants for specialist professional valuation advice; and managing appointed consultants.

- . *Project Surveyor on the Aberdeen Western Peripheral Route:* A £400 million By-Pass road scheme on which I was responsible for assessing, negotiating and agreeing levels of compensation amounts with owners of land and buildings affected by the compulsory acquisition of their interests.

Additional Notable Professional Areas of Responsibility

- . *Head of Property Asset Management Valuation Programme:* Headed the Council's Housing and Non housing property Asset Valuations Programme. Involved undertaking Regulated Purpose Valuations (Valuations for Financial Statements in line with guidelines issued by the *Chartered Institute of Public Finance and Accountants*) on behalf of Director of Finance. Key excerpts of the work included:
 - annual valuation of both operational and non-operational (investment) properties with an estimated market value in excess of £1.2 billion
 - Managing and programming the project in relation to valuation of 24,000 (approx.) council houses held under the Housing Revenue Account for the with a book value estimated at over £520 million
- . *Head of the Operational Property Asset Management Team.* Main excerpts of the work included:
 - development of asset management plans
 - coordination the capture of key data sets including energy, condition, sufficiency, capacity, suitability for inclusion in the asset management information system
 - coordination of condition surveys to establish extent of the council's status of its property portfolio and its fitness to support its goals.
 - Development of council's capital plans including development of business cases for investment, disposal or acquisitions.
- . *Represent the Council on Task Groups / Organisations*
 - the Scottish wide Local Government Corporate Asset Management Planning Network;
 - the Scottish wide Local Government School Estate Management Plan Forum;
 - Local government Best Value forum;
- . *Advice and Supervisory Roles*
 - Advised relevant Council Committees, senior management and elected members on property related matters and / or attended meetings where necessary to provide verbal and / or written professional advice.
 - Supervised Technical and Support Staff

1990 - 2002: Valuation Surveyor, Assessors Dept, Glasgow City Council

Nature of Work:

- . Designing and implementation of a *computerized assessment mass appraisal* (CAMA) model for valuing and assessing urban properties for Rating Taxation purposes. Rating Taxation is the main instrument for raising revenue (rates and council tax) for supporting various local authority services such as education, social services, transportation amongst others. I was involved in two main quinquennial revaluation assessments, in 2005 and 2010.

2007- PRESENT: INTERNATIONAL PROJECT AND CONSULTING ASSIGNMENTS

The following are some of the noteworthy contributions:

- . ***April 2011:*** Undertook capacity building training on development of mass land valuation appraisal models for government staff from the Ministry of Lands, Housing and Urban Development, Government of Malawi. The training initiative was sponsored by the World Bank funded project called Kuzigulila Malo.
- . ***July 2011:*** Undertook capacity building training for staff in the Ministry of Lands, Housing and Urban Development. The training was in the areas of infrastructure asset management, PPP / PFI concept and its application in public projects, land tenure and administration, land and property valuations, assessment of compensation claims for lands and property affected by compulsory acquisition orders
- . ***Dec. 2012:*** Project Coordinator of a USAID funded agriculture extension research project worth in excess of £200,000 implemented in Malawi in partnership between Lilongwe University of Agriculture and Natural Resources (Malawi) and Glasgow Caledonian University (GCU).
- . ***International Collaborative Research Project:*** Urban Regeneration Project (**October 2011 - June 2014**). An International Research Team member working on a project developing an urban regeneration framework. The project, financially supported by the European Union, was a collaboration amongst European Universities (Reggio and Roma in Italy; Aalto in Helsinki, Finland; GCU and Salford in the UK) and two US universities - San Diego State University, California; and Northeastern University in Boston. My specific role had been to examine and evaluate real estate issues in Urban regeneration in the USA and Europe and therefore spent time working in all these partnering universities.

- . **January 2015:** Project Coordinator of a £250,000 Scottish Govt funded solar research project implemented jointly between Glasgow Caledonian University and Mzuzu University in Malawi.
- . **February 2015:** Project Coordinator of a £650,000 Scottish Government funded Climate Justice water research project implemented between the Centre for Social Research, Chancellor College, University of Lusaka and GCU.
- . **2015 - Present: Business Development Director for Crystal Solutions Consultancy Services (CSCS) Ltd**
 CSCS is a Scottish registered project and management consulting firm that I operate in partnership. The firm supports infrastructure investors with project and infrastructure asset management expertise. To date I have provided consultancy services supporting the following international projects:
 - Roads infrastructure projects in Ghana: \$2.1 billion
 - Development of various education facilities by the Ministry of Education, Ghana: \$800 million
 - Hotel and Hospital Development, Ghana: \$210 million
 - Development of various infrastructure projects in Guinea: \$3.1 billion
 - Development of Embassies in Zambia and Nigeria by the Ministry of Foreign Affairs, Tanzania: \$30 million
 - Mixed Use project to develop low cost houses and non-residential facilities in Kenya: \$3.4 billion
 - Low Cost housing development in Kiambu County, Kenya: \$100 million
 - Development of University hostels, Mozambique
 - Expansion of University infrastructure, Kenya and Zambia: \$60 million

CORPORATE SOCIAL RESPONSIBILITY

- . **2007 - 2010: Secretary and Executive Director** of the Malawian Initiative for National Development (MIND).
 MIND is registered Scottish charity that facilitates UK based professional diaspora Malawians to undertake voluntary activities in Malawi. I was a key member in the setting up of MIND and serves as its Secretary and eventually Director.
- . **2008- Present: Member of The Malawi Development Advisory Group (MDAG)**
 I am one of six Malawians who hold various leadership roles in their communities in Scotland. The group advises the Scottish government's Minister for International Development and the Scottish Parliamentary Group on Malawi.

Glasgow Caledonian University and Malawi Government Education Initiative: In 2014 I was instrumental in

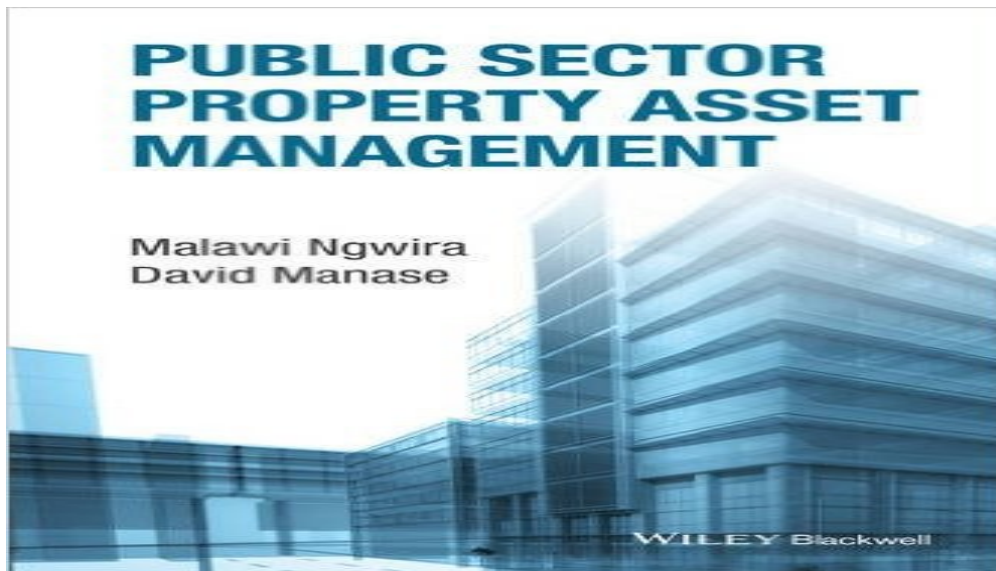
setting up the education collaboration initiative augmented by the signing of an MOU between the Govt of Malawi and Glasgow Caledonian University (GCU). Under the initiative, GCU offers annual postgraduate scholarships to Malawi Govt and University of Malawi staff to pursue Masters courses in International Project Management, Quantity Surveying and Construction Management at GCU. Discussions are also underway to run these courses offered by GCU at the Polytechnic, University of Malawi using a Transnational Educational (TNE) model.

EDUCATION QUALIFICATIONS

Qualification	Institution	Modules / Topic
. <i>PhD in Infrastructure Asset Management</i>	University of Salford, Manchester	Developing a Flexible and Adaptable Operational Property Asset Management Framework for English and Scottish local authorities
. <i>MBA Construction & Real Estate</i>	University of Reading	Management Science; Marketing Principles & Strategy; Managerial Accounting; Organisation & People Management; Development Strategy & Procedure; Knowledge Management & Portfolio Management; Development Finance & Appraisal; Strategic Management & Management of Change & Innovation; Research Methods; Dissertation
. <i>MSc Project Management</i>	Robert Gordon University, Aberdeen	Marketing; Finance for Managers (Management Accounting; Managing People; Project Management 1; Project Management 2; Project Risk Management; Information Management; Project appraisal; Dissertation
. <i>Post Graduate Diploma (Research Methods)</i>	University of Glasgow University	Quantitative and Qualitative Research Methods
. <i>BSc Land Economics (CNAA)</i>	University of West Scotland, Paisley, Scotland	Property Valuation; Development Appraisal and Assessment; Building Technology; Estate Management; Town & Country Planning; Housing, Commercial Property and Rural Agric. Economics; Urban & Regional Economics; Land Surveying; Property Investment and Analysis; Quantitative Studies; Macro and Micro-Economics

- *BSc Agriculture* University of Malawi, Bunda College of Agriculture Agriculture Economics; Farm Business Management (Marketing; Human Resources Management; Financial Management; Production Management); Micro / Macro Economics; Agriculture Extension and Rural Development Studies; Agric. Engineering (Land Surveying; Irrigation; Farm Machinery); Animal Sciences (Animal Husbandry; Animal Physiology; Dairy Science; Genetics; Animal Pathology; Animal Nutrition); Botany (Crop Production; Plant Pathology; Plant Physiology; Entomology; Plant Breeding; Soil Science; Climatology); Quantitative Studies; Communication.

Book Publication: Have co-authored a book, published in Nov 2015, titled: Public Sector Property Asset Management (see below). The book has been recommended for use in a number of Universities in the UK.



PROFESSIONAL MEMBERSHIPS

- . Chartered Surveyor (MRICS), The Royal Institution of Chartered Surveyors

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