

CQS SOLUTIONS

Cardigan Market Hall Redevelopment

Revitalising a historic market hall for modern community and commercial use

Client: Cardigan Preservation Trust
Location: Cardigan, Ceredigion

Project Overview

The Cardigan Market Hall project involved the refurbishment and redevelopment of a historic market hall to enhance its accessibility, functionality and long-term sustainability. The scheme forms part of a wider town centre regeneration initiative, supporting local businesses, community activity and economic growth.

Client	Cardigan Preservation Trust
Location	Cardigan, Ceredigion
Contract Value	£2.60m
Procurement Route	JCT Intermediate Building Contract with Contractor's Design 2016
Start Date	February 2022
Completion Date	June 2024
CQS Role	Quantity Surveyor / Cost Consultant

The Challenge

The project involved delivering refurbishment works within a sensitive and high-profile environment, presenting several key challenges:

- **Working within a historic structure, requiring careful coordination with the existing building fabric**
- **Managing construction within an active town centre location, adjacent to public spaces and pedestrian routes**
- **Delivering works within a grant-funded framework, requiring strict cost control**
- **Coordinating utility diversions and infrastructure constraints**

Successful delivery required a careful balance between heritage, commercial viability and cost certainty.



Project Objectives

- Revitalise a historic market hall to support modern commercial and community use
- Improve accessibility and internal circulation for visitors and traders
- Preserve the character and structural integrity of the existing building
- Deliver the project within a strict grant-funded budget framework
- Support wider town centre regeneration and economic activity



Scope of Works

Key elements of the project included:

- Construction of a new access and circulation block
- Refurbishment and renovation of the existing market hall structure
- Re-roofing works to improve weatherproofing and longevity
- Internal upgrades to support market trading and community use
- Installation of new building services and supporting infrastructure

The works were carefully coordinated to integrate new interventions within the historic structure.

Role & Services Provided

CQS Solutions were appointed as Quantity Surveyor, providing full cost consultancy services throughout the project, including:

- Cost planning and financial management
- Procurement support under JCT Intermediate Contract
- Tender evaluation and contractor appointment
- Ongoing cost monitoring and financial reporting
- Assessment of interim valuations and variations
- Final account negotiation and agreement



Close collaboration with the client, contractor and design team ensured the project remained aligned with funding constraints.

Overcoming Key Challenges

The Cardigan Market Hall project required careful management of logistical, technical and commercial challenges associated with delivering a refurbishment within a historic, town centre setting.

Working within the constraints of the existing building fabric required sensitive detailing and close coordination across the project team. The town centre location introduced additional considerations around public safety, access and construction logistics, requiring careful planning to minimise disruption.

Utility diversions, including coordination with Welsh Water, required ongoing stakeholder engagement to ensure progress was maintained without impacting surrounding infrastructure.

Project Complexity Overview

- Historic building refurbishment carefully managed
- Town centre logistics coordinated to maintain public access and safety
- Utility diversions and stakeholder coordination successfully delivered
- Grant-funded project managed within a controlled cost framework
- Programme and commercial risks actively managed throughout

The Outcome

- Refurbishment of a key historic town centre asset
- Improved accessibility and functionality for traders and visitors
- Successful integration of new and existing building elements
- Strong cost management within a grant-funded environment



The completed market hall now provides a vibrant space supporting local businesses and community activity.

Testimonial / Client Details

"We are very satisfied indeed with the consistently excellent level of professional service which CQS have provided in the difficult circumstances of this project, ultimately costing over £3m. For a charitable trust such as ours, wholly dependent on grant funding, the pricing of construction work has been of the essence. CQS have been forced by events to revisit the pricing issues several times during the six years to enable the project to be completed within the level of grant- funding secured. To that end Alwyn Williams built up an excellent relationship with the principal of the construction contractor, himself a qualified quantity surveyor, while still questioning his proposed figures, not least for the various extra pieces of work which were required. In particular, at a late stage it was found necessary to renew all the market stalls. The initial price proposed by the contractor was quite unaffordable but by virtue of a detailed analysis of all its cost components was reduced very substantially and the stalls were successfully installed."

Cardigan Preservation Trust

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The named contact is able to confirm the accuracy of the information provided and act as a referee if required.

CQS SOLUTIONS

Detail-driven ◆ Client-focused ◆ Future-ready ◆

Delivering Heritage and Community Regeneration Projects

CQS Solutions provide independent cost consultancy services across heritage, regeneration and public-sector projects.

Get in touch:
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