UK FIRE DOOR TRAINING

INDUSTRY REPORT · JULY 2026

The Fire Risk Assessor Opportunity Report 2026

Why fire risk assessment is becoming a more structured, valuable and accountable profession, and why now is the time to begin building genuine competence.

§ EXECUTIVE SUMMARY

A profession being rebuilt.
An opportunity taking shape.

Fire risk assessment is moving from a loosely regulated service towards a formally certified profession. In March 2026, MHCLG opened a consultation proposing mandatory certification, a central register, protected duties and a professional code of conduct. It closed on 18 June 2026. **Government will seek to legislate when parliamentary time allows.** For people prepared to develop genuine competence, that creates legally sustained demand, higher barriers to entry and a clearer career structure.

3m

buildings estimated in scope of the Fire Safety Order. Every one requires an assessment, kept under review, by law.

65% of surveyed assessors aged 50 or over (Home Office, 2023)

8% of surveyed assessors aged under 35

96% of 2020 consultation respondents backed mandatory competency

The opportunity is not simply to gain a certificate. It is to become credible before credibility becomes the price of entry.

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SOURCE: MHCLG, FIRE RISK ASSESSORS PROFESSION CONSULTATION

Three million buildings.
A recurring professional need.

Around three million buildings fall within the scope of the Regulatory Reform (Fire Safety) Order 2005. Fire risk assessment is not discretionary work. It is a recurring professional need created by law, by changes to buildings, and by continuing responsibility for fire safety. Every significant alteration, change of use, sale and new tenancy can trigger further professional input.

WHY THE MARKET HAS LASTING COMMERCIAL VALUE

Legally driven demand	The duty is continuous and imposed by law.
A broad customer base	Private, public, housing, education, healthcare, hospitality, charities.
Local, physical work	It cannot be offshored.
Judgement technology cannot replace	Tools improve administration. They cannot take responsibility on site.

A stable professional career.
Or repeat fee-earning work.

SOURCE: THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Responsibility no longer disappears into a filing cabinet.

Since 1 October 2023, Section 156 of the Building Safety Act requires Responsible Persons to record the fire risk assessment in full, the fire safety arrangements in place, and the identity of the appointed assessor. The assessor's name and judgement now sit permanently within the compliance record: reviewable during audits, after fires, or following complaints, and disclosable when premises change hands.

THE CHAIN OF ACCOUNTABILITY



Assessment completed

The professional judgement is made on site.

Name recorded

The assessor's identity enters the permanent compliance record.

Judgement scrutinised

Reviewable by enforcing authorities, insurers and buyers.

Credibility valued

Buyers seek qualifications, insurance, certification and defensible reports.

Recognised credibility becomes a deciding commercial factor.

SOURCE: GOV.UK, SECTION 156 FIRE SAFETY RESPONSIBILITIES

§ HOW WE GOT HERE

Out of the dark, into a regulated profession.

Jun 2017 — **Grenfell Tower fire**
72 people die. The Inquiry later finds the building's fire risk assessor had misrepresented his experience and invented qualifications.

May 2018 — **Hackitt Review published**
The approach to assessor competence is found incoherent; many assessments little more than a tick-box exercise.

Jul 2020 — **Fire Safety Consultation**
96% of respondents back mandatory competency requirements.

Oct 2023 — **Section 156, Building Safety Act**
Assessments recorded in full; assessors named. Accountability becomes permanent.

Sep 2024 — **Grenfell Inquiry Phase 2 report**
Mandatory accreditation recommended. Government accepts in full. The first national workforce survey is published.

2025 — **Standards and structures take shape**
BS 8674:2025 defines tiered competence. Fire policy moves to MHCLG. The Single Construction Regulator Prospectus follows.

Mar 2026 — **MHCLG consultation on the FRA profession**
Mandatory certification, a central register, protected duties and new offences, all on the table. Closed 18 June 2026.

Next — **Legislation**
Government is analysing consultation responses and has committed to legislate when parliamentary time allows.

SOURCE: GOVERNMENT PROGRESS FOLLOWING THE GRENFELL TOWER INQUIRY

The gateway is being built.

The question is not whether standards will rise. It is whether you will be ready when they do.

Two strategic conclusions.

The March 2026 consultation sets out a proposed architecture: a legal definition of the role, tiered competence mirroring BS 8674:2025, mandatory certification, a central register, a code of conduct, new offences, and restrictions on higher-risk buildings. The proposals are evidence. What matters is what they mean for you.

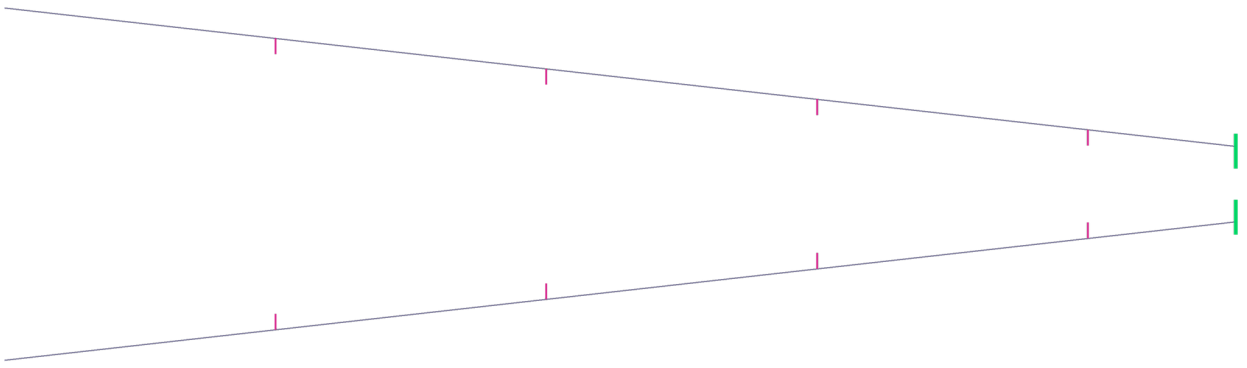
Starting now creates lead time.

Beginning structured education, supervised practice, portfolio development and CPD now creates time to approach implementation with substance already behind you. Not a shortcut around future requirements. Time to meet them properly.

Regulation protects genuine competence.

Higher standards increase the effort required to enter. They can also reduce competition from people unwilling or unable to meet them. Fewer than half of surveyed assessors belong to any certification scheme; half undertake no refresher training.

FIG. 01 — THE NARROWING GATEWAY



OPEN MARKET TODAY | EDUCATION | EXPERIENCE | EVIDENCE | CERTIFICATION GATEWAY

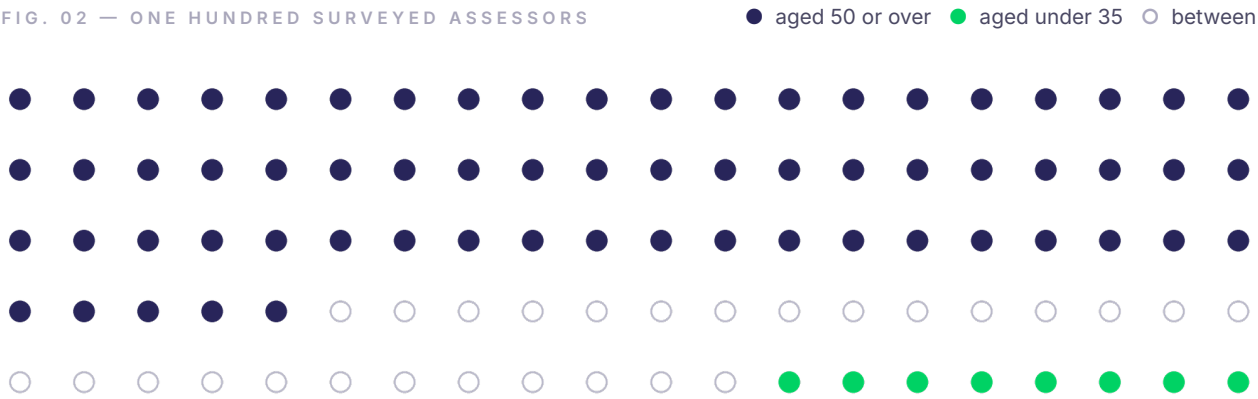
The strongest position is to reach implementation with education, evidence and experience already under way.

SOURCE: MHCLG, FIRE RISK ASSESSORS PROFESSION CONSULTATION

A profession facing generational change.

The Home Office's survey of 1,272 fire risk assessors working in England, published in September 2024, is the first national evidence base on the profession. Picture its respondents as one hundred people.

FIG. 02 — ONE HUNDRED SURVEYED ASSESSORS



50% undertake no formal refresher training

46% belong to a certification or registration scheme

34% assess buildings above 18 metres

The profession is ageing at exactly the point that standards, accountability and buyers' expectations are rising.

Evidence note: these figures describe survey respondents and should not be treated as a precise census of every assessor in England. The Home Office states that the sample may not be representative of the whole profession.

SOURCE: HOME OFFICE, SURVEY OF COMPETENCY, CAPACITY AND EXPERIENCE

8%.

The proportion of surveyed assessors aged under 35.

The profession does not simply have space for the next generation. It is approaching the point where it will depend on it.

Competence is built.
Value climbs with it.

BS 8674:2025 gives the profession a common language for progression. Competence develops with the complexity of the work, combining skills, knowledge, experience and behaviours rather than course completion alone.

Foundation
Straightforward buildings, under supervision.

Intermediate
Larger, more varied premises. More systems, more vulnerable occupants, more independence.

Advanced
High-risk, complex buildings demanding extensive knowledge and mature judgement. The most demanding work, and the most valuable.

COMPLEXITY · RESPONSIBILITY · JUDGEMENT · VALUE →

THREE WAYS THE CAREER CAN DEVELOP

↑

Employed assessor
A structured vertical path: supervision, varied experience, professional development within an established practice.

⊞

In-house professional
Capability built inside an organisation: estates, housing, facilities, health and safety, property management.

✳

Independent practice
An expanding network of repeat clients and specialist sectors, once suitably competent, experienced, insured and certified.

Commercial value grows with credibility: the buildings you can competently assess, the quality of your reports, the trust you earn and the clients who return. It is not a get-rich-quick certificate. It is a route into increasingly valuable professional work.

This is a life-safety profession.

Many of the people most exposed to fire risk have the least control over the buildings they occupy: tenants, employees, schoolchildren, care-home residents, patients, hotel guests and disabled building users. They did not choose the building, its precautions or its management.

A competent assessor is one of the professional safeguards within that system: identifying the obstructed escape route, the defective fire doors, the failed evacuation strategy, the compromised compartmentation, before those failures are tested by a real fire. The Inquiry found that Grenfell's fire risk assessor had misrepresented his experience and invented qualifications, and that his assessments failed to identify critical hazards.

Seventy-two people died.

The profession needs people who understand the weight of putting their name to a safety-critical judgement.

Could this be *your profession?*

A STRONG FIT

Curious about how buildings actually work

Able to weigh evidence

Comfortable writing detailed reports

Capable of delivering difficult findings

Willing to keep learning

Prepared to work within personal limitations

PROBABLY NOT

Wants instant authority
Dislikes technical writing
Treats compliance as box-ticking
Resists supervision
Cannot refuse work beyond their competence

HEAD-START BACKGROUNDS

Fire and rescue · Passive fire protection · Health and safety · Facilities and estates · Housing and property · Building surveying · Construction trades · Building control · Serious career changers

You do not need to arrive as an expert. You do need to be prepared to become one properly.

Competence is built in layers.

Completing a short course does not make someone competent to assess every building. The proposed framework is designed to make that distinction enforceable. Each layer below strengthens the professional position; none replaces the others.

01 **Structured education**

02 **Suitable practical exposure**

03 **Report-writing development**

04 **Supervision and mentoring**

05 **CPD and insurance**

06 **Certification or registration as the framework matures**

Starting now does not provide a shortcut around future requirements. It provides something more valuable: **time**. Time to gain education, work under supervision, build a portfolio, improve judgement and establish a professional record before the gateway is fully formed.

You now know why the opportunity exists. The remaining question is how to enter properly.

A certificate is not competence.

But every credible career starts with structured education.

§ YOUR NEXT STEP

Where you start depends on where you are.

UK Fire Door Training's regulated FireQual qualifications map onto the tiered competence levels of BS 8674:2025. New entrants and experienced fire safety professionals enter at different points. The pathway meets you where you are, then takes you up.

NEW TO FIRE RISK ASSESSMENT · FOUNDATION

FireQual Level 3 · Foundation Fire Risk Assessment

The entry point for most career entrants. Build the underpinning knowledge to begin assessing straightforward buildings under appropriate supervision. No previous experience required. Four days, classroom or live online, plus assessed portfolio.

£995 +VAT
launch price · 0% finance available, subject to status and terms

EXPERIENCED IN FIRE SAFETY · INTERMEDIATE

FireQual Level 4 · Intermediate Fire Risk Assessment

Direct entry for those with accepted equivalent experience, or progression from Level 3. The step towards independent practice: assess moderate risk buildings and produce detailed, defensible reports. Four days plus assessed portfolio.

£1,375 +VAT
launch price · 0% finance available, subject to status and terms

ADVANCING PRACTITIONERS · ADVANCED

FireQual Level 5 · Advanced Fire Risk Assessment

The highest level in the pathway, supporting progression towards high risk and complex work. Structured training plus assessed portfolio. Entry via Level 4; application required.

£1,895 +VAT
application required

A qualification supports the development of competence. It does not, by itself, establish that a person is competent to work independently on every building type.

FIND YOUR APPROPRIATE STARTING LEVEL

More than 10,000 practitioners trained
Over 800 five-star reviews · Rated Excellent on Trustpilot

The window is open.

Use it properly.

Find the qualification level that matches your experience, intended scope and next professional step.

FIND MY FIRE RISK ASSESSMENT LEVEL

ukfiredoortraining.com/fra-qualification-finder

Not sure where to begin? Speak to a course adviser.
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