



FERRING ROADS SCHEME ASSOCIATION

Frequently asked questions

What do the letters FRSA represent?

It is the Ferring Roads Scheme Association.

What is the FRSA and why was it established?

Ferring was a small village in the centuries before the 1900s. However, the 20th Century saw many new properties built in the village with each piece of land purchased having responsibility for the maintenance of the road adjoining that land. The result was a village without either footpaths or streetlights or, more importantly, without any formal road maintenance plan. However, in the 1930s the residents realised that the most cost effective way of maintaining their village roads was to pool their resources and to form a residents' association. This was founded on the basis of small annual payments by all property owners (members) that would form a combined resource to ensure the upkeep and uniformity of all the roads in the village. So on 7th September 1932, a group of villagers met to discuss the formation of what became the Ferring Rate-Payers and Owners Association (FROA). This name was changed to the Ferring Roads Scheme Association (FRSA) in the 1990s. The Association provided then, and continues to provide today, the most economic and successful method of road maintenance for Ferring.

How much is the membership fee of the FRSA?

Our current membership fee can be found on our website: Finance – Payment Page

What is the benefit of membership of the FRSA?

There are approximately 8 miles of roads in Ferring for which the upkeep is the legal responsibility of each property owner.

The FRSA maintains these unadopted roads on behalf of those residents who are members. This maintenance covers the repair of potholes and any road damage as well as resurfacing when required, the survey and repair of the existing associated surface drainage / soak-aways. The FRSA also maintains the road markings, refreshing the line painting as necessary, and it organises the annual road sweep.

Also, most importantly, it arranges for annual Public Liability Insurance to cover members against any public liability claims (up to a limit of £5 million) that may be brought against a member in connection with the un-adopted road for which they are responsible.

All of the above for a small annual membership fee is a phenomenal bargain!

But please remember that when you opt out of FRSA membership, by choosing not to pay the membership fee, you are then legally responsible for the execution of all such work on your section of the roadway at your own expense. Plus, you are responsible for the provision of suitable Public Liability Insurance, which you are obliged to have in place, again at your own expense.

Are the FRSA roads classified as private?

No, they have a status of a public highway, unadopted by the council, privately maintained, they are private streets/roads. This means that they are subject to all UK legislation, all road users must be in possession of a current driving licence and adequate car insurance.

If I live on a private street/road and I own to the middle of the road, can I block off that section for my personal use?

No, you cannot legally block off a section of an unadopted public highway for personal use. Even if you own the subsoil up to the midpoint of the road, public highways are protected by law, and obstructing them is a criminal offense.

- **The Public Right to Pass:** If the road is classified as a public highway (even if unadopted and unmaintained by the council), the public has the right to "pass and repass" along it. Erecting barriers, bollards, or chains to block access is considered an unlawful obstruction of the highway.
- **No Automatic Parking Rights:** Ownership of the soil beneath the road does not grant you the right to exclude others or reserve personal parking.
- **The Offence of Obstruction:** Wilfully blocking a public right of way is a criminal offense under the Highways Act 1980. Authorities can and do require obstructions to be removed.

Why can't the local authority just add them to their other roads?

Unfortunately, the local authority will not accept our unadopted roads until they have footpaths and street lighting, and until they are kept to the local authority standard. The provision of the former would be so expensive as to be unfeasible. The latter is an interesting point, as our roads are consistently kept to a better standard than many local authority roads!

What happens if I do not pay?

Firstly, the FRSA only works if everybody within the Scheme pays their small annual membership fee. If property owners do not pay then, long-term, the roads inevitably will fall in to a state of disrepair that will be very expensive to rectify.

Secondly, under the Highways Act the property owner of a property (frontager) on an unadopted road is responsible for the repair of any and all roads adjacent to their property. An average property in Ferring could expect a bill in the region of £5,000 for road repairs, which would be your responsibility as a non-member of the FRSA.

Thirdly, the value of your property may be affected if the associated road is in a bad state of repair.

Finally, when you sell your property any associated searches by the purchaser's solicitor will state that the cost of road maintenance will be the new owner's responsibility. Consequently, solicitors then ask that any FRSA arrears are settled prior to completion of the purchase.

Will I get a reduction in my rates if I pay the FRSA fee?

Sadly no, as your rates cover the use of all the roads maintained by the local authority.

Why was I not told about the FRSA when I purchased my property?

Your solicitor should have told you that your property is situated on an unadopted road, and then told you of your associated responsibilities. (Their searches would have shown the existence of the FRSA and its role within the village.) If this did not happen, and your purchase is recent enough, then you should address this matter with your solicitor.

Does the FRSA look after verges or street / road signs in the village?

No, verges are the responsibility of the property owner. Street /road signage are the responsibility of the local and district councils.

Does the FRSA have a website?

Yes, it is: www.frsa.uk

This website has some useful information for our members including: a list of all the roads in Ferring, showing their status and who maintains them, copies of the minutes of our monthly Committee meetings, copies of various reports, the FRSA Constitution, copies of recent newsletters, as well as a list of current Committee members.