Registered number: NI608630

IFA Stadium Development Company Limited

Annual Report and Financial Statements

For the year ended 31 December 2018

Directors
Trevor Annon (Chairperson)
Patrick Nelson
Hugh Wade
Tim Husbands
John McCollum
Stuart Gilmore

Company Secretary
Patrick Nelson

Registered Office
The National Football Stadium
Donegall Avenue
Belfast
BT12 6LW

Bankers
Ulster Bank
91-93 University Road
Belfast
BT7 1NG

Solicitors
A&L Goodbody
42/46 Fountain Street
Belfast
BT1 5EF

Independent Auditors
PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
8 Laganbank Road
Waterfront Plaza
Belfast
BT1 3LR

Directors' report

For the year ended 31 December 2018

The directors present their report and the audited financial statements of the company for the year ended 31 December 2018.

Directors

The directors of the company who were in office during the year and up to the date of signing the financial statements are shown on page 1.

The directors benefit from qualifying third-party indemnity provisions which continued in place from their appointments and at the date of this report or to the date of resignation.

Principal activities

The principal activity of the IFA Stadium Development Company Limited (the "company") during the year was the development and operation of the National Football Stadium for Northern Ireland.

Results

The company reported a loss for the year ended 31 December 2018 of £144,340 (2017 loss: £41,012). The company is supported by its ultimate parent undertaking, Irish Football Association Limited.

No donations for political purposes were made during the year (2017: £Nil).

Provision of information to auditors

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information, being information needed by the auditor in connection with preparing its report, of which the auditor is unaware.

Having made enquiries of fellow directors and the company's auditor, the directors have taken all the steps that they are obliged to take as directors to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Independent auditor

In accordance with Section 485 of the Companies Act 2006, a resolution is to be proposed at the Annual General Meeting of the ultimate parent undertaking for reappointment of PricewaterhouseCoopers LLP as auditor of the company.

Small companies' exemption

In preparing this report, the directors have taken advantage of the small companies' exemptions provided by Section 415A of the Companies Act 2006.

This report was approved by the Board on 25 April 2019 and signed on its behalf.

Trevor Annon
Chairperson

Date 25/04/19

Statement of Directors' responsibilities in respect of the financial statements

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and applicable law).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, comprising FRS102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and the parent company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the group and parent company's transactions and disclose with reasonable accuracy at any time the financial position of the group and parent company and enable them to ensure that the financial statements comply with the Companies Act 2006. The directors are also responsible for safeguarding the assets of the group and parent company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This statement was approved by the Board on 25 April 2019 and signed by order of the Board.

T. Annon

Trevor Annon
Chairperson

Date 25/04/19

Independent auditors' report to the members of IFA Stadium Development Company Limited

Report on the audit of the financial statements

Opinion

In our opinion, IFA Stadium Development Company Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the balance sheet as at 31 December 2018; the profit and loss account and the statement of changes in equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

ISAs (UK) require us to report to you when:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

We have nothing to report in respect of the above matters.

Independent auditors' report to the members of IFA Stadium Development Company Limited (continued)

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern. For example, the terms on which the United Kingdom may withdraw from the European Union are not clear, and it is difficult to evaluate all of the potential implications on the company's trade, customers, suppliers and the wider economy.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the year ended 31 December 2018 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of Directors' Responsibilities set out on page 3, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Independent auditors' report to the members of IFA Stadium Development Company Limited (continued)

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.

Cowie

Martin Cowie (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Belfast
29 **April 2019**

Profit and loss account

for the year ended 31 December 2018

	Notes	2018 £	2017 £
Turnover	4	**2,182,692**	1,705,296
Cost of sales		**(1,062,545)**	(917,405)
Gross Profit		**1,120,147**	787,891
Administrative expenses		**(1,274,181)**	(787,891)
Operating loss	5	**(154,034)**	-
Loss before taxation		**(154,034)**	-
Tax on loss	7	**9,694**	(41,012)
Loss for the financial year		**(144,340)**	(41,012)

The company has no other items of comprehensive income and so no statement of other comprehensive income has been presented.

Registered No. NI608630

Balance sheet

at 31 December 2018

	Notes	2018 £	2017 £
Fixed assets			
Tangible assets	8	**329,959**	340,242
Investment property	9	**35,062,483**	35,830,230
		35,392,442	36,170,472
Current assets			
Debtors	10	**440,111**	706,230
Cash at bank and in hand		**230,199**	140,341
		670,310	846,571
Creditors: amounts falling due within one year	11	**(7,562,145)**	(7,507,525)
Net current liabilities		**(6,891,835)**	(6,660,954)
Total assets less current liabilities		**28,500,607**	29,509,518
Creditors: amounts falling due after more than one year	12	**(26,444,383)**	(27,299,260)
Provisions for liabilities	13	**(137,719)**	(147,413)
Net assets		**1,918,505**	2,062,845
Called up share capital	14	**2**	2
Profit and loss account		**1,918,503**	2,062,843
Total shareholders' funds		**1,918,505**	2,062,845

The notes on pages 10 to 21 are an integral part of these financial statements.

The financial statements on pages 7 to 21 were approved and authorised for issue by the board and were signed on its behalf by:

T. Annon

Trevor Annon
Chairperson

Date 25\04\19

Statement of changes in equity

for the year ended 31 December 2018

	Called up share capital	Profit and loss account	Total
	£	£	£
At 1 January 2017	2	2,103,855	2,103,857
Loss for the financial year	-	(41,012)	(41,012)
Total comprehensive expense for the year	-	(41,012)	(41,012)
At 31 December 2017	2	2,062,843	2,062,845

	Called up share capital	Profit and loss account	Total
	£	£	£
At 1 January 2018	2	2,062,843	2,062,845
Loss for the financial year	-	(144,340)	(144,340)
Total comprehensive expense for the year	-	(144,340)	(144,340)
At 31 December 2018	**2**	**1,918,503**	**1,918,505**

Notes to the financial statements

For the year ended 31 December 2018

General Information

The principal activity of the IFA Stadium Development Company Limited ("the company") during the year was the development and operation of the National Football Stadium for Northern Ireland. The company is a private company limited by shares and is incorporated and domiciled in the UK. The address of its registered office is The National Football Stadium, Donegall Avenue, Belfast, BT12 6LW.

1. Statement of compliance

The individual financial statements of IFA Stadium Development Company Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006

2. Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated. The company has adopted FRS 102 in these financial statements.

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention.

During the year the company transitioned from FRS 101 to FRS 102. On transition there were no material adjustments required to the opening balances or previously reported amounts.

The FRC completed its triennial review of FRS 102 in December 2017. The key amendments resulting from this review are effective from 1 January 2019 and have been early adopted on transition. On adoption, there were no material adjustments required to the opening balances or previously reported amounts.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 3.

Exemptions for qualifying entities under FRS 102

FRS 102 allows a qualifying entity certain disclosure exemptions, subject to certain conditions, which have been complied with, including notification of, and no objection to, the use of exemptions by the company's shareholders. The company has taken advantage of the following exemptions:

- under FRS 102 paragraph 1.12(b) from preparing a Statement of cash flows, on the basis that it is a qualifying entity and its ultimate parent company, Irish Football Association Limited, includes the company's cash flows in its own consolidated financial statements;
- from the financial instrument disclosures, required under FRS 102 paragraphs 11.39 to 11.48A and paragraphs 12.26 to 12.29, as the information is provided in the consolidated financial statement disclosures;
- from disclosing the company key management personnel compensation, as required by FRS 102 paragraph 33.7; and
- from disclosing related party transactions, under FRS 102 paragraph 33.1A on the basis that it is a qualifying entity and this is disclosed in its parent's financial statements.

Notes to the financial statements

For the year ended 31 December 2018

Summary of significant accounting policies (continued)

Going concern

The company meets its day-to-day working capital requirements through its bank facilities, government funds and support from its parent company, Irish Football Association Limited. The directors have assessed the company's financial position and have developed a business plan and strategic vision for the stadium in the coming years that is expected to be profitable. Therefore the company continues to adopt the going concern basis in preparing its financial statements.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the company and value added taxes. The company bases its estimate of returns on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Where the consideration receivable in cash and cash equivalents is deferred and the arrangement constitutes a financing transaction, the fair value of the consideration is measured at the present value of all future receipts using the imputed rate of interest. The company recognises revenue when (a) the significant risks and rewards of ownership have been transferred to the buyer; (b) the company retains no continuing involvement or control over the goods; (c) the amount of revenue can be measured reliably; (d) it is probable that future economic benefits will flow through the entity and (e) when the specific criteria relating to each of the company's sales channels have been met, as described below.

i) Tickets and TV receipts (rental income)

An allocation of home international match income in respect of ticket sales and TV receipts is received from Irish Football Association Limited in respect of rental income from use of property owned by the company.

ii) Other rental income

Rental from hire of corporate boxes and office/room rentals is recognised on a straight line basis over the term of the rental period.

iii) Other income

Other income (such as catering and events income) is recognised in the profit and loss account when the terms of revenue recognition have been met.

iv) Grants

Grants are credited to the Profit and loss account as the related expenditure is incurred.

Capital Grant income

Grants relating to tangible fixed assets are accounted for in accordance with the accrual model. They are treated as deferred credits (held in the deferred credit reserve on the Balance sheet) and released in the Profit and loss account over the expected useful lives of the assets concerned.

Profit and loss account

The profit and loss account represents accumulated comprehensive income for the year and prior periods.

Notes to the financial statements

For the year ended 31 December 2018

Summary of significant accounting policies (continued)

Foreign currency

i) Functional and presentation currency

The company's functional and presentation currency is the pound sterling.

ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the profit and loss account.

Foreign exchange gains and losses are presented in the profit and loss account within "Administrative expenses".

Employee benefits

The company provides a range of benefits to employees, including paid holiday arrangements and defined contribution pension plans.

i) Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits are recognised as an expense in the period in which the service is received.

ii) Defined contribution pension plan

The company operates a defined contribution scheme for employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid, the company has no further payment obligations. The contributions are recognised as an expense when they are due. Amounts not paid are shown in accruals in the balance sheet. The assets of the plan are held separately from the company in independently administered funds.

iii) Bonus Plan

The company operates an annual bonus plan for employees. An expense is recognised in the profit and loss account when the company has a legal or constructive obligation to make payments under the plan as a result of past events and a reliable estimate of the obligation can be made.

Notes to the financial statements

For the year ended 31 December 2018

Summary of significant accounting policies (continued)

Taxation

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is also recognised in other comprehensive income or directly in equity respectively.

Current or deferred taxation assets and liabilities are not discounted.

i) Current Tax

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years. Tax, is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the period end.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

ii) Deferred tax

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in the tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is recognised on all timing differences at the reporting date except for certain exceptions. Unrelieved tax losses and other deferred tax assets are only recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing differences.

Tangible assets

Tangible assets are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes the original purchase price, costs directly attributable to bringing the asset to its working condition for its intended use. Depreciation on assets is calculated, using the straight-line method, to allocate the cost to their residual values over their estimated economic lives, as follows:

Plant and equipment	-	10%
Fixtures and fittings	-	25%

Assets in the course of construction are stated at cost. These assets are not depreciated until available for use.

The assets' residual values and useful lives are reviewed, and adjusted, if appropriate at the end of each reporting period. The effect of any change is accounted for prospectively.

Subsequent costs, including major inspections, are included in the assets carrying amount or recognised as a separate asset, as appropriate, only when it is probable that economic benefits associated with the item will flow to the company and the cost can be measured reliably. The carrying amount of any replaced component is derecognised. Major components are treated as a separate asset where they have a significantly different pattern of consumption of economic benefits and are depreciated separately over its useful life.

Notes to the financial statements

For the year ended 31 December 2018

Summary of significant accounting policies (Continued)

Tangible assets (continued)

Tangible assets are derecognised on disposal or when no future economic benefits are expected. On disposal the difference between the net disposal proceeds and the carrying amount is recognised in the profit and loss account.

Repairs, maintenance and minor inspection costs are expensed as incurred.

Investment property

Investment property, the stadium, is stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes the original purchase price, costs directly attributable to bringing the asset to its working condition for its intended use.

The investment property owned by the company is situated on long leasehold land. The property is depreciated over the shorter of the useful life and the period of the land lease, using the straight-line method, to allocate the cost to their residual values over the estimated economic lives, as follows:

Structural costs	– 2%;
Fixtures and fittings	– 5%.

Consequently, the rates applied in depreciation of North stand and National football stadium are 2–5%.

Assets in the course of construction are stated at cost. These assets are not depreciated until available for use.

The assets' residual values and useful lives are reviewed, and adjusted, if appropriate at the end of each reporting period. The effect of any change is accounted for prospectively.

Subsequent costs, including major inspections, are included in the assets carrying amount or recognised as a separate asset, as appropriate, only when it is probable that economic benefits associated with the item will flow to the company and the cost can be measured reliably. The carrying amount of any replaced component is derecognised. Major components are treated as a separate asset where they have a significantly different pattern of consumption of economic benefits and are depreciated separately over its useful life.

Repairs, maintenance and minor inspection costs are expensed as incurred.

Leased assets

At inception the company assesses agreements that transfer the right to use assets. The assessment considers whether the arrangement is, or contains, a lease based on the substance of the arrangement.

Operating leased asset

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Payments under operating leases are charged to the profit and loss account on a straight-line basis over the period of the lease.

Cash and cash equivalents

Cash and cash equivalents include cash in hand and deposits held at call with banks and bank overdrafts.

Notes to the financial statements

For the year ended 31 December 2018

Summary of significant accounting policies (Continued)

Impairment of fixed assets

At each balance sheet date fixed assets not carried at fair value are assessed to determine whether there is an indication that the asset (or asset's cash generating unit) may be impaired. If there is such an indication the recoverable amount of the asset (or asset's cash generating unit) is compared to the carrying amount of the asset (or asset's cash generating unit).

The recoverable amount of the asset (or asset's cash generating unit) is the higher of the fair value less costs to sell and value in use. Value in use is defined as the present value of the future cash flows before interest and tax obtainable as a result of the asset's (or asset's cash generating unit) continued use. These cash flows discounted using a pre-tax discount rate that represents the current market risk-free rate and the risks inherent in the assets.

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the profit and loss account, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in the profit and loss account.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation or amortisation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the profit and loss account.

Provisions and contingencies

i) Provisions

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligations can be estimated reliably.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

ii) Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events not wholly within the company's control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Contingent assets are not recognised. Contingent assets are disclosed in the financial statements when and inflow of economic benefits is probable.

Notes to the financial statements

For the year ended 31 December 2018

Summary of significant accounting policies (Continued)

Financial instruments

The company has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

i) Financial assets

Basic financial assets, including trade and other receivables and cash and bank balances are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or, (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

ii) Financial liabilities

Basic financial liabilities, including trade and other payables, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

iii) Offsetting

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Related party transactions

The company discloses transactions with related parties which are not wholly owned within the same group.

Notes to the financial statements

For the year ended 31 December 2018

3. Critical accounting judgements and estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical judgements in applying the company's accounting policies

There are no critical judgments in applying the company's accounting policies.

(b) Critical accounting estimates and assumptions

There are no critical accounting estimates and assumptions.

4. Turnover

The whole of the turnover is attributable to the principal activity of the company and relates entirely to activities in the UK.

5. Operating loss

The operating loss for the year is after charging / (crediting):

	2018	2017
	£	£
Wages and salaries	**129,454**	179,134
Social security costs	**13,053**	17,286
Pension costs	**7,828**	28,415
Total staff costs charged to profit and loss	**150,335**	224,835
Depreciation of tangible assets	**45,682**	32,569
Depreciation of investment property	**1,030,810**	1,021,919
Operating lease charge	**209,065**	200,000
Amortisation of deferred credits	**(855,203)**	(870,661)
Fees payable to the company's auditor	**10,500**	10,000

6. Employees and directors

Employees

The average monthly number of employees during the year was as follows:

	2018	2017
	No.	No.
Administrative	**5**	4
Total	**5**	4

Directors

During the year, no director received any emoluments (2017: £ Nil).

Notes to the financial statements

For the year ended 31 December 2018

7. Tax on loss

a) Tax expense included in profit and loss account

	2018 £	2017 £
Corporation tax		
Current tax:		
UK corporation tax on profit for the year	-	-
Deferred tax:		
Origination and reversal of timing differences	**26,825**	28,784
Adjustment in respect of previous periods	**(33,695)**	15,588
Effect of changes in tax rates	**(2,824)**	(3,360)
Total deferred tax (note 15)	**(9,694)**	41,012
Tax on loss	**(9,694)**	41,012

b) Reconciliation of tax charge

The tax assessed for the year differs from the UK corporation tax rate of 19% (2017: 19.25%). The differences are explained below:

	2018	2017
Loss for the period	**(154,034)**	-
Tax on loss at the standard rate of corporation tax in the UK of 19% (2017: 19.25%)	**(29,266)**	-
Effects of:		
Expenses not deductible	**179,990**	178,598
Income not taxable	**(162,489)**	(167,573)
Effect of group relief	**38,590**	17,759
Effect of changes in tax rates	**(2,824)**	(3,360)
Adjustment in respect of previous periods	**(33,695)**	15,588
Tax on loss on ordinary activities	**(9,694)**	41,012

c) Tax

The UK Corporation tax reduced to 19% for years beginning on or after 1 April 2017 and 17% for the years beginning on or after 1 April 2020. These changes have been reflected in these financial statements.

Notes to the financial statements

For the year ended 31 December 2018

8. Tangible assets

	Plant and equipment	Fixtures and fittings	Total
	£	£	£
Cost or valuation:			
At 1 January 2018	350,717	23,660	374,377
Additions	20,098	15,301	35,399
At 31 December 2018	**370,815**	**38,961**	**409,776**
Accumulated depreciation:			
At 1 January 2017	26,774	7,361	34,135
Charge for the year	37,082	8,600	45,682
At 31 December 2018	**63,856**	**15,961**	**79,817**
Net book value:			
At 31 December 2018	**306,959**	**23,000**	**329,959**
At 31 December 2017	323,943	16,299	340,242

9. Investment property

	North stand	National football stadium	Total
	£	£	£
Cost or valuation:			
At 1 January 2018	885,952	36,280,718	37,166,670
Additions	-	263,063	263,063
At 31 December 2018	**885,952**	**36,543,781**	**37,429,733**
Accumulated depreciation:			
At 1 January 2018	104,088	1,232,352	1,336,440
Charge for the year	33,716	997,094	1,030,810
At 31 December 2018	**137,804**	**2,229,446**	**2,367,250**
Net book value:			
At 31 December 2018	**748,148**	**34,314,335**	**35,062,483**
At 31 December 2017	781,864	35,048,366	35,830,230

The National Football Stadium had an official opening on 8 October 2016 and depreciation of the new stadium began at that time. A 51-year lease for use of the land is in place between the company and Linfield Football Club, which began on 8 May 2014.

Notes to the financial statements

For the year ended 31 December 2018

10. Debtors

	2018	2017
	£	£
Trade debtors	**41,391**	191,511
Other debtors	**325,990**	336,753
VAT	**22,995**	125,477
Prepayments and accrued income	**49,735**	52,489
	440,111	706,230

Trade receivables are stated after provisions for impairment of £19,150 (2017: £13,000).

11. Creditors: amounts falling due within one year

	2018	2017
	£	£
Trade creditors	**196,370**	294,239
Amounts owed to parent undertaking	**5,191,084**	5,698,032
Other tax and social security	**3,353**	1,359
Accruals and deferred income	**1,317,933**	660,164
Deferred credit reserve (note 12)	**853,405**	853,731
	7,562,145	7,507,525

Amounts owed to parent undertaking are unsecured, interest free and are repayable on demand.

12. Creditors: amounts falling due after more than one year

	2018	2017
	£	£
Deferred credit reserve – opening balance	**28,152,991**	29,023,652
Additions	-	-
Amortisation for the year	**(855,203)**	(870,661)
Deferred credit reserve – closing balance	**27,297,788**	28,152,991
Falling due within one year (note 11)	**(853,405)**	(853,731)
Falling due after more than one year	**26,444,383**	27,299,260

13. Provisions for liabilities

	2018	2017
	£	£
Deferred taxation – opening balance	**147,413**	106,401
Charge for the year (note 7)	**(9,694)**	41,012
Deferred taxation – closing balance	**137,719**	147,413
The liability is made up as follows:		
Timing differences on fixed assets	**194,524**	158,892
Other timing differences	**(56,805)**	(11,479)
	137,719	147,413

Notes to the financial statements

For the year ended 31 December 2018

14. Called up share capital

	2018	2017
	£	£
Allotted and fully paid		
2 (2017: 2) ordinary shares of £1 each	**2**	2

There is a single class of ordinary shares. There are no restrictions on the distribution of dividends and the repayment of capital.

15. Financial commitments

At 31 December, the company had annual commitments under non-cancellable operating leases, relating to the football stadium, expiring as follows:

	2018	2017
	£	£
Payments due in less than one year	**214,000**	200,000
Payments due in two to five years	**856,000**	800,000
Payments due in more than five years	**8,844,620**	8,466,667

The company completed the development of a National Football Stadium for Northern Ireland in the year 2016. The majority of the costs relating to this project were funded by supporting bodies, including the Department for Communities.

16. Contingent assets and liabilities

In 2016 the lead contractor responsible for building the National Football Stadium expressed its intention to claim additional amounts over and above the final completion certificate. The amount has not as yet been quantified and will be challenged.

At the year end, there are ongoing insurance claims relating to the National Football Stadium construction, of which the timing and quantum of receipt is not certain.

The Department for Communities has provided grant funding to build the National Football Stadium under an agreement dated May 2014. There is the potential for the recognition of contingent liabilities in the event of the company failing to meet its obligations under this agreement.

17. Related party transactions

No transactions or balances have been identified as requiring disclosure under FRS 102.

18. Ultimate parent undertaking and controlling party

The ultimate parent undertaking and controlling party is Irish Football Association Limited.

The smallest and largest undertakings of which the company is a member, and for which group financial statements are prepared is Irish Football Association Limited, a company limited by guarantee and incorporated in Northern Ireland. These financial statements are available from the National Football Stadium, Donegall Avenue, Belfast, BT12 6LW.