

General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	01/10/2025
Assigned Reviewer	Shaun Duchnowski
Next Review Date	01/10/2027
Internal Reference	COSHH001
Assessment Title	Vectair V-Screen urinal guard Various

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

V-Screen urinal screens offer an effective means of keeping drains and urinals free flowing while urinals smelling clean.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Employees

 Expectant / New Mothers

 Maintenance Staff

 Members of the Public

 Office Staff

 Security Officers

 Trainees / Young Persons

 Visitors

 Volunteers



Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM employees will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Vectair Systems V-screen urinal guard yellow citrus mango br />Substance Form: Solid	Usage: The economical V-Screen, fits over the drain or urinal, acting as a net to catch debris such as chewing gum, cigarettes, paper and other waste. Unique anti-slip feature helps keep V-Screen® in the optimum position in the urinal.	Warning	25/10/2023	C

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
Eucalyptus Oil (Eucalyptus Globulus Labille)	None Specified
1,3,4,6,7,8-hexahydro-4,6,6,7,8,8-hexamethylindeno[5,6-c]pyran	None Specified
Linalool	None Specified
Citronellol	None Specified
Orange Terpenes	None Specified
Citral	None Specified
benzyl 2-hydroxybenzoate	None Specified
Di-(2-ethylhexyl) adipate	None Specified
Geraniol	None Specified
alpha,alpha-Dimethylphenethyl butyrate	None Specified

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Keep away from food, drink and animal feeding stuffs. Wash face, hands and any exposed skin thoroughly after handling. Take off contaminated clothing. Avoid contact with eyes.
Do not eat, drink or smoke when using this product. Use personal protective equipment as required.
Use only with adequate ventilation.
Do not eat, drink or smoke while using this product.
Do not leave product unattended on site.

PPE (Personal Protective Equipment) Required



Eye Protection

Not required under normal conditions of use.



Hand Protection

BS EN 374-1



Overalls / Clothing

ABM uniform.



Mask / Respirator

Not required under normal conditions of use.

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

Must not be disposed together with general waste.
Do not allow product to reach sewage system.
Dispose of the product through a registered waste carrier as per site procedures.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in a cool, dry and well ventilated area away from direct sunlight.



How should accidental release/spillage of this substance(s) be dealt with

Do not allow to enter sewers/ surface or ground water.
Pick up mechanically.
Dilute with plenty of water.
Inform responsible authorities in case undiluted product reaches drainage system, surface or ground water or the ground/soil.
Dyke to collect large liquid spills. Absorb with liquid-binding material (sand, diatomite, universal binders, sawdust). Do not place spilled materials back into the original container. Collect in closed and suitable containers for disposal.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Supply fresh air; consult doctor in case of complaints. In case of unconsciousness place patient stably in side position for transportation. Seek medical advice if feeling unwell.



Skin Contact

Immediately wash with water and soap and rinse thoroughly. Seek medical advice if feeling unwell.



Eye Contact

Rinse opened eye for several minutes under running water. Seek medical advice if feeling unwell.



Injection

Ingestion

If symptoms persist consult doctor.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions of use, transport and storage.



What actions should be taken in the event of a fire involving the substance(s)?

Use fire extinguishing methods suitable to surrounding conditions.
As in any fire, wear self contained breathing apparatus and suitable protective clothing including gloves and eye/face protection.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	01/10/2025
Assigned Reviewer	Shaun Duchnowski
Next Review Date	01/10/2027
Internal Reference	COSHH002

Assessment Title	RB Finish Powerball All in 1 Max dishwashing tablets
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

A

Substance Hazard Information



Description of work area and/or activity assessed

Finish Max in 1 contains Glass Protection ingredients, offers powerful clean and shine for your glasses while also helping to prevent corrosion - leaving them clean and shiny! Use it even on your toughest messes like greasy dishes and cloudy glasses for fast action cleaning. Finish Max In 1 tablets are safe for septic systems. The tablets are easy-to-use, wrapper free and pre-measured to enhance your dishwashing experience.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Expectant / New Mothers

 Maintenance Staff

 Members of the Public

 Office Staff

 Security Officers

 Trainees / Young Persons

 Visitors

 Volunteers

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
RB Finish Powerball All in 1 Max dishwashing tablets Substance Form: Powder	Usage: Place tablet into dishwasher compartment and close lid. Do not unwrap the tablets.	Warning	25/09/2019	A

Hazard Label



The highest substance hazard group found is : **A**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Use in well ventilated areas.
Keep away from food, drink and animal feeding stuffs.
Do not mix with other products unless advised by manufacturer.
Wash hands after handling this product. Remove contaminated clothing and wash before re-use.
Do not eat, drink or smoke while using this product.

PPE (Personal Protective Equipment) Required



Eye Protection

Not required under normal conditions of use.



Hand Protection

Not required under normal conditions of use.



Overalls / Clothing

ABM uniform.



Mask / Respirator

Not required under normal conditions of use.

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The concentrated contents or contaminated packaging should be disposed of by a certified handler or according to the site permit. Release of waste to sewers is discouraged. The cleaned packaging material is suitable for energy recovery or recycling in line with local legislation.
Suitable cleaning agents: Water, if necessary with cleaning agent.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Keep only in original packaging.
Store in a dry, cool and well ventilated area. Do not store at temperatures above 30C.
Keep container upright to prevent spillages.



How should accidental release/spillage of this substance(s) be dealt with

Do not allow to enter drainage system, surface or ground water. Dilute with plenty of water.
Avoid dust generation. Use a vacuum cleaner with HEPA filter that will reduce dispersal. Place spilled material in a designated, labelled waste container. Dispose via a licenced waste contractor as per site procedures.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove victim to fresh air. Get medical attention if necessary.



Skin Contact

Flush contaminated skin with plenty of water. Get medical attention.



Eye Contact

Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids. Check for and remove any contact lenses. Continue to rinse for at least 10 minutes. Get medical attention.

Ingestion

Wash out mouth with water. Remove dentures if any. Get medical attention.



Injection

Get medical attention.

 Fire Safety

Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions of use.



What actions should be taken in the event of a fire involving the substance(s)?

Use an extinguishing agent suitable for the surrounding fire.
No specific fire or explosion hazards.
Decomposition products may include the following materials: carbon dioxide, carbon monoxide, nitrogen oxides or metal oxides.
As in any fire, wear self contained breathing apparatus and suitable protective clothing including gloves and eye/face protection.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

 Health / Medical Surveillance

If required, what health surveillance is undertaken in the use of these substance(s)?

None required.

General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	01/10/2025
Assigned Reviewer	Shaun Duchnowski
Next Review Date	01/10/2027
Internal Reference	COSHH003
Assessment Title	Finish Rinse & Shine Aid

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Refill of Rinse aid to dishwasher(s)

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Employees

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

Glove are to be worn when using this product.
Only store in original container and ensure lid/cap remains closed when not in use.

Current Likelihood of Harm Unlikely

Current Severity of Harm Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Finish Rinse & Shine Aid br />Substance Form: Liquid	Usage: Pour the Finish Rinse & Shine Aid into the dishwashers rinse aid dispenser until it is full, being careful not to overfill. Wipe up any spills. Ensure lid cap in securely closed when not in use and only store in original container.	Danger	16/01/2023	C

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
Oxirane, methyl-, polymer with oxirane, monoisotridecyl ether, block	None Specified
Isotridecanol, ethoxylated	None Specified
reaction mass of 5-chloro2-methyl-2H-isothiazol3-one and 2-methyl-2Hisothiazol-3-one (3:1)	None Specified
CITRIC ACID	None Specified
sodium cumenesulphonate	None Specified

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Store in accordance with local regulations.
Store in original container protected from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials and food and drink.
Store locked up. Keep container tightly closed and sealed until ready for use.
Containers that have been opened must be carefully resealed and kept upright to prevent leakage.
Do not store in unlabelled containers.
Use appropriate containment to avoid environmental contamination.

PPE (Personal Protective Equipment) Required



Eye Protection

No data available



Hand Protection

EN 16523-1:2015



Overalls / Clothing



Mask / Respirator

No data available

Storage, Spillage, Disposal and Transport

	How should the substance(s) be disposed of? Hazardous waste (Waste code: 20 01 29* detergents containing hazardous substances) The generation of waste should be avoided or minimized wherever possible. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction.	Have persons undertaking this process been provided with information or training?	Yes
	How should the substance(s) be stored? Store in accordance with local regulations. Store in original container protected from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials and food and drink. Store locked up. Keep container tightly closed and sealed until ready for use. Containers that have been opened must be carefully resealed and kept upright to prevent leakage. Do not store in unlabelled containers. Use appropriate containment to avoid environmental contamination.	How should accidental release/spillage of this substance(s) be dealt with Stop leak if without risk. Move containers from spill area. Dilute with water and mop up if water-soluble. Alternatively, or if water-insoluble, absorb with an inert dry material and place in an appropriate waste disposal container. Dispose of via a licensed waste disposal contractor.	
	Transport Information Not Specified		

Emergency First-Aid Procedures



Inhalation

Get medical attention immediately.
 Call a poison center or physician.
 Remove victim to fresh air and keep at rest in a position comfortable for breathing.
 If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus.
 If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel.
 It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation.
 If unconscious, place in recovery position and get medical attention immediately.
 Maintain an open airway.
 Loosen tight clothing such as a collar, tie, belt or waistband.



Skin Contact

Get medical attention immediately.
 Call a poison centre or physician.
 Flush contaminated skin with plenty of water.
 Remove contaminated clothing and shoes.
 Wash contaminated clothing thoroughly with water before removing it, or wear gloves.
 Continue to rinse for at least 10 minutes.
 Chemical burns must be treated promptly by a physician.
 Wash clothing before reuse.
 Clean shoes thoroughly before reuse.



Eye Contact

Get medical attention immediately.
 Call a poison centre or physician.
 Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids.
 Check for and remove any contact lenses.
 Continue to rinse for at least 10 minutes.
 Chemical burns must be treated promptly by a physician.



Injection

Ingestion

Get medical attention immediately.
 Call a poison center or physician.
 Wash out mouth with water.
 Remove dentures if any.
 If material has been swallowed and the exposed person is conscious, give small quantities of water to drink.
 Stop if the exposed person feels sick as vomiting may be dangerous.
 Do not induce vomiting unless directed to do so by medical personnel.
 If vomiting occurs, the head should be kept low so that vomit does not enter the lungs.
 Chemical burns must be treated promptly by a physician.
 Never give anything by mouth to an unconscious person.
 If unconscious, place in recovery position and get medical attention immediately.
 Maintain an open airway.
 Loosen tight clothing such as a collar, tie, belt or waistband.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

The product is stable.
Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Use an extinguishing agent suitable for the surrounding fire.
Decomposition products may include the following materials:
carbon dioxide
carbon monoxide
sulfur oxides
metal oxide/oxides
Promptly isolate the scene by removing all persons from the vicinity of the incident if there is a fire.
No action shall be taken involving any personal risk or without suitable training.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	01/10/2025
Assigned Reviewer	Shaun Duchnowski
Next Review Date	17/12/2027
Internal Reference	COSHH004
Assessment Title	RB Finish dishwasher salt

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

N/
A

Substance Hazard Information

Description of work area and/or activity assessed

Dishwasher salt is sodium chloride, the same chemical that makes up table and sea salts. You shouldn't use table salt though as it is much finer and can block and cause damage to your dishwasher. Dishwasher salt granule size is larger and ensures the salt dissolves slower without blocking the softener unit.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Customer / Client

 Employees

 Lone Workers

 Office Staff

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM employees will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
RB Finish dishwasher salt Form: Solid	Usage: Fill the tank according to manufacturer instructions. For best dishwashing performance keep salt tank full at all times. In some dishwashers, there is a red light that blinks when the salt levels are low. Make sure to re-fill salt accordingly when that happens. Duration: 5 Minute(s) When Required	None	05/08/2020	N/A
Hazard Label				
None Specified				
List ingredients or components with an exposure limit identified		Exposure Limit (Long-term / Short-term)		
sodium chloride		None Specified		

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Eating, drinking and smoking should be prohibited in areas where this material is handled, stored and processed. Workers should wash hands and face before eating, drinking and smoking.
Remove contaminated clothing and protective equipment before entering eating areas.

≡ PPE (Personal Protective Equipment) Required



Eye Protection

Not required under normal conditions of use.



Hand Protection

Not required under normal conditions of use.



Overalls / Clothing

Not required under normal conditions of use.



Mask / Respirator

Not required under normal conditions of use.

≡ Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The generation of waste should be avoided or minimised wherever possible.

Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store between the following temperatures: 5 to 25°C (41 to 77°F). Store in accordance with local regulations. Store in original container protected from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials and food and drink. Keep container tightly closed and sealed until ready for use.

Containers that have been opened must be carefully resealed and kept upright to prevent leakage.

Do not store in unlabelled containers.

Use appropriate containment to avoid environmental contamination.



How should accidental release/spillage of this substance(s) be dealt with

No action shall be taken involving any personal risk or without suitable training.

Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilt material.

Avoid dispersal of spilt material and runoff and contact with soil, waterways, drains and sewers. Inform the relevant authorities if the product has caused environmental pollution (sewers, waterways, soil or air).



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove victim to fresh air and keep at rest in a position comfortable for breathing.
Get medical attention if symptoms occur.



Skin Contact

Flush contaminated skin with plenty of water. Remove contaminated clothing and shoes. Get medical attention if symptoms occur.



Eye Contact

Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids. Check for and remove any contact lenses. Get medical attention if irritation occurs.

Ingestion

Wash out mouth with water. Remove victim to fresh air and keep at rest in a position comfortable for breathing. If material has been swallowed and the exposed person is conscious, give small quantities of water to drink. Do not induce vomiting unless directed to do so by medical personnel. Get medical attention if symptoms occur.



Injection

Seek medical advice.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

The product is stable.
Under normal conditions of storage and use, hazardous reactions will not occur.



What actions should be taken in the event of a fire involving the substance(s)?

Use an extinguishing agent suitable for the surrounding fire. No specific fire or explosion hazard.
Decomposition products may include the following materials: halogenated compounds or metal oxide/oxides.
Promptly isolate the scene by removing all persons from the vicinity of the incident if there is a fire. No action shall be taken involving any personal risk or without suitable training.
Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode. Clothing for fire-fighters (including helmets, protective boots and gloves) conforming to European standard EN 469 will provide a basic level of protection for chemical incidents.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.

General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH017 RA Selden Eco Window & Glass Cleaner with Vinegar T139

Assessment Title	Selden Eco Window & Glass Cleaner with Vinegar T139
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

N/
A

Substance Hazard Information

Description of work area and/or activity assessed

Selden T139 Eco Friendly Glass & Mirror Cleaner is designed for effective cleaning of glass and mirror surfaces. Suitable for use in various settings, it offers an environmentally conscious cleaning option.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Selden Eco Wwindow & Glass Cleaner with Vinegar T139 br />Substance Form: Liquid	Usage: Apply sparingly and wipe off with a clean paper towel or lint free cloth. Duration: 2-5 Minute(s) When Required	None	11/03/2024	N/A
Hazard Label				
None Specified				

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Storage conditions : Keep container closed when not in use.
 Incompatible products : Oxidizing agent. Strong acids. Strong bases.
 Special rules on packaging : Keep only in original container
 ABM Uniform

≡ PPE (Personal Protective Equipment) Required



Eye Protection

Not required for normal conditions of use.



Hand Protection

Not required for normal conditions of use.



Overalls / Clothing

ABM Uniform



Mask / Respirator

Not required for normal conditions of use.

≡ Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

Regional waste regulation : Dispose of in accordance with relevant local regulations.
Waste treatment methods : Dispose of contents/container in accordance with licensed collector's sorting instructions.
Product/Packaging disposal recommendations : Dispose in a safe manner in accordance with local/national regulations.
European List of Waste (LoW, EC 2000/532) : 20 01 30 - detergents other than those mentioned in 20 01 29

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Technical measures : Does not require any specific or particular technical measures.
Storage conditions : Keep container closed when not in use.
Incompatible products : Oxidizing agent. Strong acids. Strong bases.
Special rules on packaging : Keep only in original container



How should accidental release/spillage of this substance(s) be dealt with

Avoid release to the environment
Soak up spills with inert solids, such as clay or diatomaceous earth as soon as possible



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water.



Eye Contact

IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention.



Injection

Ingestion

Give nothing or a little water to drink. Get medical advice/attention if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions.
Conditions to avoid None under recommended storage and handling conditions
Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Carbon dioxide. Dry powder. Foam

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required



General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH004 RA Greenspeed Techno Floor forte alkaline floor cleaner

Assessment Title	Greenspeed Techno Floor forte alkaline floor cleaner
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Techno Floor Forte is an ecological powerful floor cleaner for professionals usage. The product is suitable for daily and periodic cleaning water-resistant floors with mop, mop or scrub vacuum machine. The product is developed for cleaning moderately to heavily soiled floors in garages, workshops, production environment.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors



Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Greenspeed Techno Floor forte alkaline floor cleaner Substance Form: Liquid	Usage: Manual use: Prepare a 1% solution by adding 80 ml of Techno Floor Forte to a bucket containing 8L of water. Clean the floor with a mop or cloth. Allow to work in for 1 to 5 minutes if necessary. Rinsing is not necessary. The concentration can be doubled in case of heavy soiling. Machine use: Prepare a 1% solution of Techno Floor Forte in the scrubber-drier (100 ml per 10L of water). Clean the floor with the machine. Allow the cleaning solution to work for 1 to 5 minutes if necessary. The concentration can be doubled in case of heavy soiling.	Danger	24/11/2022	C

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
alcohols, C10-16, ethoxylated, propoxylated	None Specified
Sodium carbonate	None Specified
3-Butoxypropane-2-ol	None Specified

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Use with sufficient exhaust ventilation.

Keep in a sealed container in a closed, frost-free, ventilated room.

Wear impermeable clothing. The type of protective equipment depends on the concentration and amount of hazardous substances at the work station in question.

PPE (Personal Protective Equipment) Required



Eye Protection

Keep an eye-rinse bottle within reach. Tight-fitting safety goggles. BS EN 166

Wear a face shield and protective suit in case of exceptional processing problems.



Hand Protection

Use nitril-gloves BS EN 374.

Thoroughly check gloves before use. Take of the gloves properly without touching the outside with your bare hands.

Wash and dry your hands.



Overalls / Clothing

Wear impermeable clothing. The type of protective equipment depends on the concentration and amount of hazardous substances at the work station in question.



Mask / Respirator

Use with sufficient exhaust ventilation. If necessary, use an air-purifying face mask in case of respiratory hazards. Use the ABEK type as protection against these troublesome levels.

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product may be discharged in the indicated percentages of utilization, provided it is neutralised to pH 7. Possible restrictive regulations by local authority should always be adhered to.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Keep in a sealed container in a closed, frost-free, ventilated room.



How should accidental release/spillage of this substance(s) be dealt with

Do not allow to flow into sewers or open water.
 Contain released substance, store into suitable containers. If possible, remove by using absorbent material.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

In case of serious or continuous discomforts: remove to fresh air and seek medical attention.



Skin Contact

Rinse with water.



Eye Contact

Rinse first with plenty of water, if necessary seek medical attention.



Injection

Ingestion

Rinse first with plenty of water, if necessary seek medical attention.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions. Keep out of extremely high or low temperatures.

Conditions to avoid Protect from sunlight and do not expose to temperatures exceeding + 50°C.
 Under recommended usage conditions, hazardous decomposition products are not expected.



What actions should be taken in the event of a fire involving the substance(s)?

Extinguishing media: CO2, foam, powder, sprayed water
 Special hazards: None
 Special fire fighting procedures None

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required



General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH005 RA Greenspeed techno floor neutral floor cleaner

Assessment Title	Greenspeed techno floor neutral floor cleaner
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials
Category

Substance Hazard Information

N/
A

Description of work area and/or activity assessed

Techno Floor is an ecological pH-neutral floor cleaner for professional use. This product is suitable for daily cleaning of hard-surface floors using a mop or cloth. Techno Floor delivers streak-free results. It quickly removes light to moderate soiling from PVC, linoleum, ceramic floor tiles, etc. Do not use Techno Floor on untreated wood or parquet floors.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors



Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Greenspeed techno floor neutral floor cleaner Substance Form: Liquid	Usage: Prepare a 0.5% solution by adding 40 ml of Techno Floor to a bucket containing 8 L of water. Clean the floor with a mop or cloth. Rinsing is not necessary. The concentration can be doubled in case of heavy soiling	None	24/11/2022	N/A
Hazard Label				
None Specified				
List ingredients or components with an exposure limit identified		Exposure Limit (Long-term / Short-term)		
C8-10 D-glucoside		None Specified		
Ethanol		(1000ppm - 1920mg/m3) 8hr		
D-Glucopyranose, C10-16-alkyl glycosides		None Specified		

☰ Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

If necessary, use with sufficient exhaust ventilation.
Keep in a sealed container in a closed, frost-free, ventilated room.

ABM Uniform

☰ PPE (Personal Protective Equipment) Required



Eye Protection

Keep an eye-rinse bottle within reach. Tight-fitting safety goggles. BS EN 166
Wear a face shield and protective suit in case of exceptional processing problems.



Hand Protection

Not required



Overalls / Clothing

ABM Uniform



Mask / Respirator

Respiratory protection is not required. Use ABEK type gas masks in case of irritating exposure.

☰ Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product may be discharged in the indicated percentages of utilisation, provided it is neutralised to pH 7. Possible restrictive regulations by local authority should always be adhered to.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Keep in a sealed container in a closed, frost-free, ventilated room.



How should accidental release/spillage of this substance(s) be dealt with

Do not allow to flow into sewers or open water.
Contain released substance, store into suitable containers. If possible, remove by using absorbent material.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

In case of serious or continuous discomforts: remove to fresh air and seek medical attention.



Skin Contact

Rinse with water.



Eye Contact

Rinse first with plenty of water, if necessary seek medical attention.

Ingestion

Rinse first with plenty of water, if necessary seek medical attention.



Injection

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions
 Protect from sunlight and do not expose to temperatures exceeding + 50°C.
 Under recommended usage conditions, hazardous decomposition products are not expected.



What actions should be taken in the event of a fire involving the substance(s)?

Extinguishing media: CO2, foam, powder, sprayed water

Special hazards: None

Extinguishing agents to be avoided: None

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required
 All ABM staff will follow the instructions listed in this assessment while using this product

General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH006 RA Jangro Drain Solution BC072-5

Assessment Title	Jangro Drain Solution BC072-5
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials
Category

Substance Hazard Information

N/
A

Description of work area and/or activity assessed

Safely and quickly remove blockages and eliminate odour problems in all kitchen and waste outlet pipes with this drain solution. Can also be used for baths, showers and wash basins. Safe to use on porcelain, plastic, stainless steel, chrome or ceramics. Suitable for use in all plumbing systems including septic tanks.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Jangro Drain Solution BC072-5 br />Substance Form: Liquid	Usage: As per manufacturer instructions	None	05/06/2025	N/A
Hazard Label				
None Specified				
List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)			
2,2-dimethyl-1,3-dioxolan-4-ylmethanol	None Specified			

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Storage conditions : Store in a dry place. Store in a closed container. Keep cool.

Incompatible products : Strong acids. Strong alkalis.

Storage area : Store away from heat.

ABM Uniform

≡ PPE (Personal Protective Equipment) Required



Eye Protection

Eye protection not applicable. Avoid contact with eyes.
Ensure spraying away from persons



Hand Protection

Disposable gloves, Type C Nitrile rubber
Reusable gloves, Type A Nitrile rubber
BS EN 374



Overalls / Clothing

ABM Uniform



Mask / Respirator

No respiratory protection needed under normal use conditions

≡ Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment.
Dispose of contents/container in accordance with licensed collector's sorting instructions.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Technical measures : Does not require any specific or particular technical measures.
Storage conditions : Store in a dry place. Store in a closed container. Keep cool.
Incompatible products : Strong acids. Strong alkalis.
Storage area : Store away from heat.



How should accidental release/spillage of this substance(s) be dealt with

For containment : Collect spillage. Stop leak without risks if possible.
Methods for cleaning up : Wash the spillage site with large amounts of water.
Other information : Small amount of unwanted product may be flushed with water to sewer.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

To our knowledge, the product does not present any particular risk, under normal conditions of use. Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention



Injection

Ingestion

Rinse mouth out with water. Call a POISON CENTER/doctor if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions of use. Do not mix with other products
Conditions to avoid High temperature. Protect from sunlight.

Incompatible materials Strong alkalis. Strong acids
Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Dry powder. Foam.
Fire hazard : Not flammable.
Explosion hazard : Product is not explosive.
Reactivity in case of fire : Product is not explosive.
Hazardous decomposition products in case of fire : On heating irritating fumes to eyes or skin may be produced.
Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required



General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH007 RA Jangro Dry Form Carpet Shampoo BE011-5

Assessment Title	Jangro Dry Form Carpet Shampoo BE011-5
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

A

Substance Hazard Information



Description of work area and/or activity assessed

Active foam suspends dirt, then dries to a non sticky powder which is easily vacuumed away. Safe on all fast dye carpets.
Cleans, brightens and helps prevent re-soiling of carpets. Approved by the Wool Safe Organisation for use on wool and wool-rich carpets.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Jangro Dry Form Carpet Shampoo BE011-5 br />Substance Form: Liquid	Usage: As per manufacturer instructions	Warning	31/07/2025	A
Hazard Label				
List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)			
5-chloro-2-methyl-2H-isothiazol-3- one and 2-methyl-2H-isothiazol-3-one	None Specified			
DISODIUM LAURAMIDO MEA-SULFOSUCCINATE	None Specified			
Sodium lauryl sulphate	None Specified			

The highest substance hazard group found is : **A**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Store in a well-ventilated place. Keep cool.
ABM Uniform

PPE (Personal Protective Equipment) Required



Eye Protection

Wear eye protection. Safety glasses. ISO 16321-1



Hand Protection

Wear protective gloves. Chemical resistant gloves ISO 374-1.
Nitrile rubber gloves



Overalls / Clothing

ABM Uniform



Mask / Respirator

Not required for normal conditions of use

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment
Regional waste regulation : Dispose of in accordance with relevant local regulations.
Waste treatment methods : Dispose of contents/container in accordance with licensed collector's sorting instructions.
Product/Packaging disposal recommendations : Dispose in a safe manner in accordance with local/national regulations.
European List of Waste (LoW, EC 2000/532) : 20 01 29* - detergents containing dangerous substances

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in a well-ventilated place. Keep cool.



How should accidental release/spillage of this substance(s) be dealt with

Avoid release to the environment.
Take up liquid spill into absorbent material



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention.



Injection

Ingestion

Get immediate medical advice/attention.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions.
Conditions to avoid None under recommended storage and handling conditions
Under normal conditions of storage and use, hazardous decomposition products should not be produced



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Water spray. Dry powder. Foam. Carbon dioxide.

In case of fire : Toxic fumes may be released.

Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required



General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH008 RA Jangro Non Bio Laundry Powder BP032

Assessment Title	Jangro Non Bio Laundry Powder BP032
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

A

Substance Hazard Information



Description of work area and/or activity assessed

This non-biological washing powder contains active fizz technology, providing up to 100 washes, and is dermatologically tested and phosphate free. The anti-allergenic formulation makes this the ideal choice for all those with sensitive skin. Works in soft, medium and hard waters, in both machines and by hand.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Jangro Non Bio Laundry Powder BP032 br />Substance Form: Powder	Usage: As per Manufactures Instructions	Warning	15/06/2017	A

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
C12-15 FATTY ALCOHOL 7MOL EO	None Specified
SODIUM CARBONATE	None Specified
SODIUM SILICATE CRYSTAL	None Specified
SODIUM PERCARBONATE	None Specified
SODIUM DODECYLBENZENESULFONATE	None Specified

The highest substance hazard group found is : **A**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Provide adequate ventilation
Store in tightly-closed, original container. Keep container dry.
ABM Uniform

PPE (Personal Protective Equipment) Required



Eye Protection

If eye contact is possible tight-fitting safety glasses. BS EN 166



Hand Protection

Chemical-resistant, impervious gloves BS EN 374
Rubber (natural, latex).
Butyl rubber
Polyvinyl chloride (PVC)



Overalls / Clothing

ABM Uniform



Mask / Respirator

Respiratory protection not required.

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not expected to be toxic to aquatic organisms.

General information Do not discharge into drains or watercourses or onto the ground.

Disposal methods Packaging is recyclable. Residues and empty containers should be taken care of as hazardous waste according to local and national provisions

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in tightly-closed, original container. Keep container dry.



How should accidental release/spillage of this substance(s) be dealt with

Collect spillage with a shovel and broom, or similar and reuse, if possible. Collect and place in suitable waste disposal containers and seal securely. Flush contaminated area with plenty of water. Flush contaminated area with plenty of water. Avoid the spillage or runoff entering drains, sewers or watercourses.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Move affected person to fresh air at once. Rinse nose and mouth with water. Get medical attention if any discomfort continues.



Skin Contact

Rinse immediately with plenty of water. Remove contaminated clothing. Get medical attention if irritation persists after washing.



Eye Contact

Immediately flush with plenty of water for at least 15 minutes. Remove any contact lenses and hold eyelids open widely. Get medical attention. Show this Safety Data Sheet to the medical personnel.



Injection

Ingestion

Never give anything by mouth to an unconscious person. Do not induce vomiting. Rinse mouth thoroughly with water. Get medical attention if any discomfort continues.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable at normal ambient temperatures
Conditions to avoid Not relevant.
No known hazardous decomposition products



What actions should be taken in the event of a fire involving the substance(s)?

The product is not flammable. Use fire-extinguishing media suitable for the surrounding fire.
Foam, carbon dioxide or dry powder.
The product is non-combustible. No known hazardous decomposition products.

Control run-off water by containing and keeping it out of sewers and watercourses

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required



General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH009 RA Jangro ntrl All Surface Cleaner BF061-5

Assessment Title	Jangro ntrl All Surface Cleaner BF061-5
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

N/
A

Substance Hazard Information

Description of work area and/or activity assessed

The next generation of cleaning products with the environment in mind, the ntrl range offers a safer, cleaner and efficient cleaning process whilst also reducing our environmental footprint by using the unique strengths of plant-based extracts help transform how we clean. This all surface cleaner removes atmospheric grime, finger marks and general soiling leaving a sparkling streak-free finish. Also ideal for chrome, plastic, laminate and veneer.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Jangro ntrl All Surface Cleaner BF061-5 br />Substance Form: Liquid	Usage: As per manufacturers Instructions	None	02/06/2025	N/A
Hazard Label				
None Specified				

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Storage conditions : Store in a dry place. Store in a closed container. Keep cool.

Incompatible products : Strong acids. Strong alkalis.

Storage area : Store away from heat.

ABM Uniform

☰ PPE (Personal Protective Equipment) Required



Eye Protection

Eye protection not applicable. Avoid contact with eyes.
 Ensure spraying away from persons



Hand Protection

In case of repeated or prolonged contact wear gloves EN ISO 374
 Disposable gloves, Type C, Reusable gloves, Type A Nitrile rubber



Overalls / Clothing

ABM Uniform



Mask / Respirator

No respiratory protection needed under normal use conditions

☰ Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment.

Dispose of contents/container in accordance with licensed collector's sorting instructions.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Technical measures : Does not require any specific or particular technical measures.
 Storage conditions : Store in a dry place. Store in a closed container. Keep cool.
 Incompatible products : Strong acids. Strong alkalis.
 Storage area : Store away from heat.



How should accidental release/spillage of this substance(s) be dealt with

No special environmental precautions required.
 For containment : Collect spillage. Stop leak without risks if possible.
 Methods for cleaning up : Wash the spillage site with large amounts of water.
 Other information : Small amount of unwanted product may be flushed with water to sewer



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

To our knowledge, the product does not present any particular risk, under normal conditions of use. Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention.



Injection

Ingestion

Rinse mouth out with water. Call a POISON CENTER/doctor if you feel unwell

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions of use. Do not mix with other products
Conditions to avoid Store away from heat/moisture.
Incompatible materials Strong alkalis. Strong acids.
Under normal conditions of storage and use, hazardous decomposition products should not be produced



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Dry powder. Foam.
Fire hazard : Not flammable.
Explosion hazard : Product is not explosive.
Reactivity in case of fire : Product is not explosive.
Hazardous decomposition products in case of fire : On heating irritating fumes to eyes or skin may be produced
Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required

General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH010 RA Jangro ntrl Odour Neutraliser BF130-5

Assessment Title	Jangro ntrl Odour Neutraliser BF130-5
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials
Category

Substance Hazard Information

N/
A

Description of work area and/or activity assessed

The Jangro Ntrl Odour Neutraliser 5 Litre is a highly effective product designed to eliminate unpleasant odours and leave a fresh scent in a variety of environments.

This larger size is ideal for extensive use in homes, offices, and commercial spaces, ensuring a clean and pleasant atmosphere. Here are some key features and benefits of this product:

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Jangro ntrl Odour Neutraliser br />Substance Form: Liquid	Usage: As per Manufacturers Instructions	None	02/06/2025	N/A
Hazard Label				
None Specified				
List ingredients or components with an exposure limit identified		Exposure Limit (Long-term / Short-term)		
2,2-dimethyl-1,3-dioxolan-4-ylmethanol		None Specified		

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Ensure good ventilation of the work station.

Storage conditions : Store in a dry place. Store in a closed container. Keep cool.

Incompatible products : Strong acids. Strong alkalis

ABM Uniform

≡ PPE (Personal Protective Equipment) Required



Eye Protection

Eye protection not applicable. Avoid contact with eyes.
Ensure spraying away from persons



Hand Protection

In case of repeated or prolonged contact wear gloves. Always wash hands after handling the product EN ISO 374
Disposable gloves, Type C Nitrile rubber
Reusable gloves, Type A Nitrile rubber



Overalls / Clothing

ABM Uniform



Mask / Respirator

Not necessary with sufficient ventilation. Contains enzymes
avoid breathing product spray

≡ Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment.
Dispose of contents/container in accordance with licensed collector's sorting instructions.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Technical measures : Does not require any specific or particular technical measures.
Storage conditions : Store in a dry place. Store in a closed container. Keep cool.
Incompatible products : Strong acids. Strong alkalis



How should accidental release/spillage of this substance(s) be dealt with

No special environmental precautions required.
For containment : Stop leak without risks if possible.
Methods for cleaning up : Clean contaminated surfaces with an excess of water.
Other information : Small amount of unwanted product may be flushed with water to sewer.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.



Injection

Ingestion

Call a poison center or a doctor if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions
Conditions to avoid None under recommended storage and handling conditions
Under normal conditions of storage and use, hazardous decomposition products should not be produced



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Dry powder. Foam. Carbon dioxide
Fire hazard : Not flammable.
Explosion hazard : Product is not explosive.
Reactivity in case of fire : Product is not explosive.
Hazardous decomposition products in case of fire : On heating irritating fumes to eyes or skin may be produced.
Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required



General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH011 RA Jangro ntrl Organic Descaler BF022-1

Assessment Title	Jangro ntrl Organic Descaler BF022-1
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

A

Substance Hazard Information



Description of work area and/or activity assessed

The next generation of cleaning products with the environment in mind, the ntrl range offers a safer, cleaner and efficient cleaning process whilst also reducing our environmental footprint by using the unique strengths of plant-based extracts help transform how we clean. This organic descaler is a naturally derived cleaner and lime-scale remover for toilets and urinal surfaces for the effective removal of scale and surface staining

Overall Current Risk

Insignificant



Persons Affected

 Cabin Crew

 Cleaners

 Contractors

 Customer / Client

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Jangro ntrl Organic Descaler BF022-1 br />Substance Form: Liquid	Usage: As per manufacturers Instructions	Warning	02/06/2025	A

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
Citric acid	None Specified
L-lactic acid	None Specified
C08-10 Alkyl glucoside	None Specified
Formic acid	(5ppm - 9.6mg/m3) 8hr

The highest substance hazard group found is : **A**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Store in a dry place. Store in a closed container. Keep cool.

ABM Uniform

PPE (Personal Protective Equipment) Required



Eye Protection

Avoid contact with eyes. Ensure spraying away from persons



Hand Protection

Always wash hands after handling the product. In case of repeated or prolonged contact wear gloves EN ISO 374
Disposable gloves, Type A Nitrile rubber
Reusable gloves, Type A Nitrile rubber



Overalls / Clothing

ABM Uniform



Mask / Respirator

Not necessary with sufficient ventilation

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment.
Dispose of contents/container in accordance with licensed collector's sorting instructions.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in a dry place. Store in a closed container. Keep cool.



How should accidental release/spillage of this substance(s) be dealt with

For containment : Collect spillage. Stop leak without risks if possible.
Methods for cleaning up : Wash the spillage site with large amounts of water.
Other information : Small amount of unwanted product may be flushed with water to sewer.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water. If skin irritation occurs: Get medical advice/attention.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention



Injection

Ingestion

Rinse mouth out with water. Call a POISON CENTER/doctor if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions of use. Do not mix with other products.

Conditions to avoid Store away from heat/moisture
Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Dry powder. Foam
Fire hazard : Not flammable.
Explosion hazard : Product is not explosive.
Reactivity in case of fire : Product is not explosive.
Hazardous decomposition products in case of fire : On heating irritating fumes to eyes or skin may be produced.

Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required



General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH012 RA Jangro ntrl probiotic multisurface cleaner BF068-5

Assessment Title	Jangro ntrl probiotic multisurface cleaner BF068-5
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

A

Substance Hazard Information



Description of work area and/or activity assessed

The next generation of cleaning products with the environment in mind, the ntrl range offers a safer, cleaner and efficient cleaning process whilst also reducing our environmental footprint by using the unique strengths of plant-based extracts help transform how we clean. This probiotic multi-surface cleaner is a highly concentrated biotechnology based all purpose cleaning product suitable for all surfaces in all areas offering superior cleaning and odour control using renewable and sustainable ingredients

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Jangro ntrl probiotic multisurface cleaner BF068-5 br />Substance Form: Liquid	Usage: As per manufacturers Insturctions	Warning	10/02/2025	A

Hazard Label



List ingredients or components with an exposure limit identified

Exposure Limit (Long-term / Short-term)

C08-10 Alkyl glucoside

None Specified

The highest substance hazard group found is : **A**

A	B	C	D	E
Least hazardous substances	more hazardous substances			Special cases

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Storage conditions : Store in a dry place. Store in a closed container. Keep cool.

Incompatible products : Strong alkalis. Strong acids.

ABM Uniform

PPE (Personal Protective Equipment) Required



Eye Protection

Handling and dilution of concentrates. Wear safety glasses with side shields. Use eye protection according to BS EN 166



Hand Protection

In case of repeated or prolonged contact wear gloves BS EN 374

Disposable gloves, Type C Nitrile rubber

Reusable gloves, Type A Nitrile rubber



Overalls / Clothing

ABM Uniform



Mask / Respirator

No respiratory protection needed under normal use conditions. Ensure spraying away from persons

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment

Dispose of contents/container in accordance with licensed collector's sorting instructions

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Technical measures : Does not require any specific or particular technical measures.

Storage conditions : Store in a dry place. Store in a closed container. Keep cool.

Incompatible products : Strong alkalis. Strong acids.



How should accidental release/spillage of this substance(s) be dealt with

This product does not present any particular risk for the environment.

For containment : Collect spillage. Stop leak without risks if possible.

Methods for cleaning up : Wash the spillage site with large amounts of water.

Other information : Small amount of unwanted product may be flushed with water to sewer



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

To our knowledge, the product does not present any particular risk, under normal conditions of use. Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention.



Injection

Ingestion

Rinse mouth out with water. Call a POISON CENTER/doctor if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions of use. Do not mix with other products
Conditions to avoid High temperature. Protect from sunlight.

Incompatible materials Strong alkalis. Strong acids
Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Dry powder. Foam
Fire hazard : Not flammable.
Explosion hazard : Product is not explosive.
Reactivity in case of fire : Product is not explosive.
Hazardous decomposition products in case of fire : On heating irritating fumes to eyes or skin may be produced
Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required



General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH013 RA Jangro ntrl Probiotic Toilet Cleaner BF021-1 & BF021-5

Assessment Title	Jangro ntrl Probiotic Toilet Cleaner BF021-1 & BF021-5
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials
Category

Substance Hazard Information

N/
A

Description of work area and/or activity assessed

The next generation of cleaning products with the environment in mind, the ntrl range offers a safer, cleaner and efficient cleaning process whilst also reducing our environmental footprint by using the unique strengths of plant-based extracts help transform how we clean. This probiotic toilet cleaner is an effective biological treatment for cleaning and deodorising urinals and toilets.

Overall Current Risk

Insignificant



Persons Affected

 Cabin Crew

 Cleaners

 Contractors

 Customer / Client

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Jangro ntrl Probiotic Toilet Cleaner BF021-1 & BF021-5 br />Substance Form: Liquid	Usage: As per manufacturers Instructions	None	19/05/2025	N/A
Hazard Label				
None Specified				
List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)			
Alcohols, C12-14(even numbered), ethoxylated, sulfates, sodium salts	None Specified			
1-Propanaminium, 3-amino-N-(carboxymethyl)-N,N-dimethyl-, N-C8-18 acyl derivs., inner salts	None Specified			

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Storage conditions : Store in a dry place. Store in a closed container. Keep cool.
 Incompatible products : Strong acids. Strong alkalis.
 ABM Uniform

≡ PPE (Personal Protective Equipment) Required



Eye Protection

Eye protection not applicable. Avoid contact with eyes



Hand Protection

In case of repeated or prolonged contact wear gloves. Always wash hands after handling the product EN ISO 374
Disposable gloves, Type C Nitrile rubber
Reusable gloves, Type A Nitrile rubber



Overalls / Clothing

ABM Uniform



Mask / Respirator

No respiratory protection needed under normal use conditions

≡ Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment.
Dispose of contents/container in accordance with licensed collector's sorting instructions.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Technical measures : Does not require any specific or particular technical measures.
Storage conditions : Store in a dry place. Store in a closed container. Keep cool.
Incompatible products : Strong acids. Strong alkalis.



How should accidental release/spillage of this substance(s) be dealt with

No special environmental precautions required
For containment : Collect spillage. Stop leak without risks if possible.
Methods for cleaning up : Wash the spillage site with large amounts of water.
Other information : Small amount of unwanted product may be flushed with water to sewer.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

To our knowledge, the product does not present any particular risk, under normal conditions of use. Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention.



Injection

Ingestion

Rinse mouth out with water. Call a POISON CENTER/doctor if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions
Conditions to avoid None under recommended storage and handling conditions

Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Dry powder. Foam.
Fire hazard : Not flammable.
Explosion hazard : Product is not explosive.
Reactivity in case of fire : Product is not explosive.
Hazardous decomposition products in case of fire : On heating irritating fumes to eyes or skin may be produced.
Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required

General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH014 RA Jangro ntrl Probiotic Washroom Cleaner BF030-1 & BF030-5

Assessment Title	Jangro ntrl Probiotic Washroom Cleaner BF030-1 & BF030-5
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

N/
A

Substance Hazard Information

Description of work area and/or activity assessed

The next generation of cleaning products with the environment in mind, the ntrl range offers a safer, cleaner and efficient cleaning process whilst also reducing our environmental footprint by using the unique strengths of plant-based extracts help transform how we clean. This probiotic washroom cleaner is an enzyme and microbial biotech product designed to tackle all washroom areas offering superior cleaning and odour control using renewable and sustainable ingredients. Use CE301 reusable trigger bottle for spray cleaning.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Jangro ntrl Probiotic Washroom Cleaner BF030-1 & BF030-5 br />Substance Form: Liquid	Usage: As per manufacturers Instructions	None	16/05/2025	N/A
Hazard Label				
None Specified				

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Storage conditions : Store in a dry place. Store in a closed container. Keep cool.

Incompatible products : Strong acids. Strong alkalis.

Storage area : Store away from heat.

ABM Uniform

≡ PPE (Personal Protective Equipment) Required



Eye Protection

Eye protection not applicable. Avoid contact with eyes.
Ensure spraying away from persons



Hand Protection

In case of repeated or prolonged contact wear gloves EN ISO 374
Disposable gloves, Type C Nitrile rubber
Reusable gloves, Type A Nitrile rubber



Overalls / Clothing

ABM Uniform



Mask / Respirator

No respiratory protection needed under normal use conditions

≡ Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment.
Dispose of contents/container in accordance with licensed collector's sorting instructions.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Technical measures : Does not require any specific or particular technical measures.
Storage conditions : Store in a dry place. Store in a closed container. Keep cool.
Incompatible products : Strong acids. Strong alkalis.
Storage area : Store away from heat.



How should accidental release/spillage of this substance(s) be dealt with

No special environmental precautions required.
For containment : Collect spillage. Stop leak without risks if possible.
Methods for cleaning up : Wash the spillage site with large amounts of water.
Other information : Small amount of unwanted product may be flushed with water to sewer.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

To our knowledge, the product does not present any particular risk, under normal conditions of use. Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention



Injection

Ingestion

Rinse mouth out with water. Call a POISON CENTER/doctor if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions of use. Do not mix with other products.
Conditions to avoid High temperature. Protect from sunlight.

Incompatible materials Strong alkalis. Strong acids.
Under normal conditions of storage and use, hazardous decomposition products should not be produced



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Dry powder. Foam.

Fire hazard : Not flammable.
Explosion hazard : Product is not explosive.
Reactivity in case of fire : Product is not explosive.
Hazardous decomposition products in case of fire : On heating irritating fumes to eyes or skin may be produced.
Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required



General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH015 RA Jangro ntrl Washing Up Liquid BF042-5

Assessment Title	Jangro ntrl Washing Up Liquid BF042-5
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

A

Substance Hazard Information



Description of work area and/or activity assessed

The next generation of cleaning products with the environment in mind, the ntrl range offers a safer, cleaner and efficient cleaning process whilst also reducing our environmental footprint by using the unique strengths of plant-based extracts help transform how we clean. This eco-washing up liquid utilises safe, eco-friendly, naturally derived surfactants that quickly and easily remove grease, oils and food residue from dishes and eating utensils, leaving them clean and streak free.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Jangro ntrl Washing Up Liquid BF042-5 br />Substance Form: Liquid	Usage: As per manufacturers Instructions	Warning	09/05/2025	A
Hazard Label				
List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)			
Alcohols, C12-14(even numbered), ethoxylated, sulfates, sodium salts	None Specified			
1-Propanaminium, 3-amino-N-(carboxymethyl)-N,Ndimethyl-, N-C8-18 acyl derivs., inner salts	None Specified			

The highest substance hazard group found is : **A**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Store in a dry place. Store in a closed container. Keep cool.
ABM Uniform

PPE (Personal Protective Equipment) Required



Eye Protection

Eye protection not applicable. Avoid contact with eyes



Hand Protection

In case of repeated or prolonged contact wear gloves BS EN 374
Reusable gloves, Polyvinylchloride (PVC),
Disposable gloves Nitrile rubber



Overalls / Clothing

ABM Uniform



Mask / Respirator

Not required

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment.
Dispose of contents/container in accordance with licensed collector's sorting instructions.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in a dry place. Store in a closed container. Keep cool.



How should accidental release/spillage of this substance(s) be dealt with

This product does not present any particular risk for the environment
For containment : Stop leak without risks if possible.
Methods for cleaning up : Clean contaminated surfaces with an excess of water.
Other information : Small amount of unwanted product may be flushed with water to sewer.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

To our knowledge, the product does not present any particular risk, under normal conditions of use. Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention.



Injection

Ingestion

Rinse mouth out with water. Call a POISON CENTER/doctor if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions.
Conditions to avoid None under recommended storage and handling conditions
Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Dry powder. Foam. Carbon dioxide.

Fire hazard : Not flammable.
Explosion hazard : Product is not explosive.
Reactivity in case of fire : Product is not explosive.
Hazardous decomposition products in case of fire : On heating irritating fumes to eyes or skin may be produced.
Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required

General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH001 RA BioHygiene Gum Mark & Graffiti Remover

Assessment Title	BioHygiene Gum Mark & Graffiti Remover
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Utilises a powerful, safe, eco friendly, non flammable organic solvent to remove chewing gum, adhesives, tyre and other black marks, graffiti such as ink, permanent marker/spray paint and nail varnish from a variety of surfaces.

Overall Current Risk

Low



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors



Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM employees will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Significant

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
BioHygiene Gum, mark and graffiti remover br >Substance Form: Liquid	Usage: Test on a small non-critical area first. The product is a contact cleaner, requiring a period of contact with the surface, after which marks/deposits can be easily wiped/scraped away. Brush or wipe the surface clean and spray neat product liberally over the affected area. Allow a minimum contact time of at least three minutes and rub surface with a hard brush, cloth or scraper to remove any gum, marks or graffiti. Wipe the surface dry with a cloth. Repeat as necessary	None	23/02/2022	C

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
Propylene glycol n-butyl ether	None Specified
C08-10 Alkyl glucoside	None Specified

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances	more hazardous substances			Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Ensure adequate ventilation, especially in confined areas.
Store in a well-ventilated place.

☰ PPE (Personal Protective Equipment) Required



Eye Protection

Eye protection not applicable. Ensure spraying away from persons



Hand Protection

Hand protection not applicable. In case of repeated or prolonged contact wear gloves
BS EN 374-2



Overalls / Clothing

ABM uniform.



Mask / Respirator

Not necessary with sufficient ventilation. Ensure spraying away from persons

☰ Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment.
Dispose of contents/container in accordance with licensed collector's sorting instructions.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Ensure adequate ventilation, especially in confined areas.
Store in a well-ventilated place.



How should accidental release/spillage of this substance(s) be dealt with

Stop leak without risks if possible.
Wash the spillage site with large amounts of water.
Small amount of unwanted product may be flushed with water to sewer.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water. Seek medical advice if feeling unwell.



Eye Contact

Rinse eyes with water as a precaution. seek medical attention if irritation develops. Seek medical advice if feeling unwell.



Injection

Ingestion

Call a poison center or a doctor if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions.

None under recommended storage and handling conditions
Incompatible materials No additional information available

Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Water spray. Dry powder. Foam. Carbon dioxide

Hazardous decomposition products in case of fire : None known.

Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required

General Assessment Details

Assessor	Keith Carver
Assessment Date	09/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH002 RA RB Finish Power Essential All In 1 Lemon Sparkle

Assessment Title	RB Finish Power Essential All In 1 Lemon Sparkle
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials
Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Finish Powerball Essential Dishwasher Tablets provide a reliable, all-in-one cleaning solution for professional environments. Designed to deliver excellent results with every wash, these tablets combine powerful grease-cutting agents, rinse aid, and salt function - all in a single dose. With a refreshing lemon fragrance, they leave dishes clean and fresh without the need for pre-rinsing.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
RB Finish Power Essential All In 1 Lemon Sparkle br />Substance Form: Solid	Usage: 1 Tablet per wash Duration: 1 Minute(s) When Required	Warning	09/06/2025	C

Hazard Label



The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

 Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Good general ventilation should be sufficient to control worker exposure to airborne contaminants.

Do not store above the following temperature: 30°C (86°F). Store in accordance with local regulations. Store in original container protected from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials and food and drink. Keep container tightly closed and sealed until ready for use.

Containers that have been opened must be carefully resealed and kept upright to prevent leakage. Do not store in unlabelled containers. Use appropriate containment to avoid environmental contamination.

ABM Uniform

 PPE (Personal Protective Equipment) Required



Eye Protection

Safety Eyewear to avoid exposure to liquid splashes, mists, gases or dusts BS EN 166



Hand Protection

Gloves BS EN 374



Overalls / Clothing

ABM Uniform



Mask / Respirator

Not normal required

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The generation of waste should be avoided or minimised wherever possible. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Waste Code 20 01 30 detergents other than those mentioned in 20 01 29

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Do not store above the following temperature: 30°C (86°F). Store in accordance with local regulations. Store in original container protected from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials and food and drink. Keep container tightly closed and sealed until ready for use. Containers that have been opened must be carefully resealed and kept upright to prevent leakage. Do not store in unlabelled containers. Use appropriate containment to avoid environmental contamination.



How should accidental release/spillage of this substance(s) be dealt with

Avoid dispersal of spilt material and runoff and contact with soil, waterways, drains and sewers. Inform the relevant authorities if the product has caused environmental pollution (sewers, waterways, soil or air).

Small Spills Move containers from spill area. Avoid dust generation. Using a vacuum with HEPA filter will reduce dust dispersal. Place spilled material in a designated, labeled waste container. Dispose of via a licensed waste disposal contractor.

Large Spills Move containers from spill area. Approach the release from upwind. Prevent entry into sewers, water courses, basements or confined areas. Avoid dust generation. Do not dry sweep. Vacuum dust with equipment fitted with a HEPA filter and place in a closed, labeled waste container. Dispose of via a licensed waste disposal contractor.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove victim to fresh air and keep at rest in a position comfortable for breathing.
If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation. Get medical attention if adverse health effects persist or are severe. If unconscious, place in recovery position and get medical attention immediately. Maintain an open airway. Loosen tight clothing such as a collar, tie, belt or waistband. In case of inhalation of decomposition products in a fire, symptoms may be delayed. The exposed person may need to be kept under medical surveillance for 48 hours.



Skin Contact

Flush contaminated skin with plenty of water. Remove contaminated clothing and shoes. Get medical attention if symptoms occur. Wash clothing before reuse. Clean shoes thoroughly before reuse.



Eye Contact

Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids. Check for and remove any contact lenses. Continue to rinse for at least 10 minutes. Get medical attention.

Ingestion

Wash out mouth with water. Remove dentures if any. If material has been swallowed and the exposed person is conscious, give small quantities of water to drink. Stop if the exposed person feels sick as vomiting may be dangerous. Do not induce vomiting unless directed to do so by medical personnel. If vomiting occurs, the head should be kept low so that vomit does not enter the lungs. Get medical attention if adverse health effects persist or are severe. Never give anything by mouth to an unconscious person. If unconscious, place in recovery position and get medical attention immediately. Maintain an open airway. Loosen tight clothing such as a collar, tie, belt or waistband.



Injection

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Do not expose to temperatures exceeding 50 °C/122 °F
 Keep away from heat and direct sunlight. Protect from moisture.
 Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Use an extinguishing agent suitable for the surrounding fire. Decomposition products may include the following materials:
 carbon dioxide
 carbon monoxide
 nitrogen oxides
 sulfur oxides
 phosphorus oxides
 Promptly isolate the scene by removing all persons from the vicinity of the incident if there is a fire. No action shall be taken involving any personal risk or without suitable training.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required



General Assessment Details

Assessor	Keith Carver
Assessment Date	12/01/2026
Assigned Reviewer	Eliot Wenham
Next Review Date	07/01/2028
Internal Reference	COSHH018 RA Prochem Trafficlean
Assessment Title	Prochem Trafficlean

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

A

Substance Hazard Information



Description of work area and/or activity assessed

A concentrated formula for pre-spraying and spot cleaning of heavily soiled areas of carpet before extraction cleaning. Trafficlean contains a powerful blend of surfactants and water-based solvents for effective soil and grease removal. Trafficlean can also be used as a booster to extraction machine solutions.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Prochem Trafficlean S710 Form: Liquid	Usage: General prespray: Mix 100ml. of Trafficlean per litre of water (1 to 10). Heavy soil and grease Mix 250ml. of Trafficlean per litre of water (1 to 4). As a booster: Add 10 to 30ml. of Trafficlean per litre of mixed extraction solution in the machine tank.	Warning	16/12/2020	A

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
(2-methoxymethylethoxy) propanol	(50ppm - 308mg/m3) 8hr
Tetrapotassium pyrophosphate	None Specified
Quaternary alkyl methyl amine ethoxylate methyl chloride	None Specified
Alcohols, C9-11, ethoxylated	None Specified

The highest substance hazard group found is : **A**

A	B	C	D	E
Least hazardous substances	more hazardous substances			Special cases

Process Control

Can a less hazardous substance(s) be used to do the same job? No



What controls are required other than PPE

Provide adequate ventilation
 Keep out of the reach of children. Store in closed original container at temperatures between 5°C and 30°C. Store away from the following materials:
 Aluminium
 ABM Uniform

PPE (Personal Protective Equipment) Required



Eye Protection

Side shield safety glasses are recommended when handling concentrate or during spray application. BS EN 166



Hand Protection

Wear protective gloves. Nitrile rubber. BS EN 374



Overalls / Clothing

ABM Uniform



Mask / Respirator

Not required in normal use

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not expected to be hazardous to the environment.
Dispose of waste to licensed waste disposal site in accordance with the requirements of the local Waste Disposal Authority. Empty containers should be rinsed with water then crushed and disposed of at legal waste disposal site.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Keep out of the reach of children. Store in closed original container at temperatures between 5°C and 30°C. Store away from the following materials:
Aluminium



How should accidental release/spillage of this substance(s) be dealt with

Do not discharge into drains or watercourses or onto the ground.
Absorb spillage with non-combustible, absorbent material. Collect and place in suitable waste disposal containers and seal securely. Dispose of waste to licensed waste disposal site in accordance with the requirements of the local Waste Disposal Authority.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Move affected person to fresh air and keep warm and at rest in a position comfortable for breathing. Get medical attention if any discomfort continues.



Skin Contact

Rinse immediately with plenty of water. Get medical attention if irritation persists after washing.



Eye Contact

Rinse immediately with plenty of water. Remove any contact lenses and open eyelids wide apart. Continue to rinse for at least 15 minutes. Get medical attention.



Injection

Ingestion

Do not induce vomiting. Rinse mouth thoroughly with water. Give plenty of water to drink. Never give anything by mouth to an unconscious person. Get medical attention.

 Fire Safety

Is there any other substance that this substance(s) must not come into contact with?

Stable at normal ambient temperatures and when used as recommended.
Protect from freezing and direct sunlight.
Thermal decomposition or combustion products may include the following substances: Oxides of nitrogen. Oxides of carbon.



What actions should be taken in the event of a fire involving the substance(s)?

The product is not flammable. Use fire-extinguishing media suitable for the surrounding fire.
Water spray, dry powder or carbon dioxide.
Thermal decomposition or combustion products may include the following substances: Oxides of nitrogen. Oxides of carbon
Wear positive-pressure self-contained breathing apparatus (SCBA) and appropriate protective clothing

Is the flashpoint below 60°C for any of the substances identified

No

 Health / Medical Surveillance

If required, what health surveillance is undertaken in the use of these substance(s)?

None required

General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH022
Assessment Title	2Pure Odorbac fresh linen disinfectant

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

N/
A

Substance Hazard Information

Description of work area and/or activity assessed

Product is used indoors to clean all areas within the building.

Odorbac Tec4 is a powerful concentrated odour eliminator (incorporating 2Pure Technology), multi purpose, multi surface cleaning fluid that also kills 99 percent of bacteria.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Employees

 Expectant / New Mothers

 Maintenance Staff

 Members of the Public

 Office Staff

 Security Officers

 Trainees / Young Persons

 Visitors

 Volunteers



Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
2Pure Odorbac Tec 4 Fresh Linen Disinfectant br />Substance Form: Liquid	Usage: OdorBac Tec4 is a proprietary blend of odour destructive reagents that can also be used as a multi-surface cleaner. The mixture is not intended for further formulation/repackaging or to be incorporated into an article. Dilution: 1:10 for spray bottles (60ml) in 500ml of water. 1:20(250ml)/ 1:30(175ml) or 1:40(125ml) in 5l of water. Highly effective against odours associated with urine, faeces, vomit, body odour, household/food waste, damp, tobacco and many more. This product is ideal for use in both industrial or domestic areas including kitchens, bathrooms, floors, sinks, drains, offices, car parks.	None	29/10/2024	N/A
Hazard Label				
None Specified				

Process Control

Can a less hazardous substance(s) be used to do the same job? No



What controls are required other than PPE

Use in well ventilated areas.
 Avoid excessive direct inhalation.
 Minimise direct contact with skin.
 Wash hands (and other exposed areas of skin) thoroughly after use.
 Avoid direct contact with eyes.
 Do not ingest.
 Do not leave this product unattended on site.

PPE (Personal Protective Equipment) Required



Eye Protection

BS EN 166



Hand Protection

BS EN 374-1



Overalls / Clothing

ABM uniform.



Mask / Respirator

Not required under normal conditions of use.

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

Dispose of as normal industrial waste.
 Dispose of large quantities through a registered waste carrier as per site procedures.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in a cool well ventilated area.
 Keep containers tightly closed.
 Keep container upright to prevent spillages.
 Store in a cool, dry and well ventilated area away from direct sunlight.



How should accidental release/spillage of this substance(s) be dealt with

Prevent OdorBac Tec4 from entering drains.
 For larger spills, surround the extent of the spill with an inert absorbent material (e.g. sand).
 For small spills, or larger spills that have been contained, take up with inert absorbent material.
 Do not return spilled OdorBac Tec4 to the original container.
 Water is recommended for removal of remaining trace amounts of product OdorBac Tec4.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

In case of adverse reaction, remove casualty from area of exposure. If breathing is difficult, remove victim to fresh air and keep at rest in a position comfortable for breathing. If concerned or the victim continues to feel unwell, seek medical attention.



Skin Contact

In case of adverse (allergic) reaction, drench the affected area with running water for 10 minutes, or longer if necessary. If concerned, symptoms persist or the victim feels unwell, seek medical attention.



Eye Contact

Rinse cautiously with running water for 15 minutes. Remove contact lenses if present and easy to do so. If concerned, symptoms persist or the victim feels unwell, seek medical attention.

Ingestion

Give 1 pint of water to drink immediately and consult a doctor if deemed necessary. Do not induce vomiting. If concerned or the victim feels unwell, seek medical attention.



Injection

Seek medical advice.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Under storage at normal conditions (e.g. ambient/room temperature), OdorBac Tec4 is stable.
Conditions to Avoid : Extremes of temperature and light.



What actions should be taken in the event of a fire involving the substance(s)?

SUITABLE: Water, Carbon Dioxide, Polymer Foam, Dry Chemical Powder.
UNSUITABLE: Wet Chemical.
May release oxygen on heating.
Wear standard firefighting protective clothing. No need for the use of specialist equipment is likely.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH023

Assessment Title	2Pure OdorBac Toilet & scale sanitary cleaner
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials
Category

Substance Hazard Information

N/
A

Description of work area and/or activity assessed

Product is used indoors to clean sanitary appliances. Formulated with an ultra powerful bio-surfactant combined with the descaling power of lactic acid and malic acid, OdorBac Toilet & Scale eliminates scale deposits and organic residues, giving your installations back their original shine.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Expectant / New Mothers

 Maintenance Staff

 Office Staff

 Security Officers

 Trainees / Young Persons

 Visitors

 Volunteers

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
OdorBac Toilet & scale sanitary cleaner br </>Substance Form: Liquid	Usage: Toilets & Urinals cleaning: Apply under rim and in toilet bowls Leave to act for 5-10 minutes Scrub with a toilet brush Flush the toilet Limescale Deposits removal: Apply using bottle or foaming spray Leave to act for 5-30 minutes Scrub with a brush or cloth Rinse clean	None	25/04/2023	N/A
Hazard Label				
None Specified				

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Keep away from food, drink and animal feeding stuffs. Do not mix with other products unless advised by manufacturer. Wash hands before breaks and at the end of workday. Wash face, hands and any exposed skin thoroughly after handling. Take off immediately all contaminated clothing. Use personal protective equipment as required. Use only with adequate ventilation. Do not leave product unattended on site.

≡ PPE (Personal Protective Equipment) Required

	Eye Protection BS EN 166		Hand Protection BS EN 374-2 or above
	Overalls / Clothing ABM uniform		Mask / Respirator Not required under recommended conditions of use.

≡ Storage, Spillage, Disposal and Transport

	How should the substance(s) be disposed of? Do not discharge the product in drains or waterways. Empty the container completely. Keep the label(s) on the container. Do not reuse the packaging. Waste codes: 07 06 01 aqueous washing liquids and mother liquors 15 01 02 plastic packaging	Have persons undertaking this process been provided with information or training?	Yes
	How should the substance(s) be stored? Store closed in a dry, well-ventilated and cool place. Store in the original container. Keep away from food and drink, including those for animals. Keep out of reach of children. Respect the expiration date indicated on the packaging. Store away from all sources of heat and incompatible materials. Controlled and limited access (keep locked). Control the humidity. The opened packaging must be carefully closed and kept in the vertical position. Store away from frost.		How should accidental release/spillage of this substance(s) be dealt with Avoid contact with the eyes. Alert / evacuate people in the immediate area. Shut off the source of the spill. Isolate the contaminated area. Put on personal protective equipment. Contain and collect leaks with non-combustible absorbent materials, for example : sand, soil, vermiculite, diatomaceous earth in drums for disposal of waste. Prevent runoff into waterways, sewers, basements or confined spaces (beyond recommended rate and use). Stop the leak if it can be done without risk. Do not walk in or touch the spilled product. Collect the liquid using an absorbent product (sand, neutralizing acid, universal binder, sawdust, soil, etc.) in drums for disposal of waste. Use clean tools to collect the absorbed product.
	Transport Information Not Specified		

Emergency First-Aid Procedures



Inhalation

In case of massive inhalation, move the victim to fresh air. No adverse effects anticipated by this route of exposure incidental to proper industrial handling.



Skin Contact

If skin irritation persists, or in case of allergic manifestation, consult a specialist doctor.



Eye Contact

Rinse the eye thoroughly with lukewarm water (20 to 25 ° C), soft and clean (or with physiological saline), for at least 15 minutes, keeping the eyelids open. Avoid splashing towards the unaffected eye (e.g. using a compress). Water always flows from the nose to the ear. Move the eye in all directions when rinsing. Take out contact lenses if the victim wears lenses and if it is possible to take them out of the eyes easily. Continue to rinse. If the eye irritation persists, or if new symptoms (pain, visual discomfort) occur, consult an ophthalmologist.



Injection

Ingestion

Rinse mouth. Do not induce vomiting, rinse mouth. Consult a doctor immediately. Bring to the free air in case of massive inhalation. Keep him in a warm place and at rest. Consult a doctor.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under recommended conditions of storage and use. Do not mix with other products.



What actions should be taken in the event of a fire involving the substance(s)?

All extinguishing agents are permitted: foam, sand, carbon dioxide, water, powder.
Extinguishing media which must not be used: Water jet (risk of fire spreading).
Possibly, and because of the presence of organic matter, a fire could produce a thick black smoke. The exposure to the products of decomposition could involve health risks.
Do not breathe fumes.
Full protective clothing.
Wear self-contained respiratory protective device (insulating stand-alone respiratory protective device).
Prevent heating of containers exposed to fire by spraying with water (water curtain).
Avoid spraying water directly onto the storage tank to prevent the product from overflowing.
Do not allow extinguishing water to enter sewers or waterways. Treat as hazardous waste

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.

General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH024
Assessment Title	P&G Fairy washing up liquid

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Concentrated liquid detergent for washing up and pre-soaking of heavily soiled tableware, kitchen utensils, pots & pans. Kills 99.9% of bacteria on the sponge.

Overall Current Risk

Low



Persons Affected

 Cleaners

 Contractors

 Employees

 Lone Workers

 Office Staff

 Other Service Providers

 Security Officers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

ABM staff will comply and follow the content of the COSHH assessment.

Current Likelihood of Harm

Possible

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
P&G Fairy washing up liquid Form: Liquid	Usage: Apply a small quantity on the cloth or sponge. Wash utensils and rinse with plenty of water. Ensure no residue is left on surfaces.	Warning	08/01/2019	C

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
Alcohol	(1000 ppm 1920 mg/m3 8hr / (3000 ppm 5760 mg/m3) 15min
Sodium Laureth Sulfate	None Specified
Lauramine Oxide	None Specified

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Use in well ventilated areas.
Avoid contact with eyes.
Do not eat, drink or smoke when using this product.
Wash hands after handling this product.

PPE (Personal Protective Equipment) Required



Eye Protection

Not required under normal conditions of use.



Hand Protection

BS EN 374-1



Overalls / Clothing

Not required under normal conditions of use.



Mask / Respirator

Not required under normal conditions of use.

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

Waste must be delivered to an approved waste disposal company. Waste is to be kept separate from other types of waste until its disposal. Do not throw waste product into the sewer. Where possible recycling is preferred to disposal or incineration. Empty, uncleaned packaging need the same disposal considerations as filled packaging.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in original container.
Keep container upright to prevent spillages.
Store in a cool, dry and well ventilated place away from direct sunlight.



How should accidental release/spillage of this substance(s) be dealt with

Prevent soil and water pollution. Prevent spreading in sewers.
Scoop absorbed substance into closing containers.
Small quantities of liquid spill: take up in non-combustible absorbent material and shovel into container for disposal.
Large Spills: contain released substance, pump into suitable containers.
Dispose of the product and packaging through a registered waste carrier as per site procedures.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove victim to fresh air and keep at rest in a position comfortable for breathing. Call a POISON CENTRE or doctor/physician if exposed or you feel unwell.



Skin Contact

Wash with plenty of water and soap. Take off contaminated clothing and wash before reuse. If skin irritation or rash occurs: Get medical advice/attention. Discontinue use of product.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Immediately call a POISON CENTRE or doctor/physician.

Ingestion

Rinse mouth. DO NOT induce vomiting. Immediately call a POISON CENTRE or doctor/physician.



Injection

Get medical advice/attention.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

No dangerous reactions known.



What actions should be taken in the event of a fire involving the substance(s)?

Extinguishing media: Dry chemical powder. Alcohol resistant foam. Carbon dioxide (CO₂).
No fire hazard. Non-combustible.
Product is not explosive.
No dangerous reaction known under conditions of normal use.
No specific firefighting instructions required.
In case of inadequate ventilation wear respiratory protection.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH025

Assessment Title	Jeyes Kleen Off Kettle & Shower Head Descaler
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Jeyes H7 Kleenoff Kettle and Showerhead Descaler for scaling of metal and plastic appliances such as kettles, irons, coffee machines and shower heads

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Office Staff

 Other Service Providers

 Trainees / Young Persons

 Visitors



Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM employees will follow the instruction listed in this assessment while using this product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Jeyes Professional Kleen Off Kettle & Shower Head Descaler (H7) [br />Substance Form: Liquid	Usage: Kettles - Fill kettle with warm water and add 125ml of Kettle & Shower Head Descaler - IMPORTANT: Do not switch on or heat the kettle - Wait until fizzing has stopped or at least 4 hours - If scale persists, repeat action. - Empty kettle, refill with clean water and boil - Empty and rinse thoroughly before use Shower Heads - Add 125ml of the bottle to 350ml of warm water in a bowl. - Immerse shower head into the solution until the scale has gone. - Rinse both shower head and bowl before re-use. Duration: 30 Minute(s) When Required	Danger	23/12/2020	C

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
sulphamidic acid; sulphamic acid; sulfamic acid	None Specified
Orthophosphoric acid	(1mg/m3) 8hr / (2mg/m3) 15min

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?	No
 What controls are required other than PPE	No additional information available

≡ PPE (Personal Protective Equipment) Required



Eye Protection

Safety glasses. EN 166



Hand Protection

Chemical resistant gloves (according to European standard EN 374 or equivalent). Nitrile rubber gloves



Overalls / Clothing



Mask / Respirator

Not required for normal conditions of use

≡ Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

No additional information available

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Keep container closed when not in use.



How should accidental release/spillage of this substance(s) be dealt with

Soak up spills with inert solids, such as clay or diatomaceous earth as soon as possible



Transport Information

Not Specified

≡ Emergency First-Aid Procedures



Inhalation

Remove person to fresh air and keep comfortable for breathing



Skin Contact

Wash with plenty of water. Take off immediately all contaminated clothing and wash it before reuse.



Eye Contact

Immediately rinse with water for a prolonged period while holding the eyelids wide open. Get immediate medical advice/attention.

Ingestion

Do NOT induce vomiting. Rinse mouth. Drink plenty of water. Get medical advice/attention



Injection

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions
Incompatible products : Strong bases. Oxidizing agent.
Incompatible materials : Metals



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Carbon dioxide. Dry powder. Foam.
Hazardous decomposition products in case of fire : Corrosive vapours.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None Required



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH026

Assessment Title	Prime Source Pristine luxury foaming hand soap
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials
Category

A

Substance Hazard Information



Description of work area and/or activity assessed

PRISTINE Luxury Foaming Hand Soap is a luxurious instant foaming hand soap.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Employees

 Expectant / New Mothers

 Lone Workers

 Maintenance Staff

 Members of the Public

 Office Staff

 Other Service Providers

 Outdoor Workers

 Security Officers

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Pristine Luxury Foaming Hand Soap br />Substance Form: Liquid	Usage: 1 drop on to hands and clean with warm water Duration: 2 Minute(s) When Required	Warning	20/06/2018	A
Hazard Label				
				
List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)			
Alcohols, C12-14(even numbered), ethoxylated, sulfates, sodium salts	None Specified			
reaction mass of 5-chloro-2-methyl-2H-isothiazol-3- one and 2-methyl-2H-isothiazol-3-one	None Specified			
Amides, C8-18(even numbered) and C18(unsatd.), n,n-bis(hydroxyethyl)	None Specified			

The highest substance hazard group found is : **A**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Store in a well-ventilated place. Keep cool.

PPE (Personal Protective Equipment) Required



Eye Protection

Not required under normal conditions



Hand Protection

Not required under normal conditions



Overalls / Clothing

ABM Uniform



Mask / Respirator

Not required under normal conditions of use

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

Dispose of contents/container in accordance with licensed collector's sorting instructions.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in a well-ventilated place. Keep cool.



How should accidental release/spillage of this substance(s) be dealt with

Take up liquid spill into absorbent material.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove person to fresh air and keep comfortable for breathing



Skin Contact

Wash skin with plenty of water



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention



Injection

Ingestion

Call a poison center or a doctor if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions
Incompatible products : Oxidizing agent. Strong acids. Strong bases.
Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Water spray. Dry powder. Foam. Carbon dioxide.
Can be given off in a fire Toxic fumes may be released.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

Not Required

General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH027

Assessment Title	Cleanline Super Multi-Purpose Cleaner Super Concentrate
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Cleanline Super Multi-Purpose Cleaner Super Concentrate is a fragrance-free, neutral detergent for general cleaning and degreasing of hard surfaces and equipment. Non-perfumed and pH neutral cleaner. Cuts through the grease, oil and fatty deposits. Concentrated, high performance and economical in use.

Overall Current Risk

Low



Persons Affected

 Cleaners

 Customer / Client

 Employees

 Expectant / New Mothers

 Lone Workers

 Members of the Public

 Other Service Providers

 Trainees / Young Persons



Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM employees will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Significant

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Cleanline Super Multi-Purpose Cleaner Super Concentrate br />Substance Form: Liquid	Usage: To use Cleanline Super Multi-Purpose Cleaner Super Concentrate, dilute it according to the instructions on the label (usually 125ml per 8L of water for general cleaning), apply to the surface, allow contact time, scrub if needed, and then rinse thoroughly. Here's a more detailed breakdown: Dilution: General Cleaning: Dilute 125ml of the concentrate with 8 liters of warm water. Heavy Soil: Use the concentrated product directly on tough areas. Windows, Mirrors, and Surfaces: Dilute 2 caps (10ml) of product in a 710ml bottle. Application: Spray or apply the diluted solution onto the surface. Allow the solution to sit for a few seconds or minutes, depending on the level of soiling. If necessary, use a brush or sponge to scrub the surface. Rinsing: Rinse the cleaned surfaces thoroughly with clean water, especially for food contact surfaces. Specific Uses: Floors: Dilute and apply to hard floors using a mop or scrubber dryer. Carpets: Dilute and apply, then use a carpet extraction machine. Food Contact Surfaces: Ensure thorough rinsing after cleaning.	Danger	16/02/2021	C

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
ISO TRIDECANOL ALCOHOL ETHOXYLATE	None Specified
ETHYLENEDIAMINETETRAACETIC ACID TETRASODIUM SALT	None Specified
LAURYL BETAINE	None Specified
ALKYL BENZYL DIMETHYL AMMONIUM CHLORID	None Specified
TETRAPOTASSIUM PYROPHOSPHATE	None Specified
BETA-ALANINE, N-(2 CARBOXYETHYL)-N-DODECYL MONO SODIUM SALT	None Specified

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job? **No**



What controls are required other than PPE

Authorised persons only

PPE (Personal Protective Equipment) Required



Eye Protection

If risk of splashing, wear safety goggles or face shield. Refer to EN Standard 166 to select appropriate level of protection.



Hand Protection

Use protective gloves. Rubber, neoprene or PVC. The expected use of this product is such that gloves with a breakthrough time of >60 minutes should be regarded as sufficient. Gloves should be inspected regularly for damage and replaced when necessary



Overalls / Clothing



Mask / Respirator

In the case of dust or aerosol formation (eg spraying), or vapour from hot vessels, use respiratory protection with an approved filter (P2).

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

This product is classified as very toxic to aquatic life, this refers to the neat product. Normal use is not expected to pose a risk

When handling waste, the safety precautions applying to handling of the product should be considered. Disposal of this product, process solutions, residues and by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any local authority requirements. Do not mix with other chemicals.

Small volumes of use solution can be disposed of to sewers.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Keep only in the original container. Store in a demarcated bunded area to prevent release to drains and/or watercourses. Store away from:- Chlorinated materials Store between 0 and 40 Degrees C.



How should accidental release/spillage of this substance(s) be dealt with

Spillages or uncontrolled discharges into watercourses must be reported immediately to the Environmental Agency or other appropriate regulatory body. Avoid or minimise the creation of any environmental contamination.

Stop leak if possible without risk. Absorb in vermiculite, dry sand or earth and place into containers. Collect and place in suitable waste disposal containers and seal securely. For waste disposal, see Section 13. Containers with collected spillage must be properly labelled with correct contents and hazard symbol



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove the affected person from the source of contamination. Move the affected person to fresh air and keep warm and at rest in a position comfortable for breathing. If breathing stops, provide artificial respiration. Get medical attention if any discomfort continues



Skin Contact

Remove contaminated clothing that is not stuck to the skin. Flush area with clean water. Get medical attention if any discomfort continues.



Eye Contact

Remove any contact lenses and open eyelids wide apart. Rinse immediately with plenty of water. Continue to rinse for at least 15 minutes and get medical attention.



Injection

Ingestion

Do not induce vomiting. Rinse mouth thoroughly with water. Place unconscious person on the side in the recovery position and ensure breathing can take place. Get medical attention.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable at normal ambient temperatures and when used as recommended.
Avoid excessive heat for prolonged periods of time.

Do not mix with Hypochlorite based chemicals this could result in a hazardous reaction producing heat, CO₂ and O₂.
Does not decompose when used and stored as recommended.



What actions should be taken in the event of a fire involving the substance(s)?

The product is non-combustible. Use fire-extinguishing media suitable for the surrounding fire.

On heating irritating fumes may be formed.
Wear positive-pressure self-contained breathing apparatus (SCBA) and appropriate protective clothing

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None



COSHH Report - 9300CA

Information valid as of 15/09/2026 14:32:35

Low



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH028

Assessment Title	Cleanline Daily toilet cleaner CL30006
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials
Category

Substance Hazard Information

N/
A

Description of work area and/or activity assessed

Cleanline Daily Toilet Cleaner is a mild cleaner and deodouriser for the daily maintenance of toilets and urinals.
Maintenance cleaner and freshener for toilets and urinals.
Helps reduces limescale build-up where germs and bacteria breed.
Leaves a fresh citrus fragrance.

Overall Current Risk



Persons Affected

- Cleaners
- Contractors
- Customer / Client
- Employees
- Expectant / New Mothers
- Maintenance Staff
- Members of the Public
- Office Staff
- Security Officers
- Trainees / Young Persons
- Visitors
- Volunteers

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place? Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm	Unlikely
Current Severity of Harm	Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Cleanline Daily toilet cleaner CL30006 br />Substance Form: Liquid	Usage: Safe to use on a variety of hard surfaces including porcelain, stainless steel, ceramic and chrome fittings. Simple and easy to apply with an angled neck 1 litre bottle helping reach right under the toilet rim. Leaves a fresh citrus fragrance and is highly effective in medium/soft water areas. Always rinse any surfaces where product has been used on.	None	05/06/2020	N/A
Hazard Label				
None Specified				

Process Control

Can a less hazardous substance(s) be used to do the same job? No



What controls are required other than PPE

Do not eat, drink or smoke while using this product.
Prevent contact with skin or eyes.
Remove contaminated clothing and wash before re-use.
Do not leave product unattended on site.
Do not mix with other chemicals unless advised by manufacturer.
Wash hands after using the product as well as at the end of the shift or before breaks.

PPE (Personal Protective Equipment) Required



Eye Protection

BS EN 166



Hand Protection

BS EN 374-2 or above



Overalls / Clothing

ABM uniform



Mask / Respirator

Not required under recommended conditions of use on site.

Storage, Spillage, Disposal and Transport

	How should the substance(s) be disposed of?	Have persons undertaking this process been provided with information or training?	Yes
	The concentrated contents or contaminated packaging should be disposed of by a certified handler or according to the site permit. Release of waste to sewers is discouraged. The cleaned packaging material is suitable for energy recovery or recycling in line with local legislation.		
	How should the substance(s) be stored?	How should accidental release/spillage of this substance(s) be dealt with	Ventilate spillage area. Do not attempt to take action without suitable protective equipment. Take up liquid spill into absorbent material. Dispose of materials or solid residues at an authorized site as per site procedures.
	Store in a well-ventilated place. Keep cool. Keep only in original container. Store in a closed container. Store upright to prevent spillages.		
	Transport Information		
	Not Specified		

Emergency First-Aid Procedures

	Inhalation	Skin Contact
	Remove person to fresh air and keep comfortable for breathing. Seek medical advice if feeling unwell.	Wash skin with plenty of water. Seek medical advice if feeling unwell.
	Eye Contact	Ingestion
	Rinse eyes with water as a precaution. Seek medical advice if feeling unwell.	Call a poison center or a doctor if you feel unwell.
		Injection

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under recommended conditions of storage and use.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Water spray. Dry powder. Foam. Carbon dioxide.

Hazardous decomposition products in case of fire : Toxic fumes may be released.

Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH029
Assessment Title	Cleanline 4 way toilet descaler CL3010

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Viscous formula uniformly clings and coats surfaces to improve contact time for easier cleaning, soil and body fat removal. Powerful limescale remover for use on most washroom surfaces, including stainless steel and chrome fittings. Leaves a distinctive pleasant grapefruit citrus fragrance. Safe and versatile for deep cleaning of all toilets and urinals and suitable for use on a variety of washroom hard surfaces including porcelain and ceramic tiles. Restrictive flow cap nozzle to help prevent over-application.

Overall Current Risk

Low



Persons Affected

-  Cleaners
-  Contractors
-  Customer / Client
-  Employees
-  Expectant / New Mothers
-  Maintenance Staff
-  Members of the Public
-  Office Staff
-  Security Officers
-  Trainees / Young Persons
-  Visitors
-  Volunteers

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Cleanline 4 way toilet descaler CL3010 br />Substance Form: Liquid	Usage: Simple and easy to apply with an angled neck 1 litre bottle helping reach right under the toilet rim. Use biocides safely. Always read the label and product information before use.	Danger	14/12/2023	C

Hazard Label



The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Use in well ventilated area.
Keep away from food, drink and animal feeding stuffs.
Do not eat, drink or smoke while using this product.
Remove contaminated clothing and wash before re-use.
Do not mix with other products unless advised by manufacturer.
Wash hands before breaks and at the end of workday. Use only with adequate ventilation.
Do not leave product unattended on site.

PPE (Personal Protective Equipment) Required



Eye Protection

BS EN 166



Hand Protection

BS EN 374-2 or above



Overalls / Clothing

ABM uniform.



Mask / Respirator

Not required under normal conditions of use.

Storage, Spillage, Disposal and Transport

	How should the substance(s) be disposed of? Dispose of contents/ packaging / containers in accordance with licensed collector's sorting instructions. Wash packaging with a suitable cleaner (water) before recycling. Otherwise dispose of as contaminated packaging. Waste codes: 20 10 29 detergents containing dangerous substance 15 01 10 packaging containing residues of or contaminated dangerous substances	Have persons undertaking this process been provided with information or training?	Yes
	How should the substance(s) be stored? Store locked up. Store in a well-ventilated place. Keep cool. Incompatible products: oxidizing agent, strong bases, strong acids. Keep in original container. Store in a closed container. Store upright to prevent spillages.	 How should accidental release/spillage of this substance(s) be dealt with Take up liquid spill into absorbent material. Dispose of materials or solid residues at an authorized site.	
	Transport Information Not Specified		

Emergency First-Aid Procedures

	Inhalation Remove person to fresh air and keep comfortable for breathing. Seek medical advice if feeling unwell.	 Skin Contact Rinse skin with water/ shower. Take off immediately all contaminated clothing. Call a physician immediately.
	Eye Contact Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Call a physician immediately.	Ingestion Rinse mouth. Do not induce vomiting. Call a physician immediately.
		 Injection

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions of storage and use.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media: water spray, dry powder, foam and carbon dioxide.

Toxic fumes may be released.

Do not attempt to take action without suitable protective clothing. Self-contained breathing apparatus. Complete protective clothing.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.

General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH030
Assessment Title	Diversey Shield limescale remover

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Heavy duty limescale remover. Restores shine to all washroom surfaces. With neutrafresh technology to remove unpleasant odours both at source and the surrounding area. Acid based cleaner for daily cleaning of non enamel surfaces such as toilets, showers, changing rooms and swimming baths.

Product is used indoors.

Overall Current Risk

Low



Persons Affected

-  Cleaners
-  Contractors
-  Employees
-  Expectant / New Mothers
-  Lone Workers
-  Maintenance Staff
-  Members of the Public
-  Office Staff
-  Security Officers
-  Trainees / Young Persons
-  Visitors
-  Volunteers



Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Diversey Shield limescale remover br >Substance Form: Liquid	Usage: Apply using a mop, cloth or sponge whilst wearing suitable protective gloves and clothing, you can dilute this solution 1:10 (45ml in 500ml water or 455ml in 5l water) for heavy soiled areas or to 1:100 for daily cleaning (5ml in 500ml warm water or 50ml in 5l warm water) or apply neat to tackle limescale build up effectively. Leave for 5 minutes then rinse and allow to dry. Do not use trigger bottles to apply this product.	Warning	20/06/2021	C

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
alkyl alcohol ethoxylate	None Specified
phosphoric acid	(1 mg/m3 8hr / (2 mg/m3) 15min

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Use in well ventilated area.
Keep away from food, drink and animal feeding stuffs.
Do not mix with other products unless advised by Diversey.
Wash hands before breaks and at the end of workday. Use only with adequate ventilation.
Do not leave product unattended on site.

☰ PPE (Personal Protective Equipment) Required

	Eye Protection EN BS 166		Hand Protection BS EN 374-1
	Overalls / Clothing ABM uniform.		Mask / Respirator None required under normal conditions of use.

☰ Storage, Spillage, Disposal and Transport

	How should the substance(s) be disposed of? The concentrated contents or contaminated packaging should be disposed of by a certified handler or according to the site permit. Release of waste to sewers is discouraged. The cleaned packaging material is suitable for energy recovery or recycling in line with local legislation. Suitable cleaning agents: Water, if necessary with cleaning agent.	Have persons undertaking this process been provided with information or training?	Yes
	How should the substance(s) be stored? Store in a closed container. Keep only in original packaging. Keep container upright to prevent spillages. Store in a well ventilated, dry away from direct sunlight.	How should accidental release/spillage of this substance(s) be dealt with Do not allow to enter drainage system, surface or ground water. Dilute with plenty of water. Dyke to collect large liquid spills. Absorb with liquid-binding material (sand, diatomite, universal binders, sawdust). Do not place spilled materials back into the original container. Collect in closed and suitable containers for disposal.	
	Transport Information Not Specified		

Emergency First-Aid Procedures



Inhalation

Get medical attention or advice if you feel unwell.



Skin Contact

Wash skin with plenty of lukewarm, gently flowing water. If skin irritation occurs: Get medical advice or attention.



Eye Contact

Hold eyelids apart and flush eyes with plenty of lukewarm water for at least 15 minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If irritation occurs and persists, get medical attention.

Ingestion

Rinse mouth. Immediately drink 1 glass of water. Never give anything by mouth to an unconscious person. Get medical attention or advice if you feel unwell.



Injection

Get medical attention or advice if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal storage and use conditions.
No reactivity hazards known under normal storage and use conditions.
Incompatible materials : Reacts with alkali and metals. Keep away from products containing chlorine-based bleaching agents or sulphites.



What actions should be taken in the event of a fire involving the substance(s)?

Extinguishing media : Carbon dioxide. Dry powder. Water spray jet. Fight larger fires with water spray jet or alcohol-resistant foam.
As in any fire, wear self contained breathing apparatus and suitable protective clothing including gloves and eye/face protection.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH031

Assessment Title	Cussons Carex original antibacterial handwash
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Effectively removes germs and dirt.
Moisturises and helps the skin feeling soft.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Office Staff

 Other Service Providers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will comply with the content of this COSHH assessment.

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Carex original antibacterial handwash br >Substance Form: Liquid	Usage: Apply a generous amount on hands. Wash and rub hands following NHS guidelines for at least 20 seconds. Rinse with plenty of water and dry hands.	Warning	03/10/2016	C
Hazard Label				
				
List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)			
Sodium Laureth Sulfate	None Specified			
Cocamidopropyl Betaine	None Specified			

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

 Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Ensure adequate ventilation.
Avoid contact with eyes and prolonged contact with skin.
Rinse hands with plenty of water after handling this product.
Do not eat, drink or smoke when using this product.

 PPE (Personal Protective Equipment) Required

Eye Protection

None required under normal conditions of use.



Hand Protection

None required under normal conditions of use.



Overalls / Clothing

None required under normal conditions of use.



Mask / Respirator

None required under normal conditions of use.

 Storage, Spillage, Disposal and Transport

How should the substance(s) be disposed of?

Not expected to be toxic in the environment.
The organic components are expected to biodegrade in the environment.
Recover and recycle unused product if possible.
If recovery and recycling are not possible incinerate or dispose of in accordance with local regulations.
Do not mix with other waste materials.
Dispose of this product through a registered waste carrier as per site procedures.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in its original labelled container in a cool, well ventilated area. Avoid low temperatures.
Not to be stored next to foodstuffs and water supplies.
Keep out of reach of unauthorised personnel.



How should accidental release/spillage of this substance(s) be dealt with

Open doors and windows to ensure good ventilation. Spillage area may be very slippery.
Prevent entry into sewers and watercourses.
Small spills (<1 litre) may be absorbed with paper towels.
Large spills (> 1 litre) should be covered with a suitable absorbent, e.g. sand, earth or spill granules and collected for disposal. Label containers for disposal.
Wash spill area thoroughly to remove residues.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove from exposure. If breathing becomes difficult call a doctor.



Skin Contact

Wash off with plenty of water. Seek medical attention if irritation or discomfort occurs.



Eye Contact

Wash thoroughly with water for several minutes whilst holding the eyelids open. Seek medical attention.

Ingestion

If swallowed, rinse mouth with water. Seek medical attention.



Injection

Seek medical attention.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions of use and storage.
Avoid exposure to high and freezing temperatures.
Avoid contact with strong oxidisers.
May release fumes of sulphur oxides if heated to decomposition.



What actions should be taken in the event of a fire involving the substance(s)?

Not flammable. Not known to react with any extinguishing material. Use extinguisher appropriate to surrounding conditions.
If involved in a fire, may release fumes of sulphur oxides.
Fire fighters should wear protective clothing and breathing apparatus as appropriate.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH032
Assessment Title	P&G Viakal limescale remover

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

A

Substance Hazard Information



Description of work area and/or activity assessed

This product is used indoors.

Used regularly, Viakal will provide clean and shiny surfaces every day. Its special formula respects your surfaces and helps prevent limescale return. Use neat. Apply the liquid directly on your surfaces, or on a sponge that you use to wipe your surfaces. Allow a few minutes to work. Rinse well afterwards to ensure no residue is left on the surface.

Overall Current Risk

Low



Persons Affected

 Cleaners

 Contractors

 Employees

 Expectant / New Mothers

 Maintenance Staff

 Members of the Public

 Office Staff

 Security Officers

 Trainees / Young Persons

 Visitors

 Volunteers

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM employees will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Viakal limescale remover Form: Liquid	Usage: Product is used neat. Viakal removes even the toughest limescale and cleans soap scum and watermarks in your bathroom and kitchen. Viakal liquid is ideal for targeted areas and large surfaces, not only providing a thorough clean, but also a long-lasting shine. Creates a barrier to prevent watermarks from returning, even in hard water areas. Viakal can be used every day to clean a variety of spaces exposed to water – from faucets to tiles.	Warning	09/09/2022	A

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
Citric acid	None Specified
Formic acid	(15 ppm) 15min
Deceth-8	None Specified

The highest substance hazard group found is : **A**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Avoid contact with eyes. Avoid contact with skin.
Do not eat, drink or smoke when using this product.
Do not handle until all safety precautions have been read and understood.
Do not eat, drink or smoke while using this product.
Wash hands after handling this product.
Remove contaminated clothing immediately and wash before re-use.
Handle with care to prevent spillages.
Do not allow to dry on the surfaces as it can stain and damage surfaces.

PPE (Personal Protective Equipment) Required



Eye Protection

BS EN 166



Hand Protection

BS EN 374-2



Overalls / Clothing

ABM uniform.



Mask / Respirator

Not required under normal conditions of use.

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

No known adverse effects on the functioning of water treatment plants under normal use conditions as recommended. The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment.

Waste must be delivered to an approved waste disposal company through a registered and licenced waste carrier as per site procedures. Waste is to be kept separate from other types of waste until its disposal. Do not throw waste product into the sewer. Where possible recycling is preferred to disposal or incineration. Empty, uncleaned packaging need the same disposal considerations as filled packaging.

Waste must be delivered to an approved waste disposal company through a registered and licenced waste carrier as per site procedures. Waste is to be kept separate from other types of waste until its disposal. Do not throw waste product into the sewer. Where possible recycling is preferred to disposal or incineration. Empty, uncleaned packaging need the same disposal considerations as filled packaging.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in original container.

Store in a cool area. Store in a dry and well-ventilated area.

Store in a locked cabinet/ cupboard with restricted access.

Ensure container is kept upright to prevent spillages.

Keep away from unauthorised personnel.



How should accidental release/spillage of this substance(s) be dealt with

Wear suitable gloves and eye/face protection.

Consumer products ending up down the drain after use.

Prevent soil and water pollution. Prevent spreading in sewers.

Scoop absorbed substance into closing containers.

Small quantities of liquid spill: take up in non-combustible absorbent material and shovel into container for disposal.

Large Spills: contain released substance, pump into suitable containers. This material and its container must be disposed of in a safe way, and as per local legislation.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove victim to fresh air and keep at rest in a position comfortable for breathing. Call a POISON CENTRE or doctor/physician if exposed or you feel unwell.



Skin Contact

Wash with plenty of water and soap. Take off contaminated clothing and wash before reuse. If skin irritation or rash occurs: Get medical advice/attention. Discontinue use of product.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Immediately call a POISON CENTRE or doctor/physician.

Ingestion

Rinse mouth. DO NOT induce vomiting. Immediately call a POISON CENTRE or doctor/physician.



Injection

Seek medical advice immediately.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

No dangerous reactions known.
Stable under normal conditions of use.



What actions should be taken in the event of a fire involving the substance(s)?

Extinguishing media: Dry chemical powder. Alcohol resistant foam. Carbon dioxide (CO₂).
No fire hazard. Non-combustible.
Product is not explosive.
No dangerous reaction known under conditions of normal use.
No specific firefighting instructions required.
In case of inadequate ventilation wear respiratory protection.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH033

Assessment Title	Cleanline Concentrated Original Washing Up Liquid 5L 1028
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

A

Substance Hazard Information



Description of work area and/or activity assessed

Cleanline Concentrated Original Washing Up Liquid is a premium mild detergent for manual hand washing of pots, pans, crockery, glass, kitchen utensils and for general hard surface cleaning.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Expectant / New Mothers

 Maintenance Staff

 Office Staff

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Cleanline Concentrated Original Washing Up Liquid 5L 1028 br />Substance Form: Liquid	Usage: Use the required amount with water to clean dishes.	Warning	18/07/2025	A
Hazard Label				
List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)			
C12-14 ALKYL ETHER SULFATES	None Specified			
BRNOPOL (INN)	None Specified			

The highest substance hazard group found is : **A**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

☰ Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Ensure adequate ventilation.
Avoid contact with eyes and prolonged contact with skin.
Rinse hands with plenty of water after handling this product.
Do not eat, drink or smoke when using this product.

☰ PPE (Personal Protective Equipment) Required



Eye Protection

No specific eye protection required during normal use. During the manufacture and filling of this product eye protection is recommended refer to EN166.



Hand Protection

For users with sensitive skin, it is recommended that suitable protective gloves are worn.



Overalls / Clothing

ABM uniform.



Mask / Respirator

Not required under recommended conditions of use on site.

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

Not considered toxic to fish. When used as instructed, the product is not considered harmful to aquatic organisms or to cause long-term adverse effects in the environment. The packaging must be empty (drop-free when inverted). Wash with plenty of water. Waste packaging should be collected for reuse or recycling. Dispose of waste to licensed waste disposal site in accordance with the requirements of the local Waste Disposal Authority. Normal use solutions are expected to be flushed to sewers.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in tightly-closed, original container in a dry, cool and well-ventilated place.



How should accidental release/spillage of this substance(s) be dealt with

Collect and dispose of spillage as indicated in Section 13. Do not discharge into drains or watercourses or onto the ground. Stop leak if safe to do so. Absorb in vermiculite, dry sand or earth and place into containers.

Flush contaminated area with plenty of water. Avoid the spillage or runoff entering drains, sewers or watercourses.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Move affected person to fresh air at once. Rinse nose and mouth with water. Get medical attention if any discomfort continues.



Skin Contact

Rinse immediately with plenty of water. Remove contaminated clothing. Get medical attention if irritation persists after washing.



Eye Contact

Rinse immediately with plenty of water. Remove any contact lenses and open eyelids wide apart. Continue to rinse for at least 15 minutes. Get medical attention if irritation persists after washing. Show this Safety Data Sheet to the medical personnel.

Ingestion

Never give anything by mouth to an unconscious person. Do not induce vomiting. Rinse mouth thoroughly with water. Get medical attention if any discomfort continues.



Injection

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable at normal ambient temperatures.
Avoid exposure to high temperatures or direct sunlight.
Does not decompose when used and stored as recommended.



What actions should be taken in the event of a fire involving the substance(s)?

The product is not flammable. Use fire-extinguishing media suitable for the surrounding fire.
Foam, carbon dioxide or dry powder.
Thermal decomposition or combustion products may include the following substances: Oxides of carbon. Toxic gases or vapours.
Wear positive-pressure self-contained breathing apparatus (SCBA) and appropriate protective clothing.
Control run-off water by containing and keeping it out of sewers and watercourses.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH034
Assessment Title	Cleanline carpet extraction shampoo

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Cleanline Carpet Extraction Shampoo is a concentrated, low foaming perfumed shampoo that effectively cleans carpets and upholstery. Suitable for use with either hot or cold water extraction machines and for pre-spraying heavily soiled carpets before shampooing. Removes dirt and leaves a fresh, clean fragrance. Specially formulated to cleanse woven and non-woven carpets of synthetic and natural fibres.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Office Staff

 Other Service Providers

 Trainees / Young Persons

 Visitors



Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while using the product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Cleanline Carpet Extraction Shampoo br </>Substance Form: Liquid	Usage: Always test for colour fastness in an inconspicuous area before use. Remove all furniture and vacuum the carpet thoroughly. If necessary, pre-treat the area to help remove spots and stains before cleaning. Shampoo the carpet in accordance with the machine manufacturer's instructions. Vacuum the carpet thoroughly to remove the dried foam and loosened dirt. Re-set the carpet pile by brushing in one direction with a stiff, synthetic carpet brush and allow to dry completely before replacing furniture. Vacuum carpet or fabric again when dry. Dilution for carpet extraction machine: 1:50 (100ml in 5l water). Dilution for spot cleaning: 1:20 (50ml in 600ml water).	Danger	19/08/2021	C

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
NONIONIC SURFACTANT C9-C11 alcohol + 8 EO	None Specified
Perfume	None Specified
DISODIUM METASILICATE	None Specified

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Ensure good ventilation of the work station
Store in a well-ventilated place. Keep cool.
Store upright to prevent spillages.
Do not eat, drink or smoke when using this product.
If direct or repeated skin contact is likely, wear suitable protective clothing

PPE (Personal Protective Equipment) Required



Eye Protection

Where there is a risk of spray mist or splashing, Safety glasses (approved to EN 166 Standard) are recommended.



Hand Protection

Wear protective gloves. It is recommended that chemical-resistant, impervious gloves are worn. EN 374



Overalls / Clothing

If direct or repeated skin contact is likely, wear suitable protective clothing



Mask / Respirator

Not required under normal conditions of use

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

Dispose of waste to licensed waste disposal site in accordance with the requirements of the local Waste Disposal Authority.

Dispose of contents/container in accordance with licensed collector's sorting instructions.

Wash packaging with a suitable cleaner (water) before recycling. Otherwise dispose of as contaminated packaging.

Waste codes:

20 01 29 - detergents containing dangerous substances

15 01 10 - packaging containing residues of or contaminated by dangerous substances

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in a well-ventilated place. Keep cool.

Store upright to prevent spillages.



How should accidental release/spillage of this substance(s) be dealt with

Take up liquid spill into absorbent material.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove person to fresh air and keep comfortable for breathing. Seek medical help if feeling unwell.



Skin Contact

Wash skin with plenty of water. Seek medical help if feeling unwell.



Eye Contact

Rinse eyes with water as a precaution. Seek medical help if feeling unwell.

Ingestion

Call a poison center or a doctor if you feel unwell. Seek medical help if feeling unwell.



Injection

 Fire Safety

Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions.
None under recommended storage and handling conditions.
Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Extinguish with Water spray. Dry powder. Foam. Carbon dioxide.
Toxic fumes may be released.
Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

 Health / Medical Surveillance

If required, what health surveillance is undertaken in the use of these substance(s)?

None required.

General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH035
Assessment Title	Cleanline Interior Graffiti remover

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

A

Substance Hazard Information



Description of work area and/or activity assessed

Cleanline Interior Graffiti Remover is a unique blend of low toxic solvents designed to remove a wide range of graffiti marks including paints, crayons, pencils and inks from felt tips and ballpoint pens.

Overall Current Risk

Low



Persons Affected

 Cleaners

 Contractors

 Customer / Client

 Employees

 Lone Workers

 Maintenance Staff

 Members of the Public

 Office Staff

 Other Service Providers

 Security Officers

 Trainees / Young Persons

 Visitors

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM employees will follow the instructions listed in this assessment while using this product

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Significant

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Cleanline Interior Graffiti Remover br </>Substance Form: Liquid	Usage: As per manufacturers instructions Duration: 10-20 Minute(s) When Required	Warning	06/08/2020	A
Hazard Label				
				
List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)			
(2-methoxymethylethoxy) propanol	(50ppm - 308mg/m3) 8hr			
2-(2-Butoxyethoxy) ethanol	(10ppm - 67.5mg/m3) 8hr / (15ppm - 101.2mg/m3) 15min			

The highest substance hazard group found is : **A**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Ensure good ventilation of the work station.
Store in a well-ventilated place. Keep cool
If direct or repeated skin contact is likely, wear suitable protective clothing

PPE (Personal Protective Equipment) Required



Eye Protection

Use eye protection according to EN 166



Hand Protection

Suitable chemical resistant gloves is recommended. EN374



Overalls / Clothing

If direct or repeated skin contact is likely, wear suitable protective clothing



Mask / Respirator

Not required under normal conditions of use.

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment
Dispose of contents/container in accordance with licensed collector's sorting instructions

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in a well-ventilated place. Keep cool



How should accidental release/spillage of this substance(s) be dealt with

Take up liquid spill into absorbent material.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash skin with plenty of water.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention.



Injection

Ingestion

Call a poison center or a doctor if you feel unwell.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions

Conditions to avoid

None under recommended storage and handling conditions

Under normal conditions of storage and use, hazardous decomposition products should not be produced.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Water spray. Dry powder.

Foam. Carbon dioxide.

Toxic fumes may be released

Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	05/05/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	07/01/2028
Internal Reference	COSHH036

Assessment Title	Allied Hygiene Cleanline graffiti cleaning wipes
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

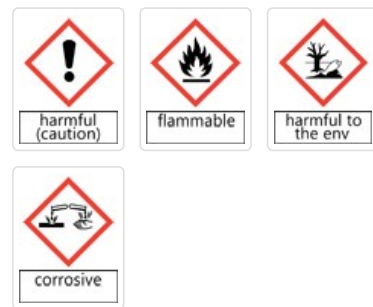
London - Hammersmith Rd - W14 - Olympia estate

Cleaning

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Sanitising surface wipes for cleaning and decontaminating all smooth surfaces within food preparation and handling areas, hospitals, laboratories and washrooms. The active biocidal and virucidal components give rapid drying and is effective against Swine flu, C-Difficile, HIV, E-Coli, MRSA, Salmonella and many other harmful bacteria and viruses. The Sanitising formulation is a broad spectrum fast acting disinfectant which is effective against both gram positive, gram negative bacteria as well as viruses, fungi, and spores.

Product used indoors.

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Contractors

 Employees

 Expectant / New Mothers

 Maintenance Staff

 Office Staff

 Security Officers

 Visitors



Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM staff will follow the instructions listed in this assessment while handing this product.

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Cleanline graffiti cleaning wipes br />Substance Form: Solid	Usage: Wipe over the surface to be cleaned, fold as required and discard the used wipe into the bin.	Danger	09/05/2017	C

Hazard Label

List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
ETHOXYLATED ALCOHOL	None Specified
N,N-DIMETHYL DEC-9-ENAMIDE	None Specified
2-(2-BUTOXYETHOXY)ETHANOL	(67.5 mg/m ³ 8hr / (101.2 mg/m ³) 15min
4-BUTYROLACTONE	None Specified
D-LIMONENE	None Specified

The highest substance hazard group found is : **C**



Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?	No
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What controls are required other than PPE

Wash hands thoroughly after use. Wash face, hands and any exposed skin thoroughly after handling.
Do not eat, drink or smoke while using this product.

☰ PPE (Personal Protective Equipment) Required

	Eye Protection Not required under normal conditions of use.		Hand Protection BS EN 374-1
	Overalls / Clothing ABM uniform.		Mask / Respirator Not required under normal conditions of use.

☰ Storage, Spillage, Disposal and Transport

	How should the substance(s) be disposed of? Where possible recycling is preferred to disposal or incineration. If recycling is not practicable, dispose through a registered waste carrier as per site procedures.	Have persons undertaking this process been provided with information or training? Yes
	How should the substance(s) be stored? Keep away from oxidising agents. Keep out of reach of unauthorised personnel. Keep container tightly closed. Storage temperature: 0°C to 40°C.	 How should accidental release/spillage of this substance(s) be dealt with Stop any leak if safe to do so. Contain spillage and then collect with non-combustible absorbent material and place in container for disposal. Do not allow contact with soil, surface or ground water.
	Transport Information Not Specified	

☰ Emergency First-Aid Procedures

	Inhalation Obtain medical attention for symptoms of difficulty of breathing. Seek medical advice if feeling unwell.		Skin Contact Rinse with plenty of water. Seek medical advice if feeling unwell.
	Eye Contact Rinse with plenty of water. Seek medical advice if feeling unwell.		Ingestion Rinse mouth. Get medical attention if symptoms occur. Seek medical advice if feeling unwell.
	Injection Seek medical advice if feeling unwell.		

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

None known.No dangerous reaction known under conditions of normal use.
Stable under normal conditions.
Conditions to avoid: Extreme heat, flames and sparks.
Decomposition products may include the following materials:
Carbon oxides
Nitrogen oxides
Sulphur oxides
Oxides of phosphorus



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media: In the event of fire, use specifically suitable extinguishing agents appropriate for the surrounding fire.
Keep away from heat and source of ignition.
Decomposition products may include the following materials:
Carbon oxides
Nitrogen oxides
Sulphur oxides
Oxides of phosphorus
As in any fire, wear self contained breathing apparatus and suitable protective clothing including gloves and eye/face protection.

Is the flashpoint below 60°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.

General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	20/07/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	20/07/2028
Internal Reference	COSHH037

Assessment Title	Cleanline Brick & stone forecourt cleaner CL2014
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

All

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

A highly effective hydrochloric acid based detergent for heavy duty cleaning of brick work, concrete floors and masonry.

- Cuts through oil, diesel and general grime.
- Restores brickwork and masonry.
- Hydrochloric acid based formula provides a highly professional product.
- Suitable for cleaning brickwork, concrete floors and masonry on terraces, footways and forecourts.
- Removes stubborn stains, ingrained dirt and light cement accumulation.
- May be used manually or with automatic machine cleaning equipment.
- Effective for removing traffic film, petrol, grease and diesel residues.

Overall Current Risk



Persons Affected

- Cleaners
- Contractors
- Customer / Client
- Employees
- Expectant / New Mothers
- Maintenance Staff
- Members of the Public
- Office Staff
- Security Officers
- Trainees / Young Persons
- Visitors
- Volunteers

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place? Yes

Additional Notes / Summary

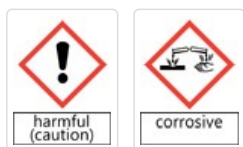
All ABM staff will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm	Unlikely
Current Severity of Harm	Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Cleanline Brick & stone forecourt cleaner CL2014 br />Substance Form: Liquid	Usage: Dilute accordingly dependent on task and soiling level. Light soiling (stone): Dilute up to 1:20 Add 50ml per 1 litre of water. General soiling: Dilute up to 1:10 Add 100ml per 1 litre of water. Heavy soiling: Dilute 1:4 Add 250ml per 1 litre of water.	Danger	19/08/2021	C

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
Orthophosphoric acid	(1mg/m3) 8hr / (2mg/m3) 15min
Alcohols c9-11, ethoxylated	None Specified
Hydrogen chloride (gas and aerosol mists)	(1ppm - 2mg/m3) 8hr / (5ppm - 8mg/m3) 15min

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances		more hazardous substances		Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Avoid direct contact with the substance.
 Ensure there is sufficient ventilation of the area.
 Do not handle in a confined space.
 Avoid the formation or spread of mists in the air.
 Do not eat, drink or smoke when using this product.
 Keep away from food, drink and animal feeding stuffs.
 Do not mix with other products unless advised by manufacturer.
 Wash hands after handling the product. Remove contaminate clothing and wash before re-use.

PPE (Personal Protective Equipment) Required



Eye Protection

BS EN 166



Hand Protection

BS EN 374-2 or above



Overalls / Clothing

Overalls BS EN ISO 17491-4:2008+A1:2016
 Safety footwear BS EN 20345



Mask / Respirator

Not required under recommended conditions of use on site.

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

The generation of waste should be avoided or minimised wherever possible. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Empty containers or liners may retain some product residues. Avoid dispersal of spilt material and runoff and contact with soil, waterways, drains and sewers. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in corrosive resistant container with a resistant inner liner. Store locked up. Store in a well-ventilated place. Keep container tightly closed. Keep cool. Incompatible products : Oxidizing agent. Strong acids. Strong bases. Incompatible materials : Metals. Keep only in original container. Store in a closed container.



How should accidental release/spillage of this substance(s) be dealt with

Ventilate spillage area. Avoid contact with skin and eyes. Do not breathe dust/fume/gas/mist/vapours/ spray. Do not attempt to take action without suitable protective equipment. Avoid release to the environment. Take up liquid spill into absorbent material (vermiculite, dry sand or earth). Dispose of materials or solid residues at an authorized site.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove person to fresh air and keep comfortable for breathing. Call a poison centre or a doctor if you feel unwell.



Skin Contact

Rinse skin with water/shower. Take off immediately all contaminated clothing. Call a physician immediately.



Eye Contact

Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Call a physician immediately.

Ingestion

Rinse mouth. Do not induce vomiting. Call a physician immediately.



Injection

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under recommended conditions of storage and use.
Incompatible materials: metals.



What actions should be taken in the event of a fire involving the substance(s)?

Suitable extinguishing media : Water spray. Dry powder.
Foam. Carbon dioxide.
Toxic fumes may be released.
Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.



General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	20/07/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	20/07/2028
Internal Reference	COSHH038

Assessment Title	Selden Strongarm heavy duty cleaner F040
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Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

All

Essentials Category

C

Substance Hazard Information



Description of work area and/or activity assessed

Its strong powerful action rapidly cuts through grime and dirt, strips polish from floors and removes grease and grime build up in heavy industry and kitchens.

It has controlled foam, so there is no excess lather to rinse away.

Selden Strongarm is a heavy duty cleaning concentrate for walls and floors including rubber, ceramic, concrete and PVC.

Overall Current Risk

Low



Persons Affected

 Cleaners

 Contractors

 Employees

 Expectant / New Mothers

 Maintenance Staff

 Members of the Public

 Office Staff

 Security Officers

 Trainees / Young Persons

 Visitors

 Volunteers



Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

All ABM employees will follow the instructions listed in this assessment while using this product.

Current Likelihood of Harm

Unlikely

Current Severity of Harm

Moderate

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
Strongarm heavy duty cleaner F040 br Substance Form: Liquid	Usage: For heavy duty cleaning and wax removal dilute Strongarm 1 part to 10 parts (45ml in 500ml hot or cold water or 455ml in 5l hot or cold water). For general maintenance cleaning dilute Strongarm 1 part to 80 parts (7ml in 500ml hot or cold water or 66ml in 5l hot or cold water). NB. Do not use on aluminium or galvanised surfaces. Ensure good ventilation. Avoid spraying neat material.	Danger	22/02/2019	C

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
Butoxydiglycol	(101.2 mg/m ³ 15ppm 8hr /
Alcohol Alkoxylate	None Specified
sodium hydroxide, caustic soda	(2 mg/m ³ 8hr /

The highest substance hazard group found is : **C**

A	B	C	D	E
Least hazardous substances	more hazardous substances			Special cases

Warning

A chemical you have identified in this process has been given the high hazard group of **C**. Before carrying on you may want to consider using a less harmful chemical.

1. Please speak to your supplier to see if there is another chemical you can use which will do the job satisfactorily.
2. You may want to use the chemical in a less harmful form, e.g. use pellets instead of powder.
3. You may also want to think about changing the process, for example using less of the chemical or a lower process temperature.

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Use in well ventilated areas.
Avoid contact with skin and eyes. Wash hands and any exposed skin after handling the product.
Do not eat, drink or smoke when using this product.
Keep product away from unauthorised personnel.
Remove contaminated clothing and wash before re-use.
Do not leave product unattended on site.

PPE (Personal Protective Equipment) Required



Eye Protection

BS EN 166



Hand Protection

BS EN 374-2



Overalls / Clothing

ABM uniform.



Mask / Respirator

Not required for normal conditions of use.

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

Do not release into the environment, drains, sewage or rivers.
Dispose of the product as hazardous waste through a registered waste carrier as per site procedures.

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Keep only in original container.
Keep container closed when not in use.
Do not store near: metals.
Do not mix with: oxidising agents or strong acids.
Store in a cool, dry and well ventilated area away from direct sunlight.
Keep container upright to prevent spillages.



How should accidental release/spillage of this substance(s) be dealt with

Evacuate unnecessary personnel.
Use personal protective equipment as required.
Collect spillage.
Soak up spills with inert solids, such as clay or diatomaceous earth as soon as possible.



Transport Information

Not Specified

Emergency First-Aid Procedures



Inhalation

Remove person to fresh air and keep comfortable for breathing.



Skin Contact

Wash with plenty of soap and water. Take off immediately all contaminated clothing and wash it before reuse.



Eye Contact

Immediately rinse with water for a prolonged period while holding the eyelids wide open. Get immediate medical advice/attention.

Ingestion

Do NOT induce vomiting. Rinse mouth. Drink plenty of water. Get medical advice/attention.



Injection

Get medical advice/attention.

Fire Safety



Is there any other substance that this substance(s) must not come into contact with?

Stable under normal conditions.



What actions should be taken in the event of a fire involving the substance(s)?

Fire extinguishers: Carbon dioxide. Dry powder. Foam.

Release in a fire: Corrosive vapours.

Fire fighting controls: Follow measures required for nearby fire.

Could the release of vapour/gas/dust produce an explosive atmosphere

No

Is the flashpoint below 32°C for any of the substances identified

No

Health / Medical Surveillance



If required, what health surveillance is undertaken in the use of these substance(s)?

None required.

General Assessment Details

Assessor	Shaun Duchnowski
Assessment Date	21/07/2026
Assigned Reviewer	Shaun Duchnowski
Next Review Date	20/07/2028
Internal Reference	COSHH039
Assessment Title	3M™ Stainless Steel Cleaner & Polish

Associated to specific area

 ABM UK Facilities

Olympus Property Holding Ltd

London - Hammersmith Rd - W14 - Olympia estate

All

Essentials Category

N/
A

Substance Hazard Information



Description of work area and/or activity assessed

Stainless Steel Cleaner & Polish

Overall Current Risk

Insignificant



Persons Affected

 Cleaners

 Employees

 Expectant / New Mothers

 Trainees / Young Persons

Assessment of Risk

Are hazards to health adequately controlled with all the above control measures in place?

Yes

Additional Notes / Summary

To be considered extremely low risk when used as per manufacturers instructions

Current Likelihood of Harm

Highly Unlikely

Current Severity of Harm

Minor

Substance Information

Substance Name	Usage Information	Signal Word	SDS Date	Category
3M™ Stainless Steel Cleaner & Polish br />Substance Form: Liquid	No usage information specified	Danger	08/12/2025	N/A

Hazard Label



List ingredients or components with an exposure limit identified	Exposure Limit (Long-term / Short-term)
Sorbitan oleate	None Specified
Water	None Specified
White mineral oil (petroleum)	None Specified
isobutane	None Specified

Process Control

Can a less hazardous substance(s) be used to do the same job?

No



What controls are required other than PPE

Use general dilution ventilation and/or local exhaust ventilation to control airborne exposures to below relevant Exposure Limits and/or control dust/fume/gas/mist/vapours/spray. If ventilation is not adequate, use respiratory protection equipment. Store in a well-ventilated place. Protect from sunlight. Do not expose to temperatures exceeding 50°C/122°F. Store away from heat. Store away from acids. Store away from oxidising agents.
No data available
No data available

PPE (Personal Protective Equipment) Required



Eye Protection

Select and use eye/face protection to prevent contact based on the results of an exposure assessment. The following eye/face protection(s) are recommended:
Indirect vented goggles.



Hand Protection

No chemical protective gloves are required.



Overalls / Clothing

N/A



Mask / Respirator

An exposure assessment may be needed to decide if a respirator is required. If a respirator is needed, use respirators as part of a full respiratory protection program. Based on the results of the exposure assessment, select from the following respirator type(s) to reduce inhalation exposure:
Half facepiece or full facepiece supplied-air respirator

Storage, Spillage, Disposal and Transport



How should the substance(s) be disposed of?

No product test data available.

13.1 Waste treatment methods

Dispose of contents/ container in accordance with the local/regional/national/international regulations.

Dispose of waste product in a permitted industrial waste facility. Facility must be capable of handling aerosol cans.

The coding of a waste stream is based on the application of the product by the consumer. Since this is out of the control of 3M, no waste code(s) for products after use will be provided. Please refer to the European Waste Code (EWC - 2000/532/EC and amendments) to assign the correct waste code to your waste stream. Ensure national and/or regional regulations are complied with and always use a licensed waste contractor.

EU waste code (product as sold)

070601* Aqueous washing liquids and mother liquors

16 05 04* Gases in pressure containers (including halons) containing dangerous substances

EU waste code (product container after use)

15 01 04 Metallic packaging

Have persons undertaking this process been provided with information or training?

Yes



How should the substance(s) be stored?

Store in a well-ventilated place. Protect from sunlight. Do not expose to temperatures exceeding 50°C/122°F. Store away from heat. Store away from acids. Store away from oxidising agents.



How should accidental release/spillage of this substance(s) be dealt with

If possible, seal leaking container. Place leaking containers in a well-ventilated area, preferably an operating exhaust hood, or if necessary outdoors on an impermeable surface until appropriate packaging for the leaking container or its contents is available. Working from around the edges of the spill inward, cover with bentonite, vermiculite, or commercially available inorganic absorbent material. Mix in sufficient absorbent until it appears dry. Remember, adding an absorbent material does not remove a physical, health, or environmental hazard. Collect as much of the spilled material as possible using non-sparking tools. Place in a metal container approved for transportation by appropriate authorities. Clean up residue with water. Seal the container. Dispose of collected material as soon as possible.



Transport Information

N/A

Emergency First-Aid Procedures

	Inhalation Remove person to fresh air. Get medical attention.
	Eye Contact Flush with large amounts of water. Remove contact lenses if easy to do. Continue rinsing. If signs/symptoms persist, get medical attention.
	Skin Contact Wash with soap and water. If you feel unwell, get medical attention.
	Ingestion Rinse mouth. If you feel unwell, get medical attention.
	Injection N/A

Fire Safety

	Is there any other substance that this substance(s) must not come into contact with? Heat. Sparks and/or flames.
	What actions should be taken in the event of a fire involving the substance(s)? Use a fire fighting agent suitable for the surrounding fire. Closed containers exposed to heat from fire may build pressure and explode. Wear full protective clothing, including helmet, self-contained, positive pressure or pressure demand breathing apparatus, bunker coat and pants, bands around arms, waist and legs, face mask, and protective covering for exposed areas of the head.
Is the flashpoint below 60°C for any of the substances identified	No

>> General Details

Take a Tour




Signal Word:
DANGER

Assessor	Date
Shaun Duchnowski	01/10/2026

Reason for COSHH Assessment
For refuelling jet wash
Assessment Title
BP fuel - diesel
Description
Product is used and handled in well ventilated areas to fuel equipment on site.
Additional Comments
All ABM staff will adhere to the content of this assessment while using this product.

 Associated with a specific area

-  ABM UK Facilities
-  Olympus Property Holding Ltd
-  London - Hammersmith Rd - W14 - Olympia estate
-  Cleaning



Persons have been provided with information/training for this process

>> Hazard Labels



>> PPE Required

No Personal Protective Equipment have been set against this substance.

Persons Affected

Cleaners

Contractors

Expectant / New Mothers

Machine Operators

Maintenance Staff

Visitors

>> Substance Information



BP fuel - diesel

Liquid



Danger

[View SDS](#)

HAZARD LABELS



SDS DATE

12-02-2024

USAGE INFORMATION

HOW SHOULD THE SUBSTANCE BE USED?

Decant the amount require into the equipment fuel tank paying attention to minimise spillages. Fuel container is kept locked in the storage cupboard with limited access.

Duration of exposure

Frequency of exposure

Quantity in Use

Minute(s)

8

None Specified

HAZARD STATEMENTS

H332 - Harmful if inhaled.

H350 - May cause cancer <state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard>. H360Fd - May damage fertility. Suspected of damaging the unborn child.

H373 - May cause damage to organs <or state all organs affected, if known> through prolonged or repeated exposure <state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard>.

H410 - Very toxic to aquatic life with long lasting effects.

H227 - Combustible liquid

PRECAUTIONARY STATEMENTS

P201 - Obtain special instructions before use.

P260 - Do not breathe dust/fume/gas/mist/vapours/spray.

P281 - Use personal protective equipment as required.

P273 - Avoid release to the environment.

» Process Control

What controls are required other than PPE	Use and handle in well ventilated areas. Do not get in eyes or on skin or clothing. Do not breathe vapour or mist. Do not ingest. Eating, drinking and smoking is prohibited in areas where this material is handled, stored and processed. Wash thoroughly after handling. Remove contaminated clothing and protective equipment before entering eating areas. Do not leave product unattended on site.
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Persons have been provided with information/training for this process

» PPE Required

No Personal Protective Equipment have been set against this substance.

Eye Protection	Hand Protection
BS EN 166	BS EN 374-2
Overalls / Clothing	Mask / Respirator
ABM uniform.	Not required under normal conditions of use.

» Emergency First-Aid Procedures

Inhalation	Skin Contact
If inhaled, remove to fresh air. If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. Get medical attention immediately.	Cold Product - Wash contaminated skin with soap and water. Remove contaminated clothing and wash underlying skin as soon as reasonably practicable. Hot Product - Flood skin with cold water to dissipate heat, cover with clean cotton or gauze, obtain medical advice immediately. Never use gasoline, kerosene or other solvents to remove product from skin or clothing.
Eye Contact	Ingestion
Cold product - Wash eye thoroughly with copious quantities of water, ensuring eyelids are held open. Obtain medical advice if any pain or redness develops or persists. Hot product - Flood with water to dissipate heat. In the event of any product remaining, do not try to remove it other than by continued irrigation with water. Obtain medical attention immediately.	Do not induce vomiting unless directed to do so by medical personnel. Never give anything by mouth to an unconscious person. If unconscious, place in recovery position and get medical attention immediately. Get medical attention immediately.

» Storage, Spillage, Disposal and Transport

How should accidental release/spillage of this substance(s) be dealt with	How should the substance(s) be disposed of?
Evacuate surrounding areas. Do not touch or walk through spilt material. Floors may be slippery. Avoid breathing vapour or mist. Entry into a poorly ventilated area contaminated with vapour, mist or fume is extremely hazardous without the correct respiratory protective equipment and a safe system of work. Wear self-contained positive pressure breathing apparatus (SCBA). Protect drains from spills and prevent entry of product, since this may result in blockage on cooling. Eliminate all ignition sources. Stop leak if without risk. Move containers from spill area. Approach the release from upwind. Prevent entry into sewers, water courses, basements or confined areas. Dike spill area and do not allow product to reach sewage system and surface or ground water. Contain and collect spillage with non-combustible, absorbent material e.g. sand, earth, vermiculite or diatomaceous earth and place in container for disposal. Dispose of via a licensed waste disposal contractor.	Spillages may penetrate the soil causing ground water contamination. This material may accumulate in sediments. The generation of waste should be avoided or minimised wherever possible. Significant quantities of waste product residues should not be disposed of via the foul sewer but processed in a suitable effluent treatment plant. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor as per site procedures.
How should the substance(s) be stored?	
Store in a dry, cool and well-ventilated area, away from incompatible materials. Keep in the original container or an approved alternative made from a compatible material, kept tightly closed when not in use. Do not reuse container. Empty containers retain product residue and can be hazardous. Store product in lockable metal containers. Containers that have been opened must be carefully resealed and kept upright to prevent leakage. Do not store in unlabelled containers. Keep away from heat and direct sunlight.	

» Fire Safety

What actions should be taken in the event of a fire involving the substance(s)?

In case of fire, use water fog, foam, dry chemical or carbon dioxide extinguisher or spray. This substance will float and can be reignited on surface water. Do not use water jet. In a fire or if heated, a pressure increase will occur and the container may burst. Combustion products may include the following: sulphur oxides, carbon oxides, hydrogen Sulphide, and unidentified organic and inorganic compounds. Promptly isolate the scene by removing all persons from the vicinity of the incident if there is a fire. Use water spray to keep fire-exposed containers cool. This material is very toxic to aquatic organisms. Fire water contaminated with this material must be contained and prevented from being discharged to any waterway, sewer or drain. Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode. Clothing for fire-fighters conforming to European standard EN 469.

Is there any other substance that this substance(s) must not come into contact with?

The product is stable under normal condition of storage and use.

» Health / Medical Surveillance

If required, what health surveillance is undertaken in the use of these substance(s)?

None required.

» Remedial Actions

Below is a list of actions that have been identified as part of this assessment



There are currently no complete actions associated with this assessment