

Department of Human Services
Bureau of Human Service Licensing

April 15, 2021

██████████ ASSISTANT CORPORATE SECRETARY
CCRC-BRANDYWINE LLC
25 FREEDOM BOULEVARD
WEST BRANDYWINE, PA 19320

RE: THE GARDENS AT FREEDOM
VILLAGE
25 FREEDOM BOULEVARD
WEST BRANDYWINE, PA, 19320
LICENSE/COC#: 12600

Dear ██████████

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 02/25/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Claire Mendez

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY**

Facility Information

Name: THE GARDENS AT FREEDOM VILLAGE **License #:** 12600 **License Expiration Date:** 09/20/2021
Address: 25 FREEDOM BOULEVARD, WEST BRANDYWINE, PA 19320
County: CHESTER **Region:** SOUTHEAST

Administrator

Name: [REDACTED] **Phone:** 4842882300 **Email:** [REDACTED]

Legal Entity

Name: CCRC-BRANDYWINE LLC
Address: 25 FREEDOM BOULEVARD, WEST BRANDYWINE, PA, 19320
Phone: 4842882300 **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: I-1 **Date:** 07/14/2016 **Issued By:** West Brandywine Township

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 49 **Working Staff:** 37

Inspection

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint **Exit Conference Date:** 02/25/2021

Inspection Dates and Department Representative

02/25/2021 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 73 **Residents Served:** 49

Secured Dementia Care Unit

In Home: No **Area:** **Capacity:** **Residents Served:**

Hospice

Current Residents: 2

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 47
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 0 **Have Physical Disability:** 1

Inspections / Reviews

02/25/2021 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 03/27/2021

Inspections / Reviews *(continued)*

3/25/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow Up Type: *Document Submission*Follow-Up Date: *04/09/2021*

4/15/2021 Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

16c - Written Incident Report

1. Requirements

2600.

- 16.c. The home shall report the incident or condition to the Department’s personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Repeat Violation

On 8/4/2020 at 12:34 P.M. the home lost power, the power did not return until 8/5/2020 at 12:00 P.M. The home needed to use a backup generator to power this home. The residents bedrooms did not have power. The hallways of the home did have power through the back up generator. The kitchen and medication rooms also received power through the back up generator. The home used it's electrical power outage policy from it's emergency procedures during this time period. The home did not report this incident to the department.

Repeated Violation: 1/13/2020

Plan of Correction

Directed

Residents had access to power as needed, cooling system, safety lighting, and dining services, with no disruption. Discussion with state licensing office about emergency protocols in place related to ongoing pandemic.

Re-education was completed by the Administrator on the regulation of DHS notification on 3/18/21. (training attached)

DPOC 3/25/21 CM: Immediately: The administrator or designee shall review all reportable incidents and conditions at least weekly to ensure all reportable incidents and conditions are reported to the Department in accordance with regulation 2600.16c.

Completion Date: 03/18/2021

Update - 03/25/2021

Document Submission

Implemented

See attached training record.