

Department of Human Services
Bureau of Human Service Licensing

March 16, 2022

[REDACTED]
470 MANOR OPERATING LLC
490 MANOR AVENUE
DOWNTOWN, PA, 19335

RE: ST. MARTHA VILLA FOR
INDEPENDENT & RETIREMENT
LIVING
490 MANOR AVENUE
DOWNTOWN, PA, 19335
LICENSE/CO# : 14108

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/12/2022 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Mia Johnson

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY - PUBLIC

Facility Information

Name: *ST. MARTHA VILLA FOR INDEPENDENT & RETIREMENT LIVING* License #: *14108* License Expiration: *11/03/2022*

Address: *490 MANOR AVENUE, DOWNINGTOWN, PA 19335*

County: *CHESTER*

Region: *SOUTHEAST*

Administrator

Name: [REDACTED]

Phone: *6108735300*

Email: [REDACTED]

Legal Entity

Name: *470 MANOR OPERATING LLC*

Address: *490 MANOR AVENUE, DOWNINGTOWN, PA, 19335*

Phone: *6108735300*

Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP*

Date: *07/14/2001*

Issued By: *Commonwealth of Pennsylvania*

Staffing Hours

Resident Support Staff: *0*

Total Daily Staff: *76*

Waking Staff: *57*

Inspection Information

Type: *Partial*

Notice: *Unannounced*

BHA Docket #:

Reason: *Incident*

Exit Conference Date: *01/12/2022*

Inspection Dates and Department Representative

01/12/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *135*

Residents Served: *49*

Secured Dementia Care Unit

In Home: *Yes*

Area: *SDCU*

Capacity: *30*

Residents Served: *23*

Hospice

Current Residents: *6*

Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *0*

Diagnosed with Mental Illness: *0*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *27*

Have Physical Disability: *0*

Inspections / Reviews

01/12/2022 - Partial

Lead Inspector: [REDACTED]

Follow-Up Type: *POC Submission*

Follow-Up Date: *02/21/2022*

Inspections / Reviews (*continued*)

02/22/2022 - POC Submission

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: *03/04/2022*

03/16/2022 - Document Submission

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

42c - Treatment of Residents

1. Requirements

2600.

42.c. A resident shall be treated with dignity and respect.

Description of Violation

Resident #1 was interviewed by the Department on 1/12/22 in reference to an incident that occurred on 1/7/22. The resident stated that staff person A pushed and hurried █████ into the bathroom. Once in the bathroom the staff person forcefully sat resident #1 down on the toilet. The resident stated that staff person A pushed into the bathroom because █████ was not moving fast enough. Resident #1 stated that staff person A made █████ feel unsafe and uncomfortable. The resident felt he was in danger from staff person A. The resident stated █████ just wanted the staff person to leave █████ room. █████ stated █████ no longer feels unsafe.

Plan of Correction**Accept**

Staff member A was immediately terminated following the completion of the investigation.

An Abuse and Reporting Education was immediately initiated and will be complete for all departments by 3/7/22.

The Administrator/Designee will monitor by completing random interviews with residents weekly x4 weeks in regards to dignity and respect and treatment by staff members.

Completion Date: 03/07/2022

Document Submission**Implemented**

Education provided for each department.