

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

February 16, 2023

[REDACTED]  
WELL BL OPCO LLC  
[REDACTED]  
[REDACTED]

RE: BRANDYWINE LIVING AT  
LONGWOOD  
301 VICTORIA GARDENS DRIVE  
KENNETT SQUARE, PA, 19348  
LICENSE/COC#: 14430

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/18/2023, 01/19/2023, 01/23/2023, 01/25/2023 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
Mia Johnson

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

Name: *BRANDYWINE LIVING AT LONGWOOD* License #: *14430* License Expiration: *07/19/2023*  
 Address: *301 VICTORIA GARDENS DRIVE, KENNETT SQUARE, PA 19348*  
 County: *CHESTER* Region: *SOUTHEAST*

**Administrator**

Name: [Redacted] Phone: [Redacted] Email: [Redacted]

**Legal Entity**

Name: *WELL BL OPCO LLC*  
 Address: [Redacted]  
 Phone: [Redacted] Email: [Redacted]

**Certificate(s) of Occupancy**

Type: *11* Date: *12/14/2007* Issued By: *Kennett Township*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *85* Waking Staff: *64*

**Inspection Information**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
 Reason: *Incident* Exit Conference Date: *01/25/2023*

**Inspection Dates and Department Representative**

01/18/2023 Off Site [Redacted]  
 01/19/2023 Off Site [Redacted]  
 01/23/2023 Off Site [Redacted]  
 01/25/2023 Off Site [Redacted]

**Resident Demographic Data as of Inspection Dates**

**General Information**  
 License Capacity: *92* Residents Served: *59*

**Secured Dementia Care Unit**  
 In Home: *Yes* Area: *Memory Care Unit* Capacity: *23* Residents Served: *17*

**Hospice**  
 Current Residents: *0*

**Number of Residents Who:**  
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *60*  
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*  
 Have Mobility Need: *26* Have Physical Disability: *3*

**Inspections / Reviews**

01/18/2023 - Partial  
 Lead Inspector: [Redacted] Follow-Up Type: *POC Submission* Follow-Up Date: *02/08/2023*

Inspections / Reviews (*continued*)

## 02/10/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 02/16/2023

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 02/16/2023

## 02/16/2023 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/16/2023

Reviewer: [REDACTED]

Follow-Up Type: Not Required

## 42b - Abuse

**1. Requirements**

2600.

42.b. A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way.

**Description of Violation**

According to documentation submitted by the facility, resident 1 received an email and text message notification on [REDACTED] 2023, and [REDACTED] 2023, from 2 different banks that his/her debit cards had suspicious and fraudulent activity. On [REDACTED] 2023, resident 1 and staff member A reviewed the bank notifications and contacted the banks for information. Resident 1 and staff member A contacted the Township Police Department to report it. On [REDACTED] 2023, resident 1 went to the local bank and obtained printouts of the transactions, which identified staff member B and a friend of staff member B as the perpetrators of the seven fraudulent transactions totaling [REDACTED]. The detective from the Township Police Department was notified and came to the community to obtain the information. The matter is under investigation with the police department. Staff member B was terminated on [REDACTED] 2023.

**Plan of Correction****Accept (MJ - 02/10/2023)**

Resident 1 was immediately reimbursed and accounts were credited by the banks involved for the fraudulent amount that was identified. On [REDACTED] 2023, Staff Member A assisted Resident 1 with obtaining bank information that identified [REDACTED], Employee B, as the perpetrator and subsequently, Employee B was immediately terminated and Kennett Township Police was notified. Employee B was found to be properly screened, trained and had all Resident Rights reviewed and signed upon hire. The Executive Director conducted an internal investigation and determined that this was an isolated incident. Resident 1 will be securing their financial records as well as credit cards and cash going forward. The incident is still under investigation with Kennett Township Police.

Brandywine Living has a zero tolerance policy for any type of violation of Resident Rights. Staff Members are trained and oriented to facility policies and state regulations in regards to Resident Rights and Resident Abuse upon hire. Each staff member signs a pledge not only as a condition of employment, but to also acknowledge their understanding that any type of violation of Resident Rights may lead to termination and possible criminal charges.

On 2/6/23 and 2/7/23, In-services were conducted for all staff to review (a) Resident Rights, and (b) Company T.R.U.S.T. Pledge, which

is our company zero tolerance policy statement and a renewed T.R.U.S.T. Pledge was signed by staff. All staff will have the renewed T.R.U.S.T. Pledge signed by 2/15/23. (See Attachment A)

All new staff members will continue to have Resident Rights and Resident Abuse reviewed upon hire.

The Executive Director or Designee will continue to review the T.R.U.S.T. Pledge and Resident Rights upon hire and monthly with staff during the Monthly Communication Meetings.

Licensee's Proposed Overall Completion Date: 02/15/2023

**Implemented ([REDACTED] - 02/16/2023)**