

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

February 28, 2023

[REDACTED]  
COMMUNITY WELFARE COUNCIL OF NEWTOWN INC  
226 NORTH LINCOLN AVENUE  
NEWTOWN, PA, 18940

RE: PICKERING MANOR PERSONAL  
CARE NEIGHBORHOOD  
226 NORTH LINCOLN AVENUE  
NEWTOWN, PA, 18940  
LICENSE/COC#: 14683

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/24/2023 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,  
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

**Name:** PICKERING MANOR PERSONAL CARE NEIGHBORHOOD **License #:** 14683 **License Expiration:** 10/01/2023  
**Address:** 226 NORTH LINCOLN AVENUE, NEWTOWN, PA 18940  
**County:** BUCKS **Region:** SOUTHEAST

**Administrator**

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

**Legal Entity**

**Name:** COMMUNITY WELFARE COUNCIL OF NEWTOWN INC  
**Address:** 226 NORTH LINCOLN AVENUE, NEWTOWN, PA, 18940  
**Phone:** [REDACTED] **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** 1/1 **Date:** 02/22/2022 **Issued By:** Newtown Township

**Staffing Hours**

**Resident Support Staff:** 0 **Total Daily Staff:** 13 **Waking Staff:** 10

**Inspection Information**

**Type:** Full **Notice:** Unannounced **BHA Docket #:**  
**Reason:** Renewal **Exit Conference Date:** 01/24/2023

**Inspection Dates and Department Representative**

01/24/2023 On Site [REDACTED]

**Resident Demographic Data as of Inspection Dates**

<b>General Information</b>			
<b>License Capacity:</b> 17	<b>Residents Served:</b> 12		
<b>Secured Dementia Care Unit</b>			
<b>In Home:</b> No	<b>Area:</b>	<b>Capacity:</b>	<b>Residents Served:</b>
<b>Hospice</b>			
<b>Current Residents:</b> 0			
<b>Number of Residents Who:</b>			
<b>Receive Supplemental Security Income:</b> 0	<b>Are 60 Years of Age or Older:</b> 12		
<b>Diagnosed with Mental Illness:</b> 0	<b>Diagnosed with Intellectual Disability:</b> 0		
<b>Have Mobility Need:</b> 1	<b>Have Physical Disability:</b> 1		

**Inspections / Reviews**

**01/24/2023 - Full**  
**Lead Inspector:** [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 02/12/2023

**02/03/2023 - POC Submission**  
**Submitted By:** [REDACTED] **Date Submitted:** 02/28/2023  
**Reviewer:** [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 02/12/2023

Inspections / Reviews *(continued)*

## 02/06/2023 - POC Submission

Submitted By: [REDACTED] Date Submitted: 02/28/2023

Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 02/24/2023

## 02/28/2023 - Document Submission

Submitted By: [REDACTED] Date Submitted: 02/28/2023

Reviewer: [REDACTED] Follow-Up Type: Not Required

## 107d - Procedure Emergency Management Agency Submission

**1. Requirements**

2600.

107.d. The written emergency procedures shall be reviewed, updated and submitted annually to the local emergency management agency.

**Description of Violation**

*The home's written emergency procedures have not been submitted to the Emergency Management Agency since December 14, 2020.*

**Plan of Correction**

Accept ( [REDACTED] 02/06/2023)

- *The home's Disaster Manual was submitted on January 25, 2023 to Bucks County Emergency Management by Administrator. (Email documentation attached).*
- *The Director of Environmental Services was educated and will be responsible to submit the Disaster Manual annually in January of each year. (Inservice and documentation attached).*
- *The Director of Environmental Services will provide Administrator with documentation of submittal and any correspondence received.*
- *Documentation of submittal and any correspondence will be placed in the Disaster Manual by the Administrator for review.*

Licensee's Proposed Overall Completion Date: 02/03/2023

Implemented ( [REDACTED] - 02/28/2023)

## 185a - Implement Storage Procedures

**2. Requirements**

2600.

185.a. The home shall develop and implement procedures for the safe storage, access, security, distribution and use of medications and medical equipment by trained staff persons.

**Description of Violation**

*On [REDACTED] at [REDACTED] pm, resident #1' glucometer was not calibrated with the correct time. At 2:08pm, the glucometer read 12:08 pm.*

**Plan of Correction**

Accept ( [REDACTED] - 02/06/2023)

- *All active orders for accuchecks were updated to read "Prior to completing ACCU Check, assure date and time are correct on glucometer" by the Resident Care Coordinator on 1/26/23.*
- *All active glucometer check orders were updated to read "Assure date and time are correct on glucometer" by the Resident Care Coordinator on 1/28/23.*
- *LPN's & Med Techs were educated on violation and updated Blood Glucose Monitoring Policy when using glucometers on 1/26/23 by the Administrator. (Policy, InService Sheet & updated order attached).*
- *11-7 LPN/Med Tech will be responsible for auditing glucometer's daily and report findings to Resident Care Coordinator for follow up starting 2/3/23 and ongoing.*

Licensee's Proposed Overall Completion Date: 02/03/2023

Implemented ( [REDACTED] 02/28/2023)