

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

August 20, 2026

[REDACTED]
CARE HSL NEWTOWN OPCO LLC
[REDACTED]

C/O HERITAGE SENIOR LIVING
[REDACTED]

RE: THE BIRCHES AT NEWTOWN
70 DURHAM ROAD
NEWTOWN, PA, 18940
LICENSE/COC#: 14230

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/13/2026 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: THE BIRCHES AT NEWTOWN

License #: 14230

License Expiration: 09/25/2026

Address: 70 DURHAM ROAD, NEWTOWN, PA 18940

County: BUCKS

Region: SOUTHEAST

Administrator

Name:

Phone:

Email:

Legal Entity

Name: CARE HSL NEWTOWN OPCO LLC

Address:

Phone:

Email:

Certificate(s) of Occupancy

Type: I 2

Date: 06/17/2006

Issued By: Newtown Township

Staffing Hours

Resident Support Staff:

Total Daily Staff: 156

Waking Staff: 117

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Incident

Exit Conference Date: 07/13/2026

Inspection Dates and Department Representative

07/13/2026 On Site:

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 120

Residents Served: 104

Secured Dementia Care Unit

In Home: Yes

Area: Daybreak

Capacity: 57

Residents Served: 47

Hospice

Current Residents: 12

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 104

Diagnosed with Mental Illness: 1

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 52

Have Physical Disability: 1

Inspections / Reviews

07/13/2026 - Partial

Lead Inspector:

Follow Up Type: POC Submission

Follow Up Date: 08/04/2026

Inspections / Reviews (*continued*)

08/05/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/19/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 08/24/2026

08/20/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/19/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

227d - Support Plan Medical/Dental

1. Requirements

2600.

227.d. Each home shall document in the resident's support plan the medical, dental, vision, hearing, mental health or other behavioral care services that will be made available to the resident, or referrals for the resident to outside services if the resident's physician, physician's assistant or certified registered nurse practitioner, determine the necessity of these services. This requirement does not require a home to pay for the cost of these medical and behavioral care services.

Description of Violation

Since resident [REDACTED] was admitted on [REDACTED], the resident has received one-to-one care from a private duty aide from the time they wake up until about 4:00 pm. The assessment for resident [REDACTED], dated [REDACTED], indicates the resident requires varying levels of physical assistance for most activities of daily living. The support plan, dated [REDACTED], does not mention the use of a private duty aide or distinguish the responsibilities of the staff from the responsibilities of the aide. The support plan, for example, instructs, "Give [resident [REDACTED]] some physical assistance to begin eating," without indicating the responsible party.

Plan of Correction**Accept ([REDACTED] - 08/05/2026)**

Immediate Corrective Actions – The AED and RCD were re-educated on 8/2/26 by the Executive Director and AED on DHS regulation 2600.227.d to ensure that the support plan documents the use of a private duty private care and distinguish the specific responsibilities of the staff from the private duty care giver, showing how care needs will be met and by whom.

Additional Corrective Actions - The RCD will audit all residents support plans who have private duty care aides by 8/14/26 to ensure that the support plan documents and distinguishes the specific responsibilities of the staff from the private duty care giver, showing how care needs will be met and by whom. Any support plan identified as not being in compliance will be noted as such. New support plans will reflect the requirements of DHS Regulation 2600.227.d. and will be completed by 8/21/26. MCD and RCD are responsible for sustained compliance.

Ongoing Quality Assurance Actions – The RCD or MCD will meet with the POA's, residents and/or agency, prior to the start of any service, to ensure the specific responsibilities of the private care aide are defined and documented on the support plan, beginning 8/14/2026. Ongoing compliance will be reviewed at the Quarterly QA Review Meetings, beginning with the meeting for Q3 (July, August, and September) to be held in October 2026.

Licensee's Proposed Overall Completion Date: 08/21/2026**Implemented ([REDACTED] 08/20/2026)**